

## SKYHAVEN AIRPORT OPERATION COMMISSION

Minutes of April 21, 2003

PRESENT: Jackson, Colby, Hochgraf, Bergeron, and Keans

ALSO: Ron Wanner, Kenn Ortmann, Bill Hounsel, Glen Horne, Walt Lewis, and Dan McCue

Meeting called to order 8:30am

1. It was moved by Bergeron and seconded by Hochgraf to accept the minutes of the 3/17/03 meeting. - Unanimous

2. Old Business:

- a. Edwards and Kelcey continues to work on the EA. Following ALP approval we can expect to see draft sections in six to eight weeks.
- b. Storm Water Pollution Prevention Plan (SWPPP) is being prepared in final form by Smart Associates. Rene Pelletier has, thru conversations, expressed concerns over the volume and flow rate of run-off as a result of the increased amount of paved (impermeable) surface in our master plan. Mitigation did not seem to be as much an issue as one might expect. Mention was made of detention/retention ponds to control flow rates.
- c. Management structure – Continue on agenda
- d. FAA – ALP update: Airport Layout Plan (ALP) awaiting signature for FAA approval.
- e. Status reports and updates:
  1. FBO – Still very busy – Still looking for additional airport space, possibly 2 to 3 times current space. Weather conditions in January and February made things a little tough but its improving, as the weather turns nicer and student flight training starts are increasing.
  2. Celebration of Flight activities planned for August 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> at Skyhaven. OVA has established a committee and they are planning a big gala, including informational shows on Friday, honor wall, dance on Saturday, trade show, barbecue, antique car show, static aircraft display, pancake breakfast on Sunday, Young Eagles, 2 units of Civil Air Patrol for the weekend, available on airport camping, and a raffle for aircraft rides.
  3. Hangar waiting list – All hangars filled, 62 names on the wait list.
  4. Hangar 1 pavement and crack seal scheduled 1 May thru 18 May. Runway closure planned to two days the middle of the first full week of May. Expect aircraft parking problems during construction. Much of the work and schedule is weather dependent. Dan McCue reports old drain at hangar 2-14 is not being used and should be removed or the pavement altered to drain properly. Ron will check with Public Works.
  5. Sewer project – No new news from Homemakers.
  6. Hangar rental agreements – all back except one and that could have arrived on Friday afternoon.
  7. Legislative update – All Bills through House and expecting no problem in the Senate. Right of first refusal Bill is in House committee and will probably remain there until next session.

8. Land lease discussion – Fred supplied new accurate elevations. Erect-a-tube prices appear accurate. SUR estimates that ground preparation averages about \$1,000 / unit.
9. Unit 5 (FBO) building may have been built at old snow loads and not in compliance with new standards, therefore any major issue with building 5 will require it to be brought into compliance.
10. Beacon and fence project is out to bid, as well as five obstruction lights. Fence will be just off the 50 foot road right of way and run from the SRE building as far south as money will allow. Commissioner Jackson brought up the topic of the eight foot “security” fence along route 108. He described an air trip across the USA recently during which few airports had this type of structure. He also related the negative effect on attitudes of visitors where fences did exist. After much discussion the Commission went on record as opposed to the erection of the fence. With only one side of the perimeter enclosed the fence would have no effect on security. Yet the impression on visitors and potential clients would be one of not wanting them around. - Unanimous.
11. Web site discussion – Fred wants to utilize as a notification to tenants and potential tenants about ground rules. Posting of minutes, lease info, potential wait lists, etc.
  - Added: Dan McCue voices concerns that prices for leases may be on the high side and not related to actual costs. Tenants can’t carry the entire load. Dick Jackson states most small airports do not make money and have some infusion of money – community, state, private. Bill Hounsel says the state legislature has an agenda of ridding itself of airports. Skyhaven must become an economically viable facility.

3. New Business:

- a. SRE small doors inoperable due to frost in the ground, gutter damage on south end of building, and pavement raised on dark side of building.
- b. Hangar 1, so much ground water that whole structure rose up and caused leak problems. Very wet fall with quick winter freeze contributed to the problem. Ron has had extensive discussions with Public Works engineers trying to arrive at solutions to the tenant complaints. Hangar 2 has major condensation problems, which are also being discussed with engineers. So far there have been no simple and cost effective surefire solutions. Dick Jackson suggests future buildings be built on slabs rather than deep-set foundations so that everything is allowed to move. Dan McCue suggests looking at air vents for hangar 2. Roof extensions would only temporarily shift problem further out from door and would lead to ice dams.
- c. Next Meeting: May 19, 2003
- d. Future meeting dates: 6/16/03, 7/21/03, 8/18/03

Meeting adjourned 10:23 am