



Meeting Minutes

City of Gainesville
Airport Advisory Board Meeting
Airport Terminal Conference Room
Monday, February 14, 2005 5:15 PM

Members Present: Carroll Johnson, Mike McKenzie, Nancy Brannon, Richard Lira, Earl Clement

Members Absent: Earl Russell, Ginger Herrmann

Staff Present: Matt Quick

Visitors Present: Councilman Jim King

The **first item of business** was calling the meeting to order at 5:22pm by Nancy Brannon.

The **second item of business** was discussion and action on meeting minutes from January 10, 2004. A motion was made to approve the minutes by Mike McKenzie, with a second made by Richard Lira. Ayes: Johnson, Lira, Clement, McKenzie. Nays: None. Absent: Russell, Herrmann.

The **third item of business** was citizen/tenant comments. None were given.

The **fourth item of business** was discussion and action on Gainesville Municipal Airport T-Hangar rental rates. The Airport Director stated following the January meeting he contacted several area airports in order to form a comparison on rental rates. Board member packets contained a list of airports and their T-Hangar rates. The City of Gainesville currently owns three (3) sets of hangars ranging in price from ninety dollars (\$90) to one hundred seventy five dollars (\$175) per month. The Airport Director recommended an increase in rates for the 100, 200 and 300 series hangars for the following reasons; the monthly rental rate currently imposed on tenants that lease the City owned hangars is considerably lower than fair market value, as compared to airports of equal size offering services equivalent to Gainesville Municipal; also, the Airport Director strongly feels as the Airport continues to develop, this

development will be more private in nature. As a result, a private investor interested in building T-Hangars would need to charge \$200 to \$225 per month for a T-Hangar comparable to what the City currently has, to receive a return on his/her investment. Increasing the T-Hangar rental rates in increments will ultimately raise the monthly fee to a comparable number that will not discourage private development on the airport from a fee structure standpoint. The Airport Director made a recommendation that the T-Hangar rates for the 100, 200 and 300 series hangars be increased fifteen dollars (\$15) per month and this subject matter be re-visited yearly to determine a fair market value on the T-Hangar rental rates at the Gainesville Municipal Airport. A motion was made by Richard Lira in favor of the Airport Directors' recommendation of a fifteen dollar (\$15) per month increase for all City owned hangars with a second made by Carroll Johnson. Ayes: Clement, Johnson, Lira. Nays: None. Recusing: McKenzie. Absent: Russell, Herrmann.

Recommendation will go before City Council for final approval.

The **fifth item of business** was discussion and action on Gainesville Municipal Airport's commercial ground lease rental rates. The Airport Director stated he had compiled information regarding commercial ground lease rates at area airports. Currently Gainesville Municipal Airport land determined improved on airside developable property costs tenants twelve cents (.12) per square foot per year, and land determined unimproved costs eight cents (.08) per square foot per year. The Airport Director added, as compared to other airports comparable in size and type of operations, Gainesville is competitive with ground lease rental rates. Board members discussed rates at the airport, compared to airports in the Dallas/Ft. Worth metroplex and the difficulty in making comparisons considering the vast differences in set up and structure. The Airport Director recommended no change to the current commercial ground lease rates at the airport. The Board determined current rental rates should remain in effect for commercial ground leases. No action was taken.

The **sixth item of business** was discussion, action and consideration of Gainesville Municipal Airport Master Plan. The Airport Director gave an update regarding the third meeting conducted by Coffman Associates and TXDOT Aviation representatives for the Airport Master Plan development process. The topic of the meeting was Airport Alternatives whereas Coffman Associates displayed different airside and landside alternatives for the Planning Advisory Committee as well as the public. Approximately twenty five (25) people attended the Public Information Workshop. The Airport Director stated Coffman Associates would welcome additional feedback regarding future airport development. Board members viewed three different landside alternative layouts compiled by Coffman that would address future aircraft categories, safety areas and growth throughout the planning period of the Master Plan. The possibility of an additional extension to Runway 17-35 in the future was discussed. If it is decided an extension will be added on the North end of the airport, a land acquisition will be required in order for the airport to obtain control over property in the runway safety areas. Copies of the current Airport Zoning Ordinance adopted by City Council in December 1988 were provided for the Boards' review. The Airport Director asked Board members for any information they would hope to see added. The Airport Director will be working with the Community Development Director on rules and regulations regarding the runway protection zones at the end of the runways that are not on airport property. Mike McKenzie made a motion to accept Landside Alternative B addressed in the Airport Master Plan, with a second made by Carroll Johnson. Within this alternative, future aviation airside development is shown on the North side of the airport with an extension to be made to Airport Drive

connecting to County Road 404. Future development is shown on the East side of the airport in the current infield areas adjacent to Runway 17-35 and Runway 12-30. Ayes: Clement, McKenzie, Lira, Johnson. Nays: None. Absent: Russell, Herrmann.

Additional discussion will take place regarding the Airport Master Plan in future meetings.

The **seventh item of business** was Airport Director reports. Reports were given on January 2005 fuel sales and upcoming airport events; the North American Top Gun Academy will be operating at the airport April 30th through May 15th, 2005 followed by the Antique Airplane Association's Annual Fly-In June 10th, 11th and 12th, 2005. An update was given on Weber Aircrafts' storage tanks; upon approval by Webers' insurance company, they will sign off and return the agreement to the City, at which time it will go before City Council for final approval. The water tank, storage tank and pump house will revert to the City and demolition of the East storage tank will begin. The Airport Director also discussed fuel incentives being compiled by himself and Air BP fuel representative, Kenneth Moline, for pilots flying to and from the airport that purchase fuel. An article regarding the Gainesville Municipal Airports' Capital Improvement Project was recently distributed by TXDOT Aviation in "Wingtips", a quarterly newsletter. The Department of Homeland Security visited the airport on February 9, 2005. At this time, there are no regulations enforced upon general aviation airports regarding security. In conclusion, an update was given regarding the issue of fire suppression. Following the January meeting, the Airport Director, Fire Marshall and City Manager have discussed implementing changes to fire codes relating specifically to the airport. The Airport Director compiled information regarding fire suppression at surrounding airports and submitted his findings to the Fire Marshall. A second meeting will be scheduled soon to discuss this issue further.

The **eighth item of business** was Board member comments. None were given.

The **ninth item of business** was a motion made to adjourn by Richard Lira, with a second made by Carroll Johnson. Ayes: Clement, McKenzie, Lira, Johnson. Nays: None. Absent: Russell, Herrmann.

Meeting was adjourned at 6:22 pm.