

November 12, 2019



Tullahoma Municipal Airport Authority

807 William Northern Boulevard
P.O. Box 1581
Tullahoma, TN 37388

**Meeting Attendance
November 12, 2019**

Members Present

- Paul Sirks, Chairman
- Karla Smith, Vice Chairman
- Jennifer Benetti-Longhini, Secretary (via telephone)
- Dr. Don Daniel, Treasurer
- Mike Rutherford, Assistant Treasurer
- Dr. Jim George, Assistant Secretary
- Jason Waller

Other Persons Present

- Jon Glass, Airport Manager
- Alderman Ray Knowis
- Tullahoma News

Regular Meeting Minutes

Visitors: Alderman Dunn (Public Comments).

Note: Where motions are noted as being approved, they were unanimously approved by all Board members present unless otherwise noted.

- 1. Meeting called to order at 5:00 pm.**
- 2. Minutes for the October 8, 2019 meeting were reviewed and approved** as written.
- 3. Public comments** – Alderman Dunn discussed an idea to put a pollination friendly 4 acres of land at the Airport. The area would not have trees or grass and would consist of wildflowers. An area between Ledford Mill Road close to the FAA facility would be the most ideal spot for this concept. This will be on the agenda for the December 10, 2019 Board meeting.

November 12, 2019

4. **Treasurer's report** – Dr. Daniel reviewed the financial statements. He reported that expenditures and revenues were within 2% of normal for the year.

5. **Jon Glass presented the Airport Manager report:**

CURRENT PROJECTS

Terminal Building – A&R Glass was low bidder at \$963.00 to replace shattered glass at east side entrance. Terminal building started closing at 5:00 pm with the time change on 11/3/19.

FY 2019 Audit – Audit forms will be ready for Board members to complete at the Board meeting. TDOT completed an audit of 4 current Airport grants and had no findings. **City of Tullahoma and Airport audit should be available soon for review.**

Vandy LifeFlight Hangar – We have done some minor repair work on roof leaks that seem to be helping. Patrick Rinks inspected the roof and did not report any major problems to the roof itself but it does need more downspouts. During heavy rainfalls water is collecting on the east and west side of roof. He also noted that the roof fasteners are rusting and will need to be replaced in a few years. We are looking at replacing exterior light fixtures with LED due to cost of renting a lift to replace burned out light bulbs. We completed an emergency repair project on the hangar door on 9/27/19. Both door motors were replaced for \$3,850.00. **The hangar door is working great.**

Runway Concrete Repair Demo – Jon Glass met with representatives from Elephant Armor on 7/2/18. They have an epoxy based concrete repair method that is a fraction of the cost of full depth replacement. They are currently doing work on the runways at BNA. They will do a sample area of runway 18/36 to demo the method of repair. PDC and TAD reps will be here to observe and I will notify Board members prior to the work being done. Instead of 4 repair patches for free they have offered to come here and work for a full day for \$2,500 to \$3,000. I recommend we approve this proposal as this could be a very cost effective concrete repair for runway 18/36. They are located in west TN so I think this is a fair proposal. We had 2 dates scheduled in December and got rained out. The next window is January 9 to 11. The work is complete and we will monitor the patches over the next 12 months. I think this will be a viable option to repair runway 18/36 at a fraction of the cost of other repair methods. **10/8/19 No Change**

ODAL's Flight Check – FAA did a flight check on 10/25/18 and we failed due to trees at the first light. Curl Construction will remove the trees for \$125.00 per hour. We believe it will take 3 to 4 hours to complete the work. The area is too wet for any heavy equipment. They have a crew with chainsaws that completed the work on 12/7/18 and FAA has been

November 12, 2019

notified. If we do not pass next flight check will have to wait until June or July when we can get some heavy equipment to take down more trees. Flight check is scheduled for 3/13/19. FAA has not advised on the results of flight check. **10/8/19 No Change**

