

**Airport Advisory Board Minutes  
July 16, 2014 5:30pm  
Airport Administration Building  
8807 Airport Boulevard  
Leesburg, Florida**

Attendance: Alun Jones  
Jake Kertz  
Jon VanderLey

**Call to Order**

Vice-Chairman Alun Jones called the meeting to order at 5:30pm.

Vice-Chairman Jones advised that Chairman Lewis is unable to attend this meeting.

Jon VanderLey gave the invocation and led the Pledge of Allegiance.

**Approval of Minutes from May 21, 2014 Meeting**

Vice-Chairman Jones asked if all members had read the minutes from the May 21, 2014 meeting. Jake Kertz made a motion to approve the meeting minutes. Jon VanderLey seconded the motion and it was approved unanimously.

**Airport Restaurant Project Presentation**

Vice-Chairman Jones advised that Chuck Brainerd could not be here today. Chuck Brainerd has asked that Tim Shea of AvCon read a letter about the proposed restaurant project into the record for him. (See Attachment A)

Tim Shea read the statement from Mr. Brainerd noting that on the screen is a rendering of Mr. Brainerd's vision of the restaurant exterior that was prepared by AvCon. Mr. Shea said he would be glad to answer questions from those in attendance based on the information Mr. Brainerd has shared with him.

Charles Bondar noted that the bottom floor of the restaurant could also possibly hold a pilot's shop which is badly needed on the airport. He noted that if the restaurant has good visibility from US Hwy 441 it should do well.

Sandy Bondar asked how the restaurant will be funded. Tim Shea said it is funded by private investors.

Vice-Chairman Jones said he spoke to Mr. Brainerd today about this project. He was told there is someone willing to finance it who already owns three restaurants in the area. Mr. Brainerd also said the museum will be a real museum with genuine artifacts. Vice-Chairman Jones noted that he has some small concerns because of

the number of restaurants already located in this vicinity, but does think it will go over well. He believes the Board should make a recommendation to move this forward because it will be good for the airport and the community. He said that it is important for this to get to the City Commission as soon as possible.

Vice-Chairman Jones asked for a motion to support locating a restaurant on this site (corner of US 441 and Wilco Drive) and to move forward with lease negotiations as soon as possible. Jon VanderLey made the motion. It was seconded by Jake Kertz and approved unanimously.

Charles Bondar said something needs to be done to make sure that this lease is approved expeditiously and does not get stalled the way negotiations with Wipaire did. Vice-Chairman Jones said this Board can only make recommendations to the City Commission. However, each member can call their appointing Commissioner and ask for their support on this issue. It is also important for supporters of the project to be at the City Commission meeting when the lease is discussed.

Paul Harris of Blackbird Aviation suggested that the developer could ask for wider involvement in the project by other tenants and document it to the City Commission. That could happen through several ways including financial support or even pre-paid meal plans. It might carry more weight with the City Commission if they know the entire airport community is behind the project. Vice-Chairman Jones said It is also important for Airport Manager (AM) Treggi to work with the developer and reach agreeable terms. Paul Harris said his personal experience working with AM Treggi to negotiate a lease went very well. In his particular case, the issue was with the Commission.

AM Treggi said he wanted to clarify that there is no opposition to this project from the City. However, no official request has been made to the City to lease this site. There have only been presentations about the idea of a restaurant being built at the airport. He cannot move forward with anything until an official request is made. Once he has an official request, he can begin lease negotiations.

Charles Bondar suggested keeping tenants apprised of the status of this project via the airport e-mail list. When the lease is finalized and set to go before the commission tenants can be notified and can attend that meeting to show their support.

### **Lease Agreement with Roger Sherman, MD PA**

Vice-Chairman Jones said he believes this is a good lease. It is only for a 10x10 office space. He asked AM Treggi which office the doctor will be occupying. AM Treggi said the space is the office he currently uses. He will be relocating the airport manager's office down the hall to the space formerly used by Wipaire.

Sandy Bondar asked what the doctor will be doing. AM Treggi said he will be performing flight physicals. It will be a benefit to have that done right at the airport.

