

TOWN OF PAYSON  
AIRPORT COMMISSION  
Thursday, July 18, 2013, 6:30 PM  
Town Council Chambers

- A. CALL TO ORDER:** Chairman Jim Hunt called to order the duly posted Airport Commission meeting at 6:30 p.m. in the Payson Town Council Chambers.
- B. Pledge of Allegiance**
- C. Roll Call**  
Jim Hunt, Bill Day, Dick Garmon, and Robert Henley were present.  
**Staff:** LaRon Garrett, Assistant Town Manager, and Ray Law, Airport Coordinator, were present.  
**Others Present:** Six members of the airport community were present.
- D. Public Comments - Comments concerning items not on the agenda.**  
Chairman Hunt asked for any comments from the public on items not on the Agenda. Mr. Jim Garner thanked everyone who sent him cards and called him while he recuperated. He also responded to a public comment made at the June meeting regarding his business charging half an hour labor for jump starting an airplane with a dead battery. He stated that his business has helped numerous airplanes get started and never charged anything for that service.
- E. Minutes**  
The minutes from the June 10, 2013 meeting were presented for approval. No corrections were needed, so a motion for the minutes to be accepted was made by Vice Chairman Day. Member Garmon seconded the motion.  
**Approved 4-0**
- F. Items for Discussion/Possible Action**
1. Leases for the Restaurant and Fueling FBO services  
Mr. Garrett informed the Commissioners that based on the recommendations from the Airport Commission at the last meeting, the Town Council had approved moving forward with the Request for Proposal (RFP) for the Fueling FBO and that it is being put together right now and should be finished next week. Due to internal discussions, the Restaurant lease did not go to the Town Council at the last meeting, but will probably go before them at the next meeting. Town staff is meeting Monday to discuss it before they move forward with it. Chairman Hunt summarized, then asked for further discussion, there were no other comments.  
**No Action Taken**
  2. Airport Capital Improvement Program, Airport Layout Plan, Future Airport Improvement Requests to FAA and ADOT, Ongoing Environmental Assessment  
Mr. Garrett stated that he needed inputs for new projects before meeting with FAA/ADOT to develop a strategy. Member Henley had made some suggestions which all members reviewed. Chairman Hunt had questions about additional run up areas, but realized that the FAA had somewhat different expectations than he did. Mr. Garrett diagrammed the FAA recommended layout. A short discussion continued. Chairman Hunt read Member Henley's suggestions to the public which included: Completing the design and construction of Echo Ramp, larger run up areas, high speed exits from the runway for landing aircraft, and finally installing Precision Approach Path Indicators (PAPIs) for runway 6. Chairman Hunt commented that the high speed exits would definitely help reduce congestion on the runway. Mr. Law added other suggestions including a wash rack for aircraft, new noise abatement signage, an access road to the west hangars, covered parking for equipment, and finally a new tractor/mower when the required 20 years use of the existing unit was past. Chairman Hunt inquired of Mr. Garrett if any pavement repair/replacement was a reasonable request for a grant. Mr. Garrett answered that pavement repair is not an eligible request because it is considered a maintenance item. So the ADOT pavement maintenance

program is the only way to get the ramps resurfaced. A discussion of the need and how to construct a wash rack proceeded. Chairman Hunt requested that the Commission prioritize the list of recommendations. After a short discussion, the list was prioritized as follows: (1) Completing the design and construction of Echo Ramp, (2) Construct larger run up areas, (3) High speed exits from the runway for landing aircraft, (4) Install a PAPI for runway 6, (5) A wash rack for aircraft, (6) Airport signage, (7) An access road to the west hangars, (8) Covered parking for equipment, and (9) A new mower. A motion was made by Member Henley and seconded by Vice Chairman Day to accept the prioritized list.

