

Union County Airport Authority Agenda

10-13-20

~~9-8-20~~ Meeting @ 4:00PM

We will meet at the airport, either in a hangar or outdoors, weather permitting.

- Call to order -4:00PM
- Minutes of the Sept. meeting.
- Sec. / Treasures Report, Invoices presented for payment, Discussion of 2021 County Budget initiatives, and revenue forecasts
- Pres. Report. Update on wind damage recovery, AOBF 2021 status, Draft copy attached, Update on the DP&L / Maronda Power Pole obstruction issue (see draft resolution letter attached). ODOT action on our 2021 Obstruction Removal grant request (see draft resolution), FAA Planning conference scheduled 11-9-20 @ 10:30, U.C.Health Dept. and EMA assessment of KMRT site for COVID vaccination process (they are looking at several other sites as well).
- Committee reports
- Consultant's report;
- SkyVista / AP manager report
- Old Business: FBO contract issues discussion / process
- New business
- Next meeting 11-10-2020
- Adjourn

Resolved that the Union County Airport gratefully accepts the FY2021, Ohio Airport Grant Program, Direct Grants for General Aviation Airports award 21-04 in the amount of \$38,000.00. for obstruction removal, runway 9. Said grant being awarded at a matching rate of 95% ODOT and 5% local.

And that the UCAA president be authorized to sign the ODOT award contract when presented and to proceed with procurement of services as provided under the Ohio Revised Code and as agreed to by ODOT.

UNION COUNTY AIRPORT AUTHORITY
MINUTES
OCTOBER 13, 2020

The Union County Airport Authority held its regular monthly meeting on Tuesday, October 13, 2020. The meeting was held on the patio at the Union County Airport, 760 Clymer Road, Marysville, Ohio and was called to order at 4:00 pm. The following members were present: Mr. John Popio, Mr. Ken Denman, Mr. Bruce Rausch, Mr. Shaun Bailey and Mr. Phillip LaPointe. Mr. Bob Chapman was excused. Mr. Greg Shuttleworth of Woolpert was also in attendance as well as Mr. Steve Wieringa from Skyvista.

Mr. Denman motioned to accept the September minutes as presented, Mr. LaPointe second. Motion passed. Mr. Rausch motioned to accept the attached list of bills for payment, Mr. Denman second. Motion passed. The board discussed the 2021 budget which needs to be entered into OpenGove for the commissioners by October 16, 2020.

Mr. Popio reported that Mr. Grey of the Union County Prosecutor's office is working on the Balloon Rally Contract. Mr. Grey sent a copy to Mr. Popio for review who has concerns regarding this contract. Mr. Popio suggested that a meeting be called by all involved to discuss issues. Mr. LaPointe suggested that an additional \$5,000 be added to the contract as payment to Skyvista for their work during that week. More on this later. Mr. Popio also reported that he has been working on storm damage repairs. Most everything is under contract to repair except the awning and the knee wall on the patio. He is still getting quotes for those items. Mr. Popio reported that DP&L has erected a pole that is an obstruction to the airport. Further investigation found that Maronda Homes is responsible and that they did not file for a permit as required. The board needs to go on record that they object to this obstruction. Attached is a letter drafted by Mr. Popio to ODOT regarding this violation. Mr. Denman motioned to approve this letter and Mr. LaPointe second. Motion passed. Mr. Popio will contact Mr. Grey regarding this matter and send a letter to Maronda addressing this problem as well.

Mr. Popio also informed the board that the Airport has been granted a grant from ODOT in the amount of \$38,000 to be used for obstruction removal. Mr. Popio has gotten 3 quotes from vendors and permission from the landowners. Mr. Denman motioned to accept the following resolution: The Union County Airport gratefully accepts the FY2021 Ohio Airport Grant Program, Direct Grants for General Aviation Airports award 21-04 in the amount of \$38,000 for obstruction removal, runway 9. Said grant being awarded at a matching rate of 95% ODOT and 5% local. And that the UCAA president be authorized to sign the ODOT award contract when presented and to proceed with procurement of services as provided under the Ohio Revised Code and as agreed by ODOT. Mr. Rausch second. Motion passed. Mr. Popio had discussions with Mr. Pat Grable regarding an access road. Mr. Popio will try to set up a meeting with the city and county regarding his road.

Mr. LaPointe presented a layout plan for new T Hangars. The board agreed that bigger hangars (44-14) should be considered. It looks like bonding would be available and the board may also ask the FAA for funding as well and if possible. More information will be coming on this project in the coming months.

. Shuttleworth reported from Woolpert. (See Attached). Mr. Wieringa reported from Skyvista. Most everything is going well. It seems a plane belonging to Mr. Chris Marshall has been left on the ramp with no payment being made. Mr. Marshall has not responded to calls or emails regarding this plane. Discussion was had on ways to resolve this problem. The County Prosecutor will be contacted regarding this matter.

Mr. Bailey reported on the status of the FBO contract. They have met with the attorney and progress is being made. He presented a few issues to the board for clarification and resolved those issues some of which were the amount of reimbursement to be paid to Skyvista for management issues over and above what is specified, and issues regarding the fuel that Skyvista still owes the board for and what will happen to the fuel that is left when or if Skyvista were to leave. Mr. Popio suggested that a special meeting be set up to discuss issues for the 2021 5-year contract. It is hoped this contract will be signed very soon and then work on the 2021 contract will begin in order to have something ready to go before April 2021.