Jon VanderLey made a motion to approve the lease. Alun Jones seconded the motion and it was approved unanimously.

### **Rules and Regulations Official Recommendation**

Secretary Hester said this item is back before the Board because an official motion to recommend approval was not made at the last meeting. There have been no changes made since it was discussed at the May 21<sup>st</sup> meeting.

AM Treggi noted that the document was previously sent out by e-mail and was also discussed at two Airport Advisory Board meetings.

Vice-Chairman Jones asked if everyone in the room was OK with the Rules and Regulations. The consensus was the Rules and Regulations should move forward. Vice-Chairman Jones noted that there is a section that provides for these rules to be amended in the future if needed.

Alun Jones made a motion to accept the Rules and Regulations as presented. Jon VanderLey seconded the motion and it was approved unanimously.

### **Project Update**

Tim Parker of Hanson Professional Services provided the following project information:

Interim Airport Layout Plan Update: The update is still under FAA review.

Taxiway A Realignment: Construction is under way and is currently ahead of schedule. The rain has had some impact but they believe the project will be finished ahead of time.

Taxiway K Realignment: This is being done as part of the taxiway A project so has the same status.

Seaplane Ramp: The FAA has requested a “focused environmental assessment” for this project. They are not contributing funding for this work, but they will not approve the design until this is done. Hanson is currently developing a Scope of Work for this study.

FAA has also said the design criteria must be an end around taxiway so the taxiway is out of the departure surface. Hanson is currently working on several scenarios that will satisfy this requirement. They are trying to impact the least amount of wetlands possible. In the end there will probably be two or three options to consider.

Signage: This project is currently on hold.

Vice-Chairman Jones asked why this is on hold. AM Treggi said FAA gave priority to the extension of taxiway A and the ramp which pushed this project back. It is a cost saving measure for them because the signs on the taxiways will be done when

they are realigned which will decrease the work needed under the signage project itself.

Vice-Chairman Jones noted the airport does not have a compass rose anymore and thinks this should be done as part of the signage project. Jake Kertz noted that the last one was painted by volunteers. However, it was paved over during a resurfacing project and never repainted. Tim Parker said it can be hard to find an appropriate location for a true compass rose because of issues such as magnetic interference. Tim Shea said he has never seen a compass rose funded by FAA or FDOT. It is always funded locally.

Realignment of Taxiway A by Seaplane Ramp: They hope to be able to fund the design this year and do the actual construction later.

### **Airport Manager Update**

AM Treggi said the system to make badges is still down. He has the new computer but is waiting for the updated software. The purchase requisition for the software is in the final stages and hopefully everything will be done in the next few weeks.

The acquisition of the property behind Lowe's was approved at the City Commission meeting this past Monday. Based on the design criteria FAA is now requiring for the taxiway A extension and seaplane ramp, this land will be needed for that project.

The contract with AvCon for airport consulting services was approved at the last City Commission meeting. Tim Shea said they are ready to serve the airport and happy to be on board.

Sandy Bondar asked if one of AvCon's projects will be to move the beacon to the top of the tower. It is impossible to see from some directions. Tim Shea said he believes a structural study for that was completed by Hanson, but it is up to the airport to decide if it will be done. AM Treggi said that project would have to be funded by FDOT for the City to move forward with it and it is not on the FDOT priority list.

Charles Bondar asked for the status of the through the fence issue with the condo hangars. AM Treggi said it is still unresolved. Aimee Fried, vice-president of the Weir Condo Hangars Association said she has repeatedly asked AM Treggi to stop saying that an agreement is required. She has done research and they have a 30-year old access agreement that allows them to use the airport. They are not a residential community and this rule does not apply to them. She said the FAA has acknowledged that some airports cannot comply with the through the fence rules because of pre-existing conditions. There is no reason for the airport to be hostile to them. She has asked the airport to take their side with the FAA instead of going against them.

John Vislay said AM Treggi needs to stop telling people that there is a chance the condo hangar gate can be locked. He has caused people to lose sales of their

hangars. AM Treggi said the gate is left open. However, this is a public airport and if people ask him for information he will provide it to them.