**Approved 4-0**

**3. Commercial Through the Fence Agreement**

Chairman Hunt asked Jim Garner to explain why he had requested that this topic be discussed. Mr. Garner explained the requirements which a business operating on the airport must follow. He explained that the FAA guidance seems to indicate that if two similar businesses are operating, one on the airport and one off the airport using "Through the Fence" access, then measures needed to be taken to ensure both businesses had an equal opportunity to succeed. David Oldenkamp, who is based in the Industrial park area, commented that when he and his wife came to Payson ten years ago they begged the airport to allow them to put up hangars on the airport, but they were not allowed. They were forced to build their hangars in the Industrial Park where they had to buy the land versus just leasing the ground from the airport. Mr. Oldenkamp felt that the issue of fairness is a very complicated issue to evaluate. Chairman Hunt stated that after doing his own research he had come to the conclusion that the FAA would rather not see commercial through the fence operations because of the competition with businesses on the airport. The airport's ability to support commercial activities and to have the room for more businesses can affect whether businesses can come onto the airport or, like the Oldenkamps, are forced to build their business off the airport using the commercial through the fence access. With regards to Mr. Garner's point, Chairman Hunt said that he would submit that there are other costs that off-airport businesses pay that Mr. Garner does not. Chairman Hunt stated that he does not know what those costs might be, so the expense argument would have to have some more data to support Mr. Garner's claims. He also doesn't know how many off-airport aviation businesses there are in the Industrial Park. Finally, he doesn't feel that rules should be changed which affect previous decisions or investments made by individuals who have been promised that they could operate their businesses using the gate to the airport. A discussion followed regarding the fees that come from the Industrial Airpark for aircraft being stored or worked on in that area. Margie Oldenkamp commented on the issue of gate fees and reiterated that they did not have the choice to build their business on the airport. Chairman Hunt inquired of Mr. Law and Mr. Garrett if there was an agreement document with the Industrial Skypark aircraft owners formally requiring payment of the gate fee. He said he pays the Town every month for the gate fee, but he doesn't recall an actual document requiring that. Mr. Law and Mr. Garrett agreed that there was no such document in place at this time. Chairman Hunt found meeting notes from August 2012 that the Commission intended to put such a document in effect, but that it apparently had never been followed up on. He felt that a document should be created to make that official. Mr. Garner commented that Mr. Oldenkamp was correct that he was talking about operating a business off airport and not going through the gate. He restated what he feels that FAA publication 5196 requires for the sake of fair competition. Mr. Oldenkamp commented that the Industrial Skypark is really almost out of room, so this issue probably won't affect that many businesses. He further reminded the Commission of possible ramifications if the Town tried to change historical agreements. Chairman Hunt asked Mr. Garrett if the Through the Fence access had ever caused any problems with the FAA regarding grants. Mr. Garrett stated that the FAA doesn't particularly like having the gate, but it hasn't affected their support of the airport. A discussion continued on the FAA's efforts on commercial versus residential through the gate. Member Garmon commented that he felt the Commission should investigate the concerns Mr. Garner has brought up. Another discussion of courses of action to take ensued. Vice Chairman Day suggested that he would be happy to work with someone else to look into the issue further. Chairman Hunt agreed and felt that the Town attorney should also be consulted to consider current and future actions.

**No Actions Taken**

#### 4. Payson Aerofair

Mr. Law summarized recent actions taken in preparation for the Aerofair. He stated that he has received six vendor applications so far and that the local Kiwanis Club has volunteered to fix the pancake breakfast. Fred Carpenter has also volunteered to perform as the DJ as in past years. Mr. Law also reminded everyone that the local EAA chapter is running the airlift. Advertisements have been placed in AOPA Online and the Fly Low publication. He has also send an application to the Army National Guard to request a helicopter static display. Mr. Law went on to say that the Rim Country Classic Auto Club and the Antique Tractor Club have also been invited. He still needs lots of help for the event. Chairman Hunt asked Mr. Garrett is the finger printing volunteer requirement would be necessary to help with the event. Mr. Garrett stated that for a one-day event the requirement would not be necessary.

#### **No Actions Taken**

#### **G. Management Report and Discussion**

Mr. Law reported that the Overnight Parking sign was finished and ready to be installed as soon a few improvements to the parking area were completed. He also stated that the "Thank You" banners for the Firefighters had been posted on the fences. Next, Mr. Garrett stated that he had received word that the Echo ramp design grant has been awarded to us. So now it is just a matter of completing the paperwork which should be completed by October. He also had received an update from ADOT that they had agreed to the expand the grading grant because of the change in grading criteria by the FAA. The cost increase was from \$220K up to \$372K.

#### **H. Schedule of future meetings and requests to Staff for the placement of items on future Commission Agendas – No Discussion Permitted.**

The Commission agreed that the next meeting would be held at 6:30 pm on Monday, September 9, 2013.

#### **I. Adjournment**

Adjournment motion was made by Member Henley. Meeting adjourned at 7:44 p.m.