

The Airport Report



CUSTOMER SURVEY RESULTS

The results are in.

127 airport customers responded to our survey:

- 75% are hangar tenants; 10% are on tie-downs
- 56% own their aircraft; 11% rent
- 75% have been airport customers for 10 or more years; 55% for 20 or more years
- 5% are business owners

Here are the responses to the questions. A large number of additional written comments were also received:

1) As a Torrance Airport customer, do you feel valued?

9% YES; 91% NO

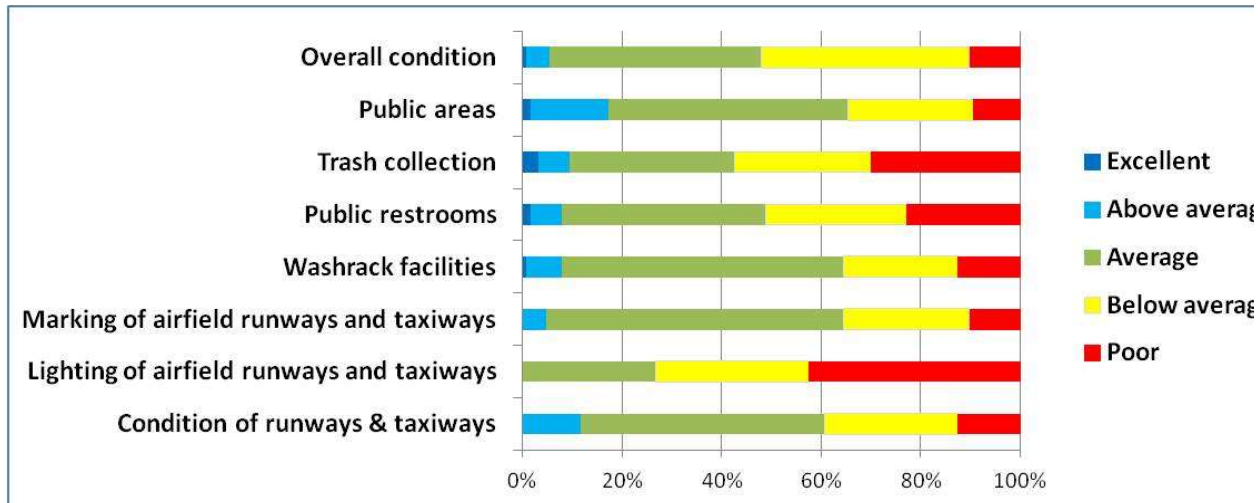
2) As a Torrance Airport customer, do you feel that you are treated honestly?

28% YES; 72% NO

3) As a Torrance Airport customer, do you feel you are treated fairly?

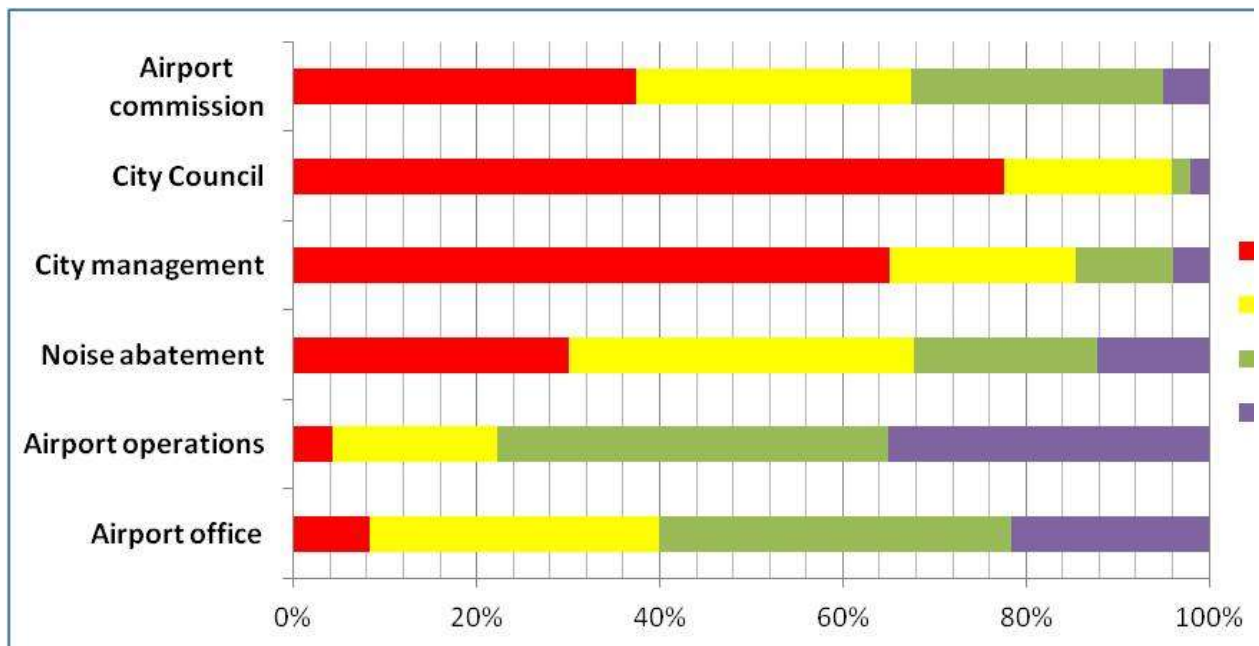
28% YES; 72% NO

4) How would you rate the condition of Torrance Airport as compared with other public use airports you have used?