AM Treggi said he does not agree with Aimee Fried's position. Aimee Fried said the FAA is prohibited from threatening an airport with withdrawal of the grant assurances. They are required to work to resolve an issue. The FAA compliance manual is a guideline for their personnel.

AM Treggi said the correspondence he has received from FAA says an agreement must be reached. When he receives a letter from the FAA saying an agreement is not required he will stop working in this issue. Aimee Fried said she has asked AM Treggi to arrange a meeting with the FAA, City and Weir Condo Hangars because Rebecca Henry from FAA will not meet with her. AM Treggi said the last he heard Ms. Fried was supposed to meet with the City Manager. However, that meeting was cancelled. She can ask the City Manager for the meeting.

Vice-Chairman Jones said this is a legal problem. The City Attorney needs to make a ruling. Aimee Fried asked for the name of the City Attorney. Vice-Chairman Jones said it is Fred Morrison. He suggested that she and her attorney should meet with Attorney Morrison.

AM Treggi said he would like the Board to begin considering whether or not the NDB should be kept or decommissioned. There are still problems with it. The Air Traffic Control Tower has recommended decommissioning. They feel it is more trouble than it is worth. AM Treggi said he has received two notices recently from other airports that are decommissioning their NDB's. He would like the Board to think about this issue. Jake Kertz said he agrees it is outdated. Charles Bondar said it would be nice to have ATIS here (Automatic Terminal Information Service). That is better than an NDB. When they flew back the other day they did not know the runway was closed until they got here.

### **New Business**

Vice-Chairman Jones said John Drury was just appointed to the Airport Advisory Board by Mayor Christian. However, he has a conflict with meeting at 5:30pm on the third Wednesday of the month. Vice-Chairman Jones asked the other members present if they have any problem moving the airport meetings to the second Wednesday of the month. There was no objection. Alun Jones made a motion to move the Airport Advisory Board meetings to the second Wednesday of the month beginning in August. Jon VanderLey seconded the motion and it was approved unanimously.

Sandy Bondar noted that some of the grass around the airport is getting tall. She knows we only have one person trying to keep up with the mowing now, but some areas need to be mowed. Perhaps the airport could pay for additional help during the summer. AM Treggi said they knew the summer would be difficult. They have been doing pretty well keeping up with it. Sandy Bondar said that overall the landscaping and other areas are looking much nicer than they have in the past.

Charles Bondar said with regard to the berm and blast fence issue – it seems crazy to spend money to take one thing out and then put up something else that does the same thing. AM Treggi said FDOT considers it a safety issue. A blast fence is more flexible and is not considered to be as dangerous as a concrete berm if it is impacted. Also, the blast fence will hopefully cause less damage to an aircraft than the berm would.

Jake Kertz asked Brian Sapp for an update on his new hangar. Brian Sapp said the site plan should be done in a couple of weeks. Once that is finished they should be able to move forward pretty quickly.

### **Adjournment**

Jon VanderLey made a motion to adjourn the meeting. Jake Kertz seconded the motion. The meeting adjourned at 6:39pm.

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Chairman

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Secretary

Chuck Brainerd could not be here tonight and has asked me to read a statement from him into the record: (Tim Shea - AvCon)

Good evening. I apologize for not being here tonight.

We have a great opportunity to get an Airport Restaurant on the site. The latest conceptual rendering of the Airport Café & Museum that we prepared is shown on the screen and printed copies are available.

An aviation/airport history museum is shown located in the space below the restaurant level and would be separate from the restaurant operation.

The building would be approximately the same size as an OakWood Smokehouse & Grill in Eustis. Some of you may be familiar with it.

The restaurant will be a great asset to the City and the Airport. The restaurant would have an Airport Theme and be called the Hanger Cafe. The exterior will remind you of a World War II era aircraft hangar. The initial plan is to serve breakfast, lunch, and dinner.

We are here tonight to request the support of the Airport Advisory Board and ask for a vote to recommend your approval of this project to the City Commission so we can begin negotiating a ground lease with staff for the site.

The restaurant will be a great place for us to gather and for city and others to learn more about our great airport. In addition, it will become a destination for thousands of aviators in Florida.

We are prepared to start immediately and need your support. Thank you