

AIRPORT PUBLIC ADVISORY COMMITTEE

Annual Meeting

Monday – May 10, 2021

District #1: Brad Ketcher

Business: Jeff Northgraves

Environmental: Linda Garat

District #2: Roger Peabody

Owls Head: Adam Philbrook

Commercial Pilot: Katie Shaw

District #3: Dick Witherspoon

Flying Club: Ron Vanosdol

STH: Jan Gaudio

Airport Business: Bill Packard

Members present: Ron Vanosdol, Linda Garat, Dick Witherspoon (Zoom), Jeff Northgraves, Brad Ketcher (Zoom), Katie Shaw (Zoom), Bill Packard (Zoom), Jan Gaudio,

Non-members present: Jeremy Shaw (Manager) Dorothy Meriwether (Commissioner)

CALLED TO ORDER: Chair Vanosdol called the meeting to order @ 5:04PM.

RECOGNIZED GUESTS: Ivan Garat

APPROVED the March 8, 2021 MINUTES: Jan Gaudio made a motion to accept the minutes, Jeff Northgraves seconded the motion. Chair Vanosdol called for a vote. Jeff Northgraves, Linda Garat, and Brad Ketcher abstained. The vote was 5 yes, 0 no, with 3 abstentions to approve the minutes.

INSTALL/ INTRODUCE NEW APAC MEMBERS: The 3 new members of the APAC gave brief introductions of themselves to the committee. Brad Ketcher, Linda, and Jeff all introduced themselves to the committee.

ELECT CHAIRMAN, VICE CHAIRMAN, AND SECOND VICE CHAIRMAN: Chairman Vanosdol stated that he would be interested in remaining the chairman if appointed. Jan Gaudio nominated him to remain as chairman, and Jeff Northgraves seconded the motion. The motion carried by a vote of 8-0. The airport manager reported the Roger Peabody had not responded to the request if he would like to remain as Vice Chairman of the committee because he was hospitalized with COVID. Jeff Northgraves then nominated Jan Gaudio as Vice Chairman, it was seconded by Katie Shaw. The motion carried by a vote of 8-0. There was then a brief discussion between the current airport manager and the former airport manager about the need for a Second Vice Chairman. Jeff Northgraves stated that he would be interested in holding the seat. Jan Gaudio nominated Jeff Northgraves as Second Vice Chairman, and Katie Shaw seconded. The motion passed with a vote of 8-0.

EQUIPMENT PURCHASE DISCUSSION: The airport manager discussed two pieces of equipment that was identified in a joint meeting between the APAC and the Knox County Commissioners on June 4th, 2020 that had not been acquired yet, due to a disagreement in opinion on their importance. The airport manager asked the APAC to revisit the purchase of the equipment and provide the Commissioners with another recommendation to acquire the assets. Commissioner Meriwether asked if there was anyone present that could speak to the concerns that were raised about owning the equipment. She relayed the concern that she had heard were associated with maintenance costs with owning those pieces of equipment and whether or not there was enough staff to maintain the new assets. The airport manager pointed out that the other equipment in the building was all operated and maintained by the Airport Maintenance Department's two employees. Jeff Northgraves added that in 2010, the airport undertook a major clearing project that was several million dollars, and if the airport had owned this equipment, it would have been substantially less than that amount. Jeff also stated that the FAA will never pay for clearing of vegetation ever again, because they only clear it once, and after that, it is the responsibility of the airport. Commissioner Meriwether then asked if the employees we had were fully qualified to operate the equipment. The current and former manager both indicated that they were. The airport manager then addressed the concern about maintenance costs, and indicated that the staff currently maintains engines and equipment that are much more complicated than the pieces of equipment requested. Brad Ketcher asked what the alternatives would be if the airport used the funds for if the equipment wasn't purchased, and the manager explained that there is a list of projects that the airport is working through to spend the CARES Act funding by the deadline. Bill Packard stated that the purchases are well justified because the employees' skillset are allowing them to maintain the airport at a higher level.

than before. Katie Shaw mentioned that the committee felt that in the meeting where this equipment was discussed, these pieces of equipment that most of the members agreed that were most practical and advantageous, and would benefit the airport the most in the immediate future. Jeff Northgraves recommended a motion that the APAC recommends to the County Administrator and the Commissioners that the RFP's for these two pieces of equipment that have been previously approved the APAC be expeditiously processed. Jan Gaudio seconded the motion, and the vote was unanimous, 8-0.

BENNER LANE SUBCOMMITTEE DISCUSSION: Ron Vanosdol briefed the committee on the Benner Lane Subcommittee's visit to the Benner Lane hangars owned by the Owls Head Transportation Museum. He reported that the hangars were in very good condition, and that if the County were to sell the hangars, \$50,000 would not be unreasonable for the traditional hangars, and Brad Carter stated that hangar #6 could possibly sell for \$250,000, or be used for a business such as an FBO or a maintenance shop. The manager reported that the Museum was looking for between \$450,000 to \$500,000 to sell the buildings, and that is was a reasonable price based on a professional market analysis conducted by a local commercial realtor. Bill Packard stated that the property would be better suited if it were under the control of the county, because of its proximity to the adjacent neighborhood. Katie Shaw agreed with Bill Packard. Jeff Northgraves stated that it is odd that the airport has never owned this property, and it would immediately make a spot available for a maintenance shop, and also said it would be obscene if the airport missed this opportunity like it has in the past. Commissioner Meriwether voiced concerned about the purchase of the property would have the perceived effect of expanding the aviation footprint of the airport. Jeff Northgraves disagreed with her, and stated that as the current agreement is written, it is already considered part of the airport's aviation footprint. Commissioner Meriwether stated that she was concerned that moments after the expiration of the agreement, if the County were to run right out and buy properties that opponents of the airport would say "I told you so". Commissioner Meriwether and Jeff Northgraves had a discussion that hangars don't necessarily mean an increase in aircraft traffic. Chairman Vanosdol reiterated that no action was being requested, but it was just a subcommittee report back to the full APAC on what the situation was with the hangars.

AIRPORT MANAGER UPDATES: The airport manager gave a brief updates on the airport's entire project list. The manager reported that the County is moving forward with the Terminal Hangar project and that the construction management contract had been signed by the County Administrator. He also reported that the solar project is still alive after the vernal pool delineation was completes and had positive findings. The operations facility was reported to be still in the permitting phase. The manager reported that Phase 2 of the drainage lining project is almost complete. The safety area grading was still in design phase. The 2 flying club gates were under construction. The hangar taxilane was on the agenda for the Planning Board meeting immediately after the APAC meeting. The manager then gave an update on the ordinance review committee's work and that they were reluctant to accept the information that was requested by the Planning Board. Stantec's wetland delineation would have accurately defined the resource protection area relating the hangar taxilane project, but accepting it would have allowed the hangar taxilane project to go forward.

MEETING ADJOURNED: Jan Gaudio proposed a motion to adjourn, and it was seconded by Katie Shaw. Unanimous approval to adjourn at 6:15 PM

NEXT MEETING: July 12th, 2021 at 5pm.