

MINUTES OF THE AIRPORT ADVISORY BOARD MEETING

HELD WEDNESDAY, JULY 19TH 2006 AT 9:00 A.M.

THE DEBERRY ROOM, 200 CANAL ST., NEW SMYRNA BEACH, FLORIDA

Mr. Perry called the meeting to order with the following answering present to roll call:

Robert Perry, Chairman
Gary Norville
Richard Snyder

Members Absent:

Linda Crevasse
Stuart Madson

(1) Vacancy – Resignation received from John Strong 4-20-06

APPROVAL OF MINUTES

The April 19, 2006 minutes were approved as written.

OLD BUSINESS

1. Noise Abatement Committee (NAC)
 - a. Status: Need more people to serve on committee. No plans for any meetings as a result.
 - b. Mr. Perry recommended that the NAC discuss the Real Estate Notification Policy if they need something to do.
 - c. Rhonda Walker states that funding will be available in August for the Part 150 Noise study and the City Commission and City Manager have directed her to apply for grant that would be 95/5, with the city paying the 5%. Mrs. Walker affirmed that the NAC should be on hand to assist with the study and discuss issues, but currently we can't get enough people to serve on the committee.
 - d. Mr. Perry mentioned that people are needed to serve on the Airport Advisory Board also. There will be another vacancy in September, because of Gary Norville's notice to resign.

MOTION made by Mr. Perry to approve all members of the Noise Abatement Committee to an additional one year term, SECONDED by Mr. Snyder

ROLL CALL VOTE FOR MOTION

AYE: Mr. Perry, Mr. Snyder, Mr. Norville

NAY: None

MOTION CARRIED: 3 – 0

2. Real Estate Notification Policy

Mr. Perry met with the Board of Realtors president and discussed the problem with newer residents that weren't aware that there would be so many airplanes flying over their house. He recommended that the AAB would like a notification letter included in realty transactions, to anyone considering a purchase in the noise areas that the complaints are coming from. The president agreed to design a letter, but Mr. Perry said there has been no response since their meeting, and she won't return his phone calls. Mr. Perry suggested that the AAB write a full disclosure letter for The Board of Realtors to supply to prospective residents that are within 1 mile of the airport.

- a. Mr. Pridgen of Pine Island states that he is 2 1/2 miles from the airport and the noise is very bothersome with an average of 4 to 5 planes a minute overhead from 7 a.m. to 7 p.m. He stated further, that this noise impact overlay zone should be increased to 3 miles. (This increase in noise started since one of the runways has closed for construction.)

Rhonda Walker mentioned that the noise impact zone would be re-determined by a Part 150 Noise Study and would tie to the city ordinances regarding the building of homes, and all the other issues involved.

MOTION by Mr. Perry made for sending a letter to the Board of Realtors recommending a disclosure policy to notify prospective home sales within a 3-mile radius of the airport.

ROLL CALL VOTE FOR MOTION:

AYE: Mr. Perry, Mr. Snyder, Mr. Norville

NAY: None

MOTION CARRIED: 3 – 0

Mr. Perry will draft letter and send to Board of Realtors with a status report at next meeting.

3. Budget Review

- a. Fuel Flowage fee policy – remitted on “honor system” currently. Recommend that FBO’ s disclose invoices for fuel that is bought for same period to reconcile with amounts stated as being sold. Rhonda Walker stated that there are specifics in the lease documents that she will check as to whether amounts are paid on the purchase or sale, and if there are any exemptions that apply. Fees paid on the purchase would be easier, and the wholesaler could copy the city when the delivery is made to the FBO.
- b. Regarding rental/lease late fees – percentages of penalty are set as part of the lease and collected through the Finance Dept. Maintenance on buildings is specific to each individual business. Utilities are generally paid by the lessee in the company’s name. Mr. Perry questioned if there were any tenants not directly billed for utilities? Mrs. Walker answered that Vintage Props & Jets is billed to the City and then invoiced less 10% for parking lot lights. Mrs. Walker will check on the cost to separate the lights fee with a separate meter between Vintage Props and Jets and the city.
- c. Regarding problems with renters of T hangars, “re-renting”, making it unfair for people on waiting list. Mrs. Walker stated that there was a problem, due to seasonal residents that are tenants, and being very hard to police. The lessee is responsible for any damages etc. Inspections on the B, C & D hangars have been done in the last month regarding door maintenance and the overall conditions of the hangars was observed and noted.
- d. Other revenue concerns and recommendations – Mr. Danny Perna of Epic Aviation questioned why the city is not allowing growth by not building any more T hangars when the demand is so high. Mr. Perry answered that since the city was given the land by the government after World War II, it is the policy of the city to own the land and the buildings and lease them. Mr. Perna mentioned that the city could save money on maintenance and manpower if it allowed a private company to buy or lease all of the land, and the city could just collect the lease payments. Rhonda Walker stated that the airport would lose

it's grant money from the FAA and FDOT if the property was sold, unless it was non-aviation related, but we have requested grant money to build another row of T hangars. Mr. Perry remarked that there is a lot of valuable land that could be leased off. Rhonda replied that as of 2007, the FDOT is willing to contribute 80/20 for building new T hangars. Mr. Perna stated that even so, the maintenance of the buildings is still the long-term cost for the city. Mr. Perry said that he would ask around in the city to see if anyone would consider the idea of someone else building the hangars and leasing the land instead of tying up all that money. After further discussion on late fees, Rhonda Walker informed that there have been no fees imposed on any of the commercial hangar tenants. They have been waived in the past by the City Manager, but it is in the lease, and could be collected in the future.