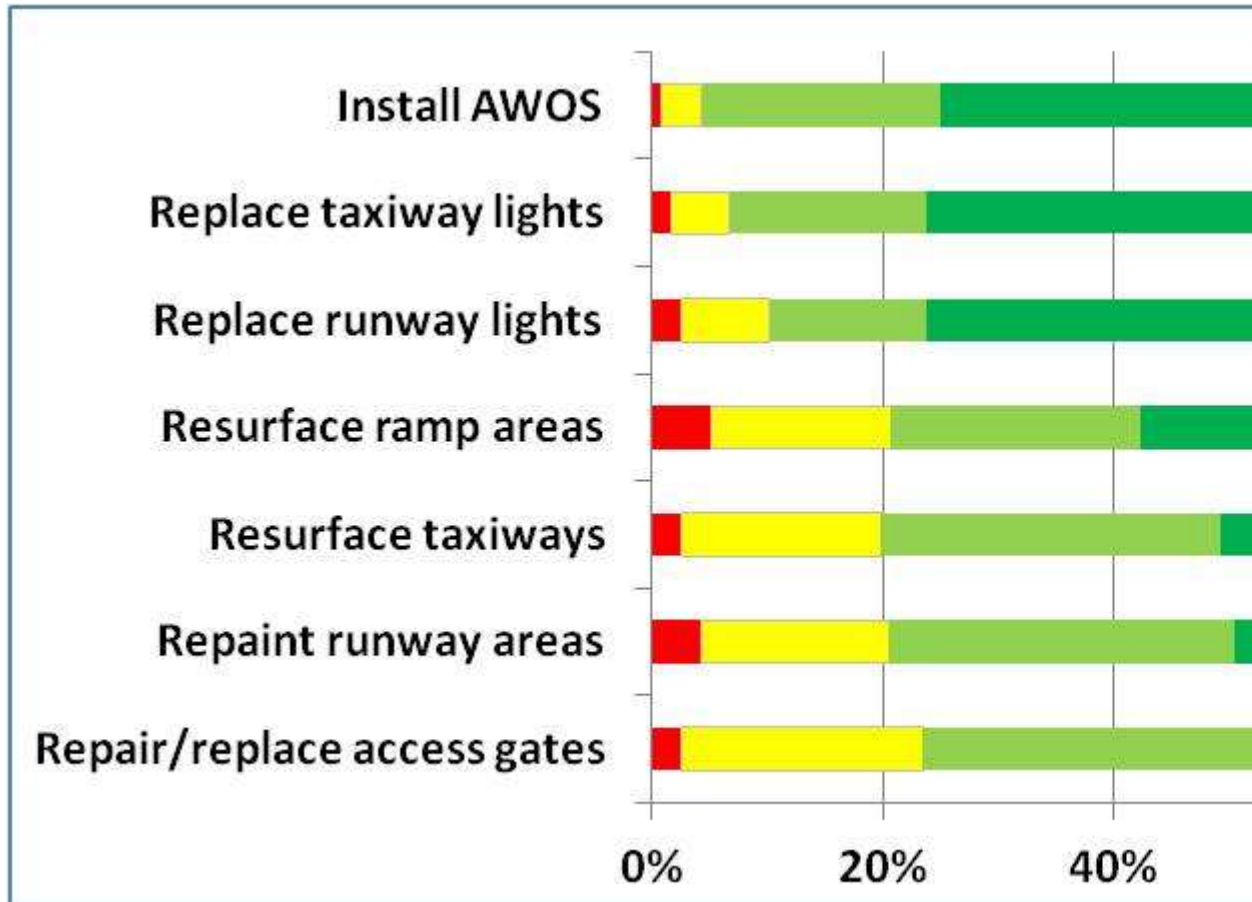


5) How would you rate your experience interacting with City employees?

NOTE: the percentages are of those who reported they had interactions



6) How would you rate the importance of the following airport improvements?



[CLICK HERE for additional comments from respondents](#)



When I was writing my letter to Mayor Chen (see previous Airport Report) the only source I could find that described the responsibilities of the Torrance city departments was the 2023

Commission Manual. It turns out that the department responsibilities described in the Manual is incorrect.

Torrance Mayor Chen asked Shant Megerdichian (Director of General Services department) to respond to my letter of 8/25 about the management of airport projects. Here is Mr Megerdichian's response:

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Good Morning Mr. Gates:

I am responding to your email, per the request of Mayor Chen. Please see below for updates to current Airport capital projects and new, upcoming projects:

Airport Taxiway Lighting:

Staff is developing a design/build Request for Proposals (RFP) for the complete replacement of all runway and taxiway lights and signage. This will include removal of all existing lights and signs, which will be replaced by new LED lighting fixtures, signage, and underground wiring. The Airport continues to remain open for overnight operations. The RFP is projected to be released in Q3 of FY 2024-25.

