



Town of Springerville
Springerville Municipal Airport Advisory Committee
Regular Meeting

Friday, January 4, 2013

MINUTES

1. The meeting was called to order at 5:00 pm by Chairman Doug Henderson

Present: Candy Cook, Donald "Mac" Graham, Dave Kalinowski, Mary Nedrow, Larry Hill, Kimberly Jackson

Staff: Sean Kienle

Public: Cindy Henderson

2. PUBLIC PARTICIPATION: None

3. MANAGER AND STAFF REPORTS:

Airport Supervisor Sean Kienle reported that the Terminal/Hangar Relocation Project was 82% complete at the December 13, 2012 project progress meeting and that the contractor has temporarily shut down the job until January 14, 2013 while waiting for interior finish materials.

Sean Kienle also reported the following Recent Fuel Sales:

- a. November 2012: \$18,857.66 (↑ 47% over November 2011) - 3,786.76 gallons (↑ 35% over November 2011)
- b. December 2012: \$13,132.14 (↑ 5% over December 2011) - 2,801.15 gallons (↑ 1% over December 2011)

And the following Recent Traffic Operations:

- a. November 2012:
254 Total (↑ 119% over November 2011)
18 Local, 181 Itinerant, 41 Air Taxi, 14 Military
- b. December 2012:
177 Total (↓ 15% below December 2011)
22 Local, 104 Itinerant, 49 Air Taxi, 2 Military
49% Business-related operations

Sean Kienle recently filed the 4th Quarter 2012 Based Aircraft Report to ADOT and there were 20 aircraft based at the Airport.

The Airport has been assigned a new Location Identifier (KJTC) and Sean will report as soon as the new Identifier has been published by the FAA, either January 10 or March 7, 2013.

4. CONSENT ITEMS:

- a. Consider approval of the minutes of the Springerville Municipal Airport Advisory Committee meeting held on November 9, 2012.

David Kalinowski/Kimberly Jackson motion to approve the consent item.

Vote: Ayes: Unanimous

UNFINISHED BUSINESS:

5. None

NEW BUSINESS:

6. Hangar Tenant Status: Discussion and action regarding a Bid-Down Auction on the leasable spaces within the new Municipal Hangar.

Discussion: Mac Graham explained his theory on the Bid-Down Auction process in an effort to increase hangar revenue for the Town. Other members of the committee posed questions and stated that they did not support the idea of possibly pushing out hangar tenants with seniority to replace with tenants who were willing to spend more money. In an effort to remain friendly to loyal long-term tenants, there was no motion or action.

7. Disposition of Current Hangar: Discussion and action regarding pursuing a possible delay in the demolition of the current hangar building. Mac Graham and Steve West are willing to lead the discussions with the FAA.

Discussion: Mac Graham explained that he and Steve West had come to the agreement that they would, together, pursue further discussion face-to-face with our new FAA Project Manager in Phoenix. The committee suggested that an additional committee member or Sean Kienle attend the discussion as well.

David Kalinowski/Kimberly Jackson motion to approve further discussion with the FAA in an effort to delay the demolition of the current hangar building until funding can be found to rebuild it in another area of the Airport and Steve West, Mac Graham and one other member of the Committee or Sean Kienle should also attend the discussions.

Vote: Ayes: Unanimous

8. Set Lease Rates in New Terminal Building: Discussion and action regarding the setting of a per-square-foot long-term lease rate, as well as a short-term/day/hourly rate inside the new terminal building for the remainder of the fiscal year. The Committee will vote on the rates that will be recommended to the Town of Springerville Council.

Discussion: The Committee asked if Sean Kienle knew what average lease rates were in the area. He stated that he questioned one local realtor and did some research on the internet and found that office space rates range from cents per square foot up into several dollars per square foot. Mac Graham asked if Sean would conduct further research and submit a proposal to the Committee at the January 18th meeting. There was no action taken and the item was tabled.

9. Member Attendance: Discussion and action regarding the attendance record of all Committee members for the year 2012. According to By-Laws: "Failure of member to attend 75% of the regular

scheduled meetings within one year (calendar) shall constitute a tender of resignation by that member..." and "The Chair may excuse the absence of members for just cause..."

Discussion: Mac Graham asked that the Committee consider the attendance records of those who have not met the 75% attendance requirement and act accordingly. Sean stated that 3 members (Larry Hill, Kimberly Jackson and Mike Gowey) have not met the attendance requirement, 1 of those (Mike Gowey) being a permanent member who cannot be removed. Doug Henderson stated that as Chair, he has the ability to excuse absences and intends to do so because of what each member currently has to offer the Committee and the community. No action was taken.

10. COMMITTEE MEMBER ROUND TABLE DISCUSSION: Larry Hill stated that his contractor estimated \$3 per square foot for a stem-wall foundation and \$8 per square foot for full concrete slab foundation for the current hangar building to be re-erected. Larry suggested that the Town advertise or offer the opportunity for a 3rd party to re-erect the hangar at their cost in consideration of a term lease.

Submitted by



Doug Henderson, SMAAC Chairperson

January 5, 2013

Date



Sean Kienle, Airport Supervisor

January 5, 2013

Date