

## **ZEPHYRHILLS MUNICIPAL AIRPORT ADVISORY BOARD REGULAR MEETING**

A Regular Airport Advisory Board meeting was held on August 21<sup>st</sup>, 2017 at 5:30 p.m. in the Public Meeting Room of the City Library. Vice Chairperson, Dan Evans called the meeting to order. Members present were Dan Evans, Buzz Hohmann, David Ruffell, Ron Miller and Mark Frank. Bill Castle and Rachel Nash were absent.

Staff present was Airport Manager Nathan Coleman, Executive Assistant Lucy Huber and City Manager Dr. Steve Spina.

**APPROVAL/CORRECTION OF MINUTES** – Buzz Hohmann moved to approve the minutes of the meeting held on May 15<sup>th</sup>. Mark Frank seconded. All were in favor and the minutes were approved.

### **BUSINESS ITEMS** –

#### 1. Board Officers Readjustment

Buzz Hohmann nominated Bill Castle to continue as Chairperson of the Board. Mark Frank seconded. All were in favor and Bill Castle will continue as Chairperson.

Mark Frank nominated Dan Evans to continue as Vice Chairperson of the Board. Buzz Hohmann seconded. All were in favor and Dan Evans will continue as Vice Chairperson.

### **INFORMATIONAL ITEMS** –

#### 1. Lift Station

City Utilities Director, John Bostic, has requested to install a Lift Station on the corner of 6<sup>th</sup> Ave. and South Ave., located on airport property. This station will service a Duke Site Readiness area. Nathan Coleman said the station will not interfere with the RPZ (Runway Protection Zone) and that our AVCON consultants have reviewed the plans and do not see any issues with the installation.

#### 2. 2.3 Million dollar grant for Reconstruction of Taxiway Bravo

Mr. Coleman said we have received from the FAA a 2.3 million grant for the reconstruction of Taxiway Bravo. We are now awaiting additional funding from FDOT before beginning construction.

#### 3. Update on 1-19

Partial funding for this project was received. (\$900,000 dollars). The bid for the project was awarded to C.W. Roberts. Part A of the project includes crack sealing the runway and a seal coat finish. There will be in-pavement lighting installed and the threshold lighting will be moved.

#### 4. C47

On Tuesday, August 8<sup>th</sup>, a gust of wind due to a severe thunderstorm, lifted the static displayed C47 from its tie-down and spun it in a complete 180. The tail of the aircraft sustained damage as it ripped across several feet of security fencing. The fencing has since been repaired and the aircraft placed back on its stands. The Museum of Military History volunteers are now working to make sure the

C47 is anchored more securely. Everyone was thankful the storm did not cause damage to any other aircraft or buildings on airport property.

5. Fuel Sales - Reviewed.

**ADDITIONAL ITEM** -

TK Hayes, manager of Skydive City requested to speak to the Board. Buzz Hohmann moved to add TK's request to the agenda. Mark Frank seconded.

Mr. Hayes addressed the Board. Skydive City is in the beginning process of implementing a new investment project. They wish to invest approximately \$200,000 in upgrading their existing RV slots and adding several more RV slots (60/65 approximate slots total). Upgrades will include sewer, water and electric services. Mr. Hayes said these investments would increase the City tax base and be a benefit to all parties involved. There are approximately thirteen (13) years remaining on the Skydive City lease. They are requesting an extension of 7 years to the lease term (bringing it to 2037). Mr. Hayes presented several more changes they would like to make to the existing lease. Those include:

- The lease assigned to a new Lessor – a new corporation called Skydive City Zephyrhills, Inc.
- Specific language to facilitate a right-of-first-refusal on any subsequent lease for use in commercial skydiving.
- Additions to the scope of authorized services.
- Language regarding access to easements and rights-of-way.
- Clarification of the arbitration clause.

At this point it is unclear whether these changes can be made to the existing lease or if a new lease will have to be executed. Nathan Coleman said most of these issues will have to be reviewed by the City Attorney for clarification. He said that the upgrade plan for the RV park is difficult because of its non-aviation status. The park is on aviation use land but it is utilized by the general public. Due to FAA Grant Assurances, the airport would require FAA permission to agree to these upgrades. There would also have to be a financial benefit for the Airport. He suggested a \$500.00 to \$700.00 per month lease increase.

It was decided that a letter to the FAA requesting their approval should be sent as soon as possible. Once the FAA comes back with their recommendation, Mr. Hayes would like to return to the Board for their vote of concurrence so the investment process can get further underway. He invited the Board to review a rough draft of the development plans after the meeting. He also invited them to come out to Skydive City and he would show them the current conditions.

Ron Miller asked if it was possible to find out what the City's take might be on these various issues so that the Airport Board would have a greater understanding of the big picture before making recommendations. Dr. Spina said that the proposals made by Sky Dive City would go before the City Site Plan Review committee for review.

**MEETING ADJOURNED** - Vice Chairperson, Dan Evans, adjourned the meeting at 5:53 p.m.