Automated Weather Observing System (AWOS):

Design did not pass plan check as further specifications of the equipment are needed. Design vendor Lean Corp. was unable to specify one manufacturer over another, due to potential conflict of interest. General Services has retained construction management services to identify an authorized contractor/ installer so that the equipment specification details can be provided to complete plans and be approved through plan check. Project will be awarded after approval. Project timelines will be posted once known.

Upcoming Airport Projects

Runway 29R/ 11L Restriping: All existing runway markings will be repainted to comply with CALTRANS Division of Aeronautics inspection. Contract currently routing for approval. Work forecasted for November 2024, based on contractor availability. Cost: \$242,000

General Aviation Center Parking Lot Slurry Seal and Re-Striping: Work scheduled for September 2024. Cost: \$17,900

East T Hangar Painting: Areas of peeling paint within each East T hangar row will be power washed, primed and repainted. Cost: \$131,000

Airport Security Camera Replacement: All Airport security cameras and wireless network to be replaced. Also adding cameras to front of General Aviation Center and Meadow Park Parking Lot. Contract routing for approval. Some items have 2-3 month lead time. Project timelines will be posted once known. Cost: \$245,000

In addition, I'd like to address FEAP #350, for \$214K, to "Replace Airport Taxiway Conduit Wiring", as you stated in your email. This project installed new conduit and light fixtures along the north and south side of Runway 29R/11L. That project was completed many

years ago and continues to operate normally. It has not been part of any of the more recent taxiway outages.

Lastly, the General Services Department oversees the airfield maintenance and capital projects. We do work in conjunction with Public Works for pavement related projects, but ultimately it falls under my responsibility as the General Services Director. Should you have questions or concerns, feel free to contact me directly.

Thank you,
SHANT MEGERDICHIAN
General Services Director

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Now we know who is responsible for completion of the airport projects. I'll be checking with the Director periodically.



FRIENDS OF ZAMPERINI FIELD
FPPC #1465086

Vote NO on the deceptive Measure TC.

The "Impartial Analysis of Measure TC" on the Torrance City Clerk's website is not an accurate description of the 49 pages of Charter revisions adopted by the City Council. It falsely states that Measure TC will "*Eliminate dated references to . . . the Airport Fund. . .*" Article 15 Airport Fund is not a "*dated reference!*" The Airport Fund accurately accounts for the receipt and expenditure of tens of millions of dollars every year! It brought to light the staff's false justification for charging landing fees and revealed how siphoning off the majority of those funds into the General Fund is already causing dangerous delays to critical airport maintenance and safety projects.

Article 15 is critical to the survival of our airport

Most important, Article 15 requires that "*all fees, tolls, rentals, charges, proceeds from the sale of property, and other revenues received by the City from or in connection with the use or operation of any airport facilities owned, controlled or operated by the City shall be placed in said Airport Fund.*"

Article 15 also sets priorities for the use of the Fund: "*Moneys in the Airport Fund shall be used only for the following purposes and in the following order of priority:*"

1. "*The Fund shall pay the principal of and interest on any bonds of the City, issued for the acquisition, construction, improvement or financing of airport facilities or for additions, betterments, extensions or capital improvements thereto.*" (Note: All bonds have been paid off)

2. "*For the current, necessary and reasonable costs and expenses to the City of operating and maintaining airport facilities owned, controlled or operated by the City,*"

3. Only after all of the needs listed above have been met may any of the Fund be used for "*any other lawful purpose.*" Every year, \$10-14 million are siphoned from the Airport Fund into the General Fund because the city claims this is surplus to the needs for operation and maintenance required in #2, above. Note: The City claims landing fees are necessary to defray the cost of airport operation and maintenance. One of these statements is a lie—perhaps both?.

Article 15 also defines Airport Facilities to include "*all land (formerly known as The Lomita Flight Strip) acquired by the City from the United States of America by quitclaim deed dated March 5, 1948.*" That includes the two large parcels on the periphery of that land, currently leased for commercial and industrial purposes.

Without the restraints of Article 15,

- The \$40M currently placed every year in the Airport Fund can go directly into the General Fund and there will be no visibility into how it is spent. Therefore, instead of asking voters to approve a new tax increase, the city will be able to simply increase airport fees and rents, as we have seen with the bogus justification for imposing landing fees. Those fees and rents would go directly into the General Fund and succeed in driving away airport customers.
- Operation and maintenance of the airport will no longer be a priority for these funds. The airport, if it survives, will have to compete with other city demands: for example, the 1,600% salary increase for City Council included in Measure TC, staff level increases, police and fire fighters salary increases, etc.

- We can expect further deterioration of airport facilities to result. We have seen a preview with the 2-year AWOS project delay, the 3-year-long failure of the taxiway light/wire replacement project and the crumbling ramp areas. And have you used one of East Ts restrooms?

Want to read these documents? GO TO

<https://www.KTOAfriends.com/tc/>.

VOTE "NO" on the deceptive Measure TC.