Mr. Rausch motioned to adjourn the meeting at 6:05 pm. Mr. Denman second. Motion passed. The next meeting will be Tuesday, November 10, 2020. The board briefly discussed the possibility of having their year-end meeting with all stakeholders. Due to the Covid Virus it may not be possible to have this at a restaurant as in the past. Further information on this will be forthcoming.

Respectfully Submitted

Linda K Thrush

Oct. 13th, 2020

Mr. Russell Neice, Project Manager
Office of Aviation
Ohio Department of Transportation
2829 W. Dublin-Granville Road
Columbus, Ohio 43235-2786

RE: FAA " **Proposed Case for: 2020-AGL-19785-OE** "

Dear Mr. Neice:

The Union County Airport Authority reviewed the FAA 7460 Proposal for the construction of a power pole and wires adjacent to the airport at our meeting on 10/13/2020 and following an assessment by our airport consultants, unanimously adopted a resolution objecting to the construction of what we believe to be an obstruction and hazard to airport operations for the following reasons:

1. This construction was initiated and completed without seeking the proper FAA airspace review.
2. This construction is a relocation of what was previously an underground powerline, and was undertaken, as we understand it, at the request of the developer / property owner Maronda Homes. Maronda Homes is known to be aware of the FAA 7460 permitting requirements and in this case failed to appraise DP&L of the requirements or failed to take action on their own behalf to seek an FAA determination or ODOT approval.
3. DP&L represents that they were not aware of the permitting process for construction around airports. Such negligence is not a basis for allowing the obstruction to remain.
4. We believe that the lighting of the structure represents an unacceptable mitigation and fails to provide the for safe operations at KMRT. And it would further result in an ongoing maintenance and surveillance burden on the airport.
5. While the above Proposal sites only the power pole. Its construction also includes an aerial powerline extending north, which is itself and additional obstruction and hazard.

The Airport Authority is concerned that prior FAA determinations of "No Hazard" to structures in the general area which were clearly obstructions, has set in place an environment which through negligence or malice has resulted in construction being commenced with impunity to the requirements established by the FAA and the State of Ohio. This structure must not be permitted

to remain. Failure to require that it be removed or relocated further emboldens others to feign ignorance and proceed with construction without regard to the rules and requirements designed to protect communities and provide safe operations at Ohio's airports. And that if permitted to remain this obstruction may be considered by the developer as a shield for construction of additional homes or structures that are also obstructions without notification and the opportunity for PRIOR review by the Federal Aviation Administrations, the ODOT Office of Aviation, and the Airport Authority.

In the interest of safety, and in furtherance of protecting Ohio's economically significant aviation infrastructure We respectfully urge ODOT, to exercise the authority granted to it under the ORC and deny permission to construct any structures, that would be obstructions to the FAR Part 77 surfaces near the airport. And to require that the existing structure and accompanying wires be properly relocated or removed.

If there are any questions, please call.

Respectfully,
UNION COUNTY AIRPORT AUTHORITY

John A. Popio, President

Stephanie Swann FAA
Nicole Harris FAA AGL Compliance Specialist
Airport Lease Agreements
October 7, 2020

Lease Agreements

- **Term and Options/Extensions**
 - **Leasehold**
 - **Use of Premises**
 - **Assignment, Sale, Transfer, Subletting**
 - **Rates and Charges**
 - **Tenant Improvements**
 - **Disposition of Tenant Improvements**
 - **Maintenance**
 - **Local Requirements**
 - **Breach**
 - **Performance Guarantee**
 - **Other Requirements**
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Lease Agreements – Term/Options/Extensions

- **Term:**
 - Should reflect the level of investment required by the tenant and provide sufficient time to amortize their investment
- **Options and Extensions:**
 - Which party controls the option to exercise any options or extensions?
 - If Sponsor controlled, it's truly optional
 - If automatic or controlled by the tenant, it's considered part of the original term and should not exceed 50 years

WOOLPERT PROGRESS REPORT

October 13th, 2020

The following is a summary of items/task we worked on during the past month.

1. Taxiway A Rehabilitation and Lighting
 - Asphalt work completed until final paint striping
 - Electrical work still slated for early November

2. ODOT awarded Runway 9 Obstruction Removal with FY21 Grant
 - Kick-off meeting held with John Stains, John P. and Phil L. on 10-8-2020
 - Key Items Discussed:
 - John S. was not concerned about obstruction removal being limited to Runway 9 end
 - For any removal of trees not on Airport property a signed form allowing trimming will need to be uploaded to BlackCat
 - Must stay under the total grant value - \$40,000
 - Do not need to go out for bids and however need to have 3 quotes. And upload them to BlackCat

3. No new news with Roy Currie (FAA) about the nighttime approaches.
 - Emailed him and no response

4. Master Plan update has continued.
 - Staff working on development of survey, in preparation for distribution to airport tenants.
 - Work is underway to identify all obstructions for evaluation of approach surfaces as part of ALP update.
 - Provided draft aviation forecast to John Popio for review and comment.
 - Begin development of runway data tables, in preparation for development of existing conditions sheet on ALP.

