



CPAD BOARD REGULAR MONTHLY MEETING – April 27, 2026

Meeting Minutes
IN-PERSON MEETING
IN KIRKEGAARD’S HANGAR - 3160 BONANZA DRIVE

Directors: Chris Cockrell, Greg Wright, Mark Eagar, and John Cook

7:00 PM Call to Order/Roll Call

Chris Cockrell	Present
Greg Wright	Absent
Mark Eagar	Present
John Cook	Present

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

MOTION to adopt Agenda for the April 27, 2026 Regular Meeting of the Board of Directors

Motion by: Chris Cockrell Second: Mark Eagar

Record of votes:

Chris Cockrell	Yes
Greg Wright	Absent
Mark Eagar	Yes
John Cook	Yes



ADOPTION OF MINUTES

MOTION to adopt Minutes for March 23, 2026 Regular Meeting of the Board of Directors

Motion by: Mark Eagar Second: Chris Cockrell

Record of votes:

Chris Cockrell	Yes
Greg Wright	Absent
Mark Eagar	Yes
John Cook	Yes

FOCA Cops, Props & Rodders approval discussion

Director Eagar

Discussion

This year’s event will be held on Sept, 26th and is expected to be bigger than ever.

There will be a major push to have more aircraft as part of the show portion.

A plan to notify area pilots that we would welcome they’re participation in Props,

Cops , and Rodders should be part of the May board meeting.

The board is requested to approve the event date so further steps such as insurance coverage can be obtained

MOTION to approve the date of Saturday, September 25th for the Props, Cops & Rodders event in the Air as proposed by Dan Kurywchak.

Motion by: Chris Cockrell Second: John Cook

Record of votes:

Chris Cockrell	Yes
Greg Wright	Absent
Mark Eagar	Yes
John Cook	Yes



FINANCIAL REPORT

Director Eagar

CPAD Management Overview Fiscal YTD Report

CAD Management Overview Report

Policy Change Recommendations

Discussion

Director Eagar went over the standardized current reports.

Supporting documents were shown on the main screen.

Fuel is priced to be continue to be competitive with other airports in the area.

Financial reports posted on the CPAD website

AIRPORT MANAGER REPORT

District Manager Zimlich

Fuel Sales 03/24/25-04/24/25 184 Transactions, 4080 Gallons, \$22,846.20
03/24/26-04/24/26 180 Transactions, 4122 Gallons, \$25,639.51

Vacancy

Currently 0 tie downs available

Waitlist established

Hanger are leased

Waitlist goes back to 2021

Immediate & Recently Completed Projects

Accounts Receivable

CPAD currently has around \$11k in accounts receivable (unpaid leases)

All old debts have been handled

Document Audit - Begun

CPAD currently storing decades of documents

Document retention policies will be reviewed, then documents audited/purged

Volunteers needed to help with project

Community Communication - Complete

Form delivered to community with minimal responses. Will integrate with older lists

Vegetation

Volunteer work day with four volunteers

40-50% cleared. Additional work days will be scheduled



Near Term Projects

Transient Berm

Berm directly adjacent to transient parking experienced a 'slide', impacting safe operations of based and transient aircraft. Potential impact to emergency response.

First stage of repairs completed thanks to community efforts, immediate threats have been Mitigated.

Additional preventative repairs will be coordinated when weather permits

Special thanks to Veerkamp & Dwayne Plummer

Ditch Spoils

Spoils from the recent ditch cleanout are still present on the airfield

No significant risk to aircraft operations

Will be relocated on the airport to level terrain

Tie Down Painting

Lead in lines, parking spot and row identifiers

Potentially add more parking spaces

Capital Improvement Projects (Airfield)

Runway Resurfacing

Currently compliant with certificate, but degrading. Will require significant repairs within the next 5 years.

Likely to cost between \$500K and \$4 million

Will require Federal funding (Airport Improvement Program)

Most recent conversations with FAA will require us to generate a new Airport Layout Plan to become eligible.

Approximately \$100K cost (likely out of pocket)

Spot Fixing/Slurry Seal Resurfacing

Most regular vendors declined to quote

Single quote in hand for \$12k. More quotes being sought



ALP Funding Scenarios (Assuming \$100k cost)

Self-funded

\$100k out of pocket is doable, but has the potential to impact CPAD's ability to maintain operations.

Self-funded with loan assistance

\$50k out of pocket, \$50k CalTrans Loan

CalTrans loans subject to fund availability (\$300k) and eligibility requirements

CalTrans loans are typically 17 years at the rate of CA General Obligation bonds (5%)

Annual payments. Simple interest (not compound). Can be paid off early without penalty.

Annual payments would be approximately \$5441 i. If taken full term, Total Interest:

\$42,500, Total Repayment: \$92,500

Don't fund at this time

Self-fund repairs. Runway can be sealed, extending runway life, but will remain ineligible for AIP funding

Culvert Repair

Base of culvert under runway shows significant rust damage

Risk unclear (High damage, low likelihood).

Researching fiscal responsibility/funding options

AIP or Easement holders

Ditch Cleanout

Culvert is blocked by years of debris, silt and vegetation, impacting the airport's ability to withstand heavy rains

DOT has taken financial responsibility and has a project planned

DOT has received permit. Expect work late Spring/early Summer

Capital Improvement Projects (Residential)

Road Sealing

Full residential sealing and repair beyond means

Narrowing scope to partial/most needed (\$50k)

Vendors tasked to narrow previous quotes. Suggested to start with crack filling,

Then seal with remainder of budget

Power Point presentation is available on the CPAD website



Discussion

Volunteers need to help sort and clear out the many years of documents in storage.

We have the equipment to repaint lines and parking area but need someone knowledgeable in the use of this specialized equipment.

We need to work with potential contractor(s) to reach a point where the board can vote on a spending plan to fund need repairs/related activities. This should be done by the May meeting.

The board will need advance information so that decisions on moving forward can be made at the next monthly meeting.

More research is need to determine what EID can do to help with culvert repair. It appears that they have a standard repair that may be applicable here.

The idea to obtain the services of a program manager was put forward is under consideration.

UPDATE ON PROCUREMENT AND CONTRACTS

Director Eagar

PUBLIC FORUM/PUBLIC COMMENT: *Only items that are within the jurisdiction of CPAD will be considered. Statements from the floor will be heard during public forum/public comment; public comments are limited to one 5-minute comment per person per topic. Comments and or requests requesting board action will be referred to staff and if appropriate, placed on a future agenda.*

Discussion

Austin Wiswell, former Chief of CALTRANS Aeronautics Division was introduced and gave insight on the actions that could be taken to limit liability form illegal use of our streets by young people. He feels our streets can be treated as taxiways to make unauthorized usage a violation of federal law the same as runways. This is being researched.

It was suggested that a community meeting be arranged so information could be shared with all residents.

OLD BUSINESS

Director Eagar

Status Actions From Last Meeting

ON GOING PROJECTS

Research a replacement for the runway light controller.

Refine cost estimates for crack sealing in Airpark.

Pursue cost estimates for slurry seal of gate entrance and runup areas of runway.

Meet with FAA and with Brandley on next steps for FAA funding of airport infrastructure projects (paving, culvert, lighting, etc).



NEW BUSINESS:

Director Eagar

We continue the need to get more people engaged in helping with the many projects than need to be handled in the airport.

We have two weeks to recruit a new board member. The policy for appointing a new board member is available on the CPAD website.

The location for future meetings is being researched.

NEXT REGULAR MEETING Tuesday, May 26th, 2026

ADJOURNMENT 7:55 PM