Taxiway A and South Ramp Drainage - The Engineer grant has been approved and was returned on 12/6/18. The scoping meeting was held on 1/16/19 and the work authorization should be ready for our approval on 2/12/19. Survey work is scheduled to be completed the week of 3/11/19. The following schedule will apply to this project and the pavement maintenance project. Engineer work completed July 3, bid advertisement July 7, bid opening and award July 30, construction begins August 12 and ends September 7. The design work is scheduled to be completed 6/21/19. The pre-bid meeting was on 9/10/19 and bid results will be available for the 9/17/19 Board meeting. **Curl Construction is about 95% complete with the work. We expanded the scope of work and cost on the south ramp but it will still be under the grant amount. Curl has also worked with 2 hangar owners to improve drainage around their hangars. The ramp area and taxiway should drain much better after work is completed.**

Pavement Maintenance Project - This has been submitted to Blackcat as a project request. It has been recommended for approval by TAD. The project consists of Taxiway D remarking, Taxiway F sealcoat and crack repair, Harton Hangar Plaza sealcoat and crack repair along with Terminal building auto parking lot seal coat and crack repair on the maintenance contract. Dr. Daniel and Jeremy Bell will sign the grant as soon as it is available. The 90% design meeting is scheduled for the week of June 17th. Bids were opened on 8/7/19 with the following results:

American Stripers, LLC. - \$45,344.64

Remac, Inc. - \$73,663.50

Barton Construction \$93,807.00

The final payment of \$45,344.64 to American Stripers has been submitted to the Aeronautics Division for payment.

TAD Grants - They have a new policy where work can begin on a grant after staff or TAC approval instead of waiting for the Commissioner to sign the grant 2 to 3 months later. This can help us with the drainage and pavement repair grants that were delayed because of the 9/27 tree issue. This decision could be reversed when the new TDOT Commissioner is appointed in January by the new Governor. **10/8/19 No Change**

USDA Loan Request - We should get a reply soon on the USDA loan Jon Glass requested several months ago. It is a 15% grant and 85% 40 - year loan at 3 or 3.5% interest rate. The request was for \$400,000 for Runway 18/36 concrete repair and \$800,000 for a new 10,000 square foot hangar.

Airport CIP List

November 12, 2019

These are the projects that have been ranked by the Board for priority over the next 4 years:

1. ALP Update and AGIS Survey (\$300,000).
2. Runway 18/36 concrete repair (\$400,000).
3. North Taxiway Overlay (\$275,000).
4. Runway 6/24 crack repair and seal coat (\$375,000).

Jon Glass attended the annual CIP meeting at Smyrna Airport on 10/17/19. The runway 18/36 concrete repair will not be funded by TAD and should be done on USDA loan if approved. The runway 6/24 crack repair and seal coat will most likely be completed by TAD at no cost to the Airport next year. The following items should be included:

1. **New Airfield Electrical vault or VOR building (\$150,000).**
2. **Drainage repairs – Undetermined (\$125,000).**
3. **Ramp/Taxiway Concrete Repair (\$500,000).**

Maintenance Contract – We get reimbursed 50% on this grant up to \$39,600 each year or a \$19,800 reimbursement. The FY 19 contract will be returned to TAD for execution this week. Reimbursements in the amount of \$19,458.73 have been submitted to Blackcat. We have received the final reimbursement of \$3,418.78 for FY19. The terminal building parking lot seal coat work was completed under the pavement maintenance project saving us about \$8,500 on the maintenance contract grant. **11/12/19 No Change**

Coffee County Appropriation – I have requested the money approved by the Coffee County Commission approved for FY 19 and it should arrive by 2/15/19. Last year we received \$15,000.00. Mayor Cordell advised Jon Glass that our \$15,000 request for FY20 had been approved. **10/8/19 No Change**

VOR Building – The roof is leaking and repairs need to be completed to prevent damage to the Airfield regulators. The cone and antenna have been removed and the holes have been patched. We are obtaining estimates to construct a roof from Contractors. It will be about 2 years or late 2019 before roof needs to be repaired or other options are identified. **10/8/19 No Change**