- e. Mr. Norville reported that the 99's, a women's aviation group, painted a new compass rose for the airport. The new compass rose is still not usable, because the Albatross and Caribou airplanes are too close and causes a magnetic deviation when you try to adjust your aircraft compass. Mr. Norville continued that the city is not receiving any rental fees for these old, out-of-repair planes. Mrs. Walker advised that there have been some monies recovered for these planes, but there are no lease agreements on them, therefore the city has a very limited recourse. They were supposed to be moved before the compass rose was even painted, and it has been turned over to the City Attorney to be considered as abandoned. An eviction has been filed, but the company who supposedly owns one of them says it is not theirs. Mr. Goldman, who owns the other planes, is paying rent on an occasional basis only. Mr. Snyder stated that he will talk to Mr. Hagood about the matter, because the eyesore needs to be cleaned up along with being able to use the compass rose for requirements from the FAA for Epic and Vintage.
- f. Rhonda Walker reported Budget 2007 – Revenue and Expenditure amounts. Budget cuts could affect the condition of runway 2-20, because it doesn't receive any FAA or FDOT funding to keep it operational. It gets a lot of use, and resurfacing is not an option. Pricing to repair is \$900,000, but in the meantime, there have been extra efforts to keep up with weed maintenance with herbicides and mowing. Regarding maintenance to hangars, the rollers on the doors are in need of repair, and work will be done in stages. Mrs. Walker said she is currently looking for grants that would allow purchase of a special fire truck with foam that can be utilized on the airfield and also Citywide to help fight brush fires. A FAA Part 150 Noise Study was placed in the budget for this year. If the City receives a 95% grant from the FAA then the City will pay the remaining cost of 5%. The Study would be paid for by the city up front, and when done, the funds will be reimbursed to the City.

4. Airport Facilities Update

- a. The fence project is complete along with the apron project at Epic Aviation.
- b. The airfield lighting project is slower than hoped, but Mrs. Walker requested that the electric vault and the generator be finished first, so in the event of a hurricane the runways, taxiways, and Air Traffic Control Tower would be have power.
- c. The new airfield signs have been installed, but not all will be lit. The conduit has been run. If discretionary funds come available next year, then the balance of the sign project could be completed.
- d. Fuel Farm policy – Requested Epic Aviation to stop selling Jet A fuel until issue can be resolved. Airport staff has looked at another location for keeping the fuel

farm up by FBO's since the Police and Fire changed went with their original plan of placing the fuel farm next to the generators due to the additional cost of locating the fuel tanks separate from the generator. Another option given to Epic Aviation was to locate their fuel farm next to the existing Vintage Props site. This site however only serves as a temporary site. Mr. Norville asked if there has been any thought to purchasing the two tanks that are there now, and making them a city fuel farm. Mrs. Walker replied that it was her understanding that Vintage currently leases the tanks that are there now.

Mr. Perna asked about the city airport ordinance 11-74 that exempted Wilkinson Aviation (now Epic Aviation) from minimum standards in 1968. No official record has been documented about a change, but the clause was omitted from the airport ordinance of today. Mr Perna's thoughts were that they should be "grandfathered" in because of the older ordinance. Mr. Norville said that it was changed after months of discussion back in 1998 along with other ordinances that were to be clarified before the year 2000, but that there wasn't a requirement to publicize such change with a public vote. Mr. Perna argued that in all fairness, everyone should abide by all of the airport ordinances. Mrs. Walker stated that according to the Master Plan the plan would be for the City to set up the fuel farm and take over distributing the fuel to the FBO's. It would be sold to the FBO's including an administrative fee ending all the issues of fairness and the reporting of actual fuel sales.

Recommendation to the City Commission was made by Mr. Perry that Epic Aviation be allowed to sell and store Jet A fuel as they have been doing until the city comes up with a plan for a consolidated fuel farm at the airport. Seconded by Mr. Norville.

ROLL CALL VOTE FOR MOTION:

AYE: Mr. Perry, Mr. Snyder, Mr. Norville

NAY: None

MOTION CARRIED: 3 – 0

NEW BUSINESS

There was no new business.

PUBLIC PARTICIPATION

Mr. Pridgen of Pine Island asked if a private group of citizens raised the money for an FAA Part 150 Noise Study would the city allow it? Mrs. Walker answered that any group that raised the money for the noise study, would be able to go to the FAA directly, but that she had already begun the grant process for the noise study to be done. Mr. Pridgen asked that if the city was turned down for a grant, to notify him so that the group of citizens could consider raising the funds in that case. Mr. Pridgen then gave a report that included statistics of plane counts that went over his residence for a 3-month period of April, May and June. Mrs. Walker advised that due to construction on Runway 6-24, the traffic patterns had changed to runway 2-20, but when the project was complete there would be a more even distribution of air traffic. Mr. Pridgen replied that he feels that the Noise Study needs to be done again because of an increase in the air traffic since the Master Plan was done.

FINAL COMMENTS

Mr. Perry announced that John Strong had resigned from the board since the last meeting and thanked him for all of his work.

The next meeting is set for Wednesday, October 18, 2006 in the Deberry Room at 9:00.

Meeting adjourned by Mr. Perry at 11:15 a.m.

Cc: Mayor and Commission (5)
Members of Press (2)
Airport Businesses (12)
John Hagood, City Manager

Khalid N. Resheidat, Public Works Director
Rhonda Walker, Asst. Public Works Director
David Webster, ATCT Manager