Beacon – We have a Contractor that has removed all the Air Show antennas from the tower. He will paint the tower next. He completed work on painting the segmented circle. The motor has failed and spare parts are not available. A company in Shelbyville is providing an estimate to rebuild the motor. Baker's Electric has submitted a bid of

November 12, 2019

\$3,735.00 to repair and rebuild the beacon motor. I will have two more bids prior to the meeting. The work is complete and Baker's Electric has been paid. **10/8/19 No Change**

General Assembly HB1147/SB982 – It is pretty clear that the amendment to this bill will pass. A Task Force in the General Assembly is being set up to determine the effects it will have on GA Airports in the State. I recommend that we do not touch our NPE (\$150,000 per year) over the next several years and save it for an emergency. Starting in the next 90 days and over the next 4 years I see drastic cuts in State funding from TAD if other sources of revenue are not found. Elimination of funding for terminals, equipment, hangars, fueling systems and landside improvements will probably start very soon. I believe the 95/5 funding will become 90/10 in the future also. Within a few years I believe funding will only exist from TAD for primary runway and taxiway pavement repair. TN House and Senate votes on the Southwest Airline amendment have been delayed until 2019. **10/8/19 No Change**

Taxiway A – 16-555-0754-04 has been closed and a \$1.12 local share refund has been requested since the project was completed under budget. **10/8/19 No Change**

Taxiway B – 16-555-0785-04 has been closed and a \$469.25 local share refund has been requested since the project was completed under budget.

16-555-0793-04 has been closed and a \$1,285.78 local share refund has been requested since the project was completed under budget. **10/18/19 No Change**

NW Hangar 2 – The \$250,000 grant request will be on the September 21 TAC meeting agenda. The grant request was approved with a 5-0 vote at the TAC meeting. The \$200,000 TML loan has been approved and will be executed on 10/19/17. Received the grant on 11/9/17 and Dr. Daniel and Jeremy Bell signed on 11/10/17 and it was returned to TDOT for the Commissioner's signature. The executed grant was received on 12/1/17. The scoping meeting is being scheduled for the week of March 19. Rinks and Associates has started work on the design phase of the hangar. Advertisement for bids will be in the 8/12/18 edition of the Tullahoma News. The pre-bid meeting will be 8/30/18 and bids will be opened on 9/13/18. The site plan was approved at the 9/17/18 Planning Commission meeting. Bid results, letter of recommendation from Rinks & Associates and financing plan is attached for your review. Sue Wilson is getting the UDAG loan approved and the amendment for the grant has been submitted. The building permit and FAA Buy America letter has been submitted. Richland started work on the hangar on 10/30/18. The grant amendment for \$72,187.00 was approved by TAD. The UDAG loan will be completed on 11/16/18. The footers have been poured and the concrete pad is next when it gets a little warmer. The concrete pad has been poured and the Contractors time will stop until the building is delivered. We anticipate the building will arrive about March 4th and take 6 weeks to construct. We set aside \$50,000 in TAA funding for undercut based on the avionics hangar and only \$625.00 was used for undercut on the new hangar saving \$49,375.00. There were 2 items we did not plan for with concrete duct needed for \$886.00

November 12, 2019

and QC testing that use to be provided by the Contractor. This is a new building code rule that is a good one and requires us to hire an independent party for testing we were just not aware of it. This cost is \$6,281.25 but we hope some of it can be offset by reduced Engineering fees. Since the undercut came in much better than estimated I propose that we add electronic openers to the 24 foot doors at a cost of \$20,937.00. We can save about \$5,000 by adding the openers now while the building is being made as opposed to after it is completed. New arrival date for the building is 3/25/19. The hangar is scheduled to be completed prior to June 15. The substantial completion inspection will be done on June 17. The aircraft can move into the hangar when the City issues the Certificate of Occupancy. The final inspection has been completed and the Certificate of Occupancy has been received. The final grant payment has been made and we will determine the final amount owed to the Contractor. **The final construction bill over the grant amount to Richland is \$30,000.00. A motion was made and approved** to pay Richland Construction \$30,000.00.

Turf Runway – 16-555-0794-04 has been closed and a \$450.10 local share refund has been requested since the project was completed under budget. 16-555-0786 has been closed and a \$55.00 local share refund has been requested since the project was completed under budget. **10/18/19 No Change**

Airport Pavement Condition Report – TAD contracted with Atkins North America, Inc and Applied Research Associates, Inc to produce a report on the condition of pavements at all TN Airports. This report will guide TAD staff and the TAC in all future decisions on project requests from Airports. Applied Research Associates will be here 10/9/19 to check runway 6/24. **11/12/19 No Change**

Select TN Site Development Grant – The City is in the process of applying for a grant for the Business Airpark. Proposed work includes drainage improvements, concrete repair, clearing and grubbing, signage and lighting in the amount of 500k. The application was submitted on the February 1 deadline and we should know by July 1 if we will receive the grant. The application request was not approved but can be resubmitted for the next round of funding that is available. The 2nd round of funding has been approved by ECD. The application was submitted by the December deadline. The grant announcements will be in the March/April timeframe. Thom Robinson, Scot St. John, Winston Brooks and Jon Glass went to the ECD office on March 8 and made a presentation for the grant. ECD should announce the final decision on grants in 4 to 6 weeks. We did receive the grant for tree clearing and drainage improvements in the amount of \$280,000. Contracts for the grant should be ready by July 1. The grant has been executed by the City and ECD. The bids will be opened at 11:00 am on 1/11/18 at City Hall. Curl Construction is the apparent low bidder at \$262,286.68, the highest bid was \$907,196.00. BOMA will vote to accept or reject the bid at the 2/12/18 meeting. The pre-construction meeting will be held on 2/21/18. Curl Construction is nearing completion on the tree clearing and will leave a buffer of trees regarding the XP Services concerns. The subcontractor that is supposed to grind the trees

November 12, 2019

left the Airport. Curl has tried to burn the trees but that led to complaints from XP Services. Their time has been stopped and we will try to wait for the subcontractor to return. Alex Richman with the Motlow family will look at them 10/12/18 and see if they have any interest in the timber. The trees have been disposed of and final cleanup is all that is left to be completed. Conditions are to wet for clean up right now. Curl Construction should complete the clean up work the week of 4/8/19. The final inspection is complete. The final item is to remove the silt fence. They gave us the go ahead to start mowing the area. **Curl Construction will remove the silt fence on 11/11/19.**

Airport Inspection – I have requested TAD to complete the Airport inspection earlier this year so any issues can be corrected prior to the AOPA Fly-In. They did the inspection on 6/4/19 and I should have the report in a week. We had no section 1 violations and received our Airport license. **10/18/19 No Change**

Construction Lease – Greg Curl and Ronnie Randall are requesting permission to enter into a 2 year construction lease on North taxiway 312.

FUEL SALES

Fuel sales for the month of October 2019 were 32,195.39 gallons. This is a 1,554.6 gallon decrease in the 33,749.99 gallons sold in October of 2018. All outstanding fuel invoices have been reimbursed to the City except for the AVGAS and Jet fuel still in the tank.

Beech Party – 150 Aircraft, 8,025 gallons of fuel and 400 people.

Fuel Sales 1/1/19 to 10/31/19 = 226,217.5

Fuel Sales 1/1/18 to 10/31/18 = 194,823.27

October 2019	AVGAS	AVGAS SS	Total
Gallons	8,435.99	3,771.6	12,207.59
Flow Fee	\$843.59	\$377.16	\$1,220.75
Pump Fee	\$4,217.99	\$942.90	\$5,160.89

October 2019	Jet Full Price	Jet Discount	Total
Gallons	2,474	17,513.8	19,987.8
Flow Fee	\$247.40	\$1,751.38	\$1,998.78
Truck Fee	\$247.40	\$1,751.38	\$1,998.78
Pump Fee	\$2,474.00	\$11,453.84	\$13,927.84

Total AVGAS & Jet Gallons = 32,195.39

Total Flow Fee = \$3,219.53

Total Jet Truck Fee = \$1,998.78

November 12, 2019

Total Pump Fee = \$19,088.73
 Total Part-Time Employment Cost = \$5,072.00
Jet Truck Fee Minus Rental = +\$1,148.78
Pump Fee Minus Employment Cost = +\$14,016.73

FUEL PRICES

11/5/19	Tullahoma	Shelbyville	Winchester	McMinnville	Maury County	Murfreesboro
AVGAS SS	\$4.15	\$4.30	\$3.96		\$4.74	\$4.59
AVGAS FS	\$4.40	\$4.50	\$3.95	\$3.71	\$4.95	\$4.79
Jet	\$3.95	\$3.95	\$3.88	\$3.97	\$4.27	\$3.80

Airports within 50 miles of Tullahoma
 Average AVGAS price - \$4.87 Average Jet price - \$4.40

AIRPORT FUEL SALES

DATE	FUEL SOLD (gallons)
October 2019	32,195.39
October 2018	33,749.99
October 2017	24,644.62
October 2016	26,660.65
October 2015	33,705.25
October 2014	24,268.58
October 2013	15,123.97
October 2012	19,203.13
October 2011	15,677.15

ANNUAL FUEL SALES (Gallons)

2018	234,691.04
2017	192,043.95
2016	219,458.44
2015	206,683.02
2014	179,611.14
2013	118,597.24
2012	146,293.66
2011 * TAA took over fuel sales on 5/11/11	117,223.75
2010	97,983.8
2009	94,408.7

November 12, 2019

2008	113,262.8
2007	107,196.8

MAINTENANCE/NAVAID PROBLEMS

Fuel Tanks – No problems or outages for October 2019.

VOR – FAA has sent out notices regarding the decommissioning of the VOR.

AWOS – No problems or outages for October 2019.

Veeder Root Fuel System – No problems or outages for October 2019.

RUNWAY AND TAXIWAY LIGHTS – No problems or outages for October 2019.

REILS AND PAPI – No problems or outages for October 2019.

HANGAR RENT/INSURANCE

OVERDUE RENT –

EXPIRED INSURANCE CERTIFICATE – None

OTHER – Nothing

AIRPORT MARKETING/PRESENTATIONS –

6. Old Business:

A. AOPA Fly-In – Jon Glass reported that the City accounting department took care of the \$142.00 deficit from the Air Show during the AOPA Fly-In with a budget transfer.

B. TN Skydiving – Paul Sirks reviewed some of the comments on the lease from Jason Waller and Leslie Fritz with TN Skydiving. It was reported that Hans Paulsen was working on getting the TN Skydiving, LLC renewed with the State of TN. **A motion was made and approved** to sign the TN Skydiving lease as written. Jason Waller recused from voting. Hans Paulsen will sign the lease when the LLC is re-established.

November 12, 2019

7. New Business:

- A. 2019 CPI Increase** – Jon Glass reported that the Bureau of Labor and Statistics published a 1.7% CPI increase for 2020. **A motion was made and approved** to apply the 1.7% CPI increase to all Hangar leases that have the CPI clause.

- B. XP Services Grant Request to TAD Economic Fund** – Jon Glass reported that XP Services prepared a grant request for a new 10,000 square foot hangar to the TN Aeronautics Division Economic Development Fund. Long term low interest loans as also being applied for a second 10,000 square foot hangar. **A motion was made and approved** to submit the grant request to the Aeronautics Division.

- C. Other New Business** – A letter and documentation from the Harton Family Attorney regarding the World War II hangar was distributed to Board members. Paul Sirks reported that a work session with Jeremy Bell would be held prior to the January 14, 2020 Board meeting regarding the information. Paul Sirks would like for the Board to review the By-Laws in an upcoming work session also.

8. Aldermen Knowis Comments – No comments.

9. Meeting was adjourned at 5:57 pm.

Submitted on 11/18/2019

<Original Signed>

Jon Glass
TAA, Airport Manager

Minutes approved during the _____ meeting