

Airport Advisory Committee Minutes 5/2/2023

Present:

- Victoria Ganz (Chair)
- Ron Rosenfeld (Secretary)
- John Foster (Member)
- Chris Krohn (Member) (Zoom)
- Bob Chieffo (Member) (Zoom)
- Peter Lehmann (Member) (Zoom)
- Kate Devonshire (City Manager) (Zoom)
- Billy Boone (City Council Representative)

Call to Order at 5:08 PM by Victoria

1. Acceptance of previous minutes
 - a. So moved by John, 2nd by Victoria, Approved unanimously
2. Adjustments to agenda
 - a. Discussion of Probes, floats, gauges, overfill protection
3. Select Vice-Chairman
 - a. After discussion, Ron moved that Chris be appointed Vice-Chair
 - i. Victoria 2nd
 - ii. Approved unanimously.
4. Old Business
 - a. Fuel Farm
 - i. Tammaro Oil purchased approximately 1302 gallons of our deteriorated jet fuel as Waste Oil at \$2.50/gallon
 - ii. Jet-A tank has been inspected, repaired and is ready to be refilled
 - iii. Titan fuel has been selected as our supplier
 1. In return for "branding" the tank, they will, at no charge to us
 - a. Provide QC training
 - i. Pete is scheduled to attend 16-18 May
 - b. Perform annual QC inspections
 - c. Provide any other needed training an support
 - d. Provide \$50,000,000 insurance, but this probably relates ONLY to the fuel farm and the fuel.
 - i. Need to check with Peabody insurance as to how much this might decrease our airport liability policy.
 - e. Keep track of fuel sales; handle credit card transactions depositing funds immediately into our deposit account.
 2. Deliveries
 - a. They can deliver a load of 1,000 gallons Jet-A this Saturday at \$4.70/gal
 - b. KBHB will not be ready for a load of Jet-A for a few weeks, but price would be less if we split the load with them.
 - c. As of 5/3/2023 Jet-A at KBGR: \$4.71; at KBHB: \$6.84
 - d. Victoria to consider advisability of obtaining 1,000 gallons now at the higher price in view of possibility of emergency needs, vs waiting a few weeks to obtain a lower price.
 - iv. Probes are non-functional and need to be replaced.
 - v. Floats are damaged with cracking and should be replaced.

- vi. Fuel gauge / overfill protection device front portion is non-functional due to water damage. Rear portion may be functional but uncertain.
 - 1. If unit needs to be replaced, consider a networked solution so monitoring can be done remotely
 - 2. Victoria to remind Rodney to take that into consideration when examining the device
- b. Leases
 - i. Still with City Attorney
 - 1. Chris to set up meeting with city attorney to review terms, and encourage completion of review.
 - ii. General discussion points with regard to specimen lease from KSFM
 - 1. Said by FAA (Jorge Pantelli) to be the most complete he had seen and to cover grant assurances.
 - 2. Ron noted that liability insurance is not mentioned.
 - a. Should there be required liability insurance, to protect city and other lessees?
 - 3. Initial term should be lengthy in view of the investment required to build a modern hangar
 - a. 30 years with option to renew for 10 was mentioned
- c. Budget and Finances
 - i. Change of deposit account to interest-bearing account at First Bank approved at last City Council meeting.
 - ii. There are some bank documents needing Council signature to complete process (City treasurer to get this done)
 - iii. With regard to the current city budget, the Airport is \$10,623.26 "in the black"
 - iv. As of Mar 31, 2023
 - 1. Approximately \$38,000 withdrawn to pay back city for fuel charges earlier this fiscal year
 - 2. Total remaining in deposit accts \$62,806
 - a. In First Bank interest bearing account: \$57,000
 - b. Awaiting City Council sign-off to close completely the Bangor Savings Account
 - 3. In the future, fuel purchases will be funded directly from this account.
 - v. Landing Fees
 - 1. Kate suggested considering them
 - 2. Pete and Ron mentioned they would discourage pilots of small GA aircraft from coming here
 - a. Pete opined that the main reason for landing fees was to discourage traffic
 - vi. Call-out fees
 - 1. Have been applied to commercial Jet traffic (eg Net-Jets) in the past
 - 2. It is unclear to the committee exactly what services were provided.
 - 3. Pete suggested that we define (and advertise) the services that can be provided for commercial flights.
 - a. He noted that fueling of jet aircraft may be something that corporate pilots are not allowed/trained to do on their own.
- d. Solar farm
 - i. Several committee members had an on-site walk through with Henry and Anne representing NexAmp.
 - 1. More detailed information on proposed site presented (than was apparent on the HT drawings)
 - 2. There are two small areas that, as initially sited, would interfere with airport usage with regard to IFR minimums and nighttime availability.
 - 3. They examined the "blade yard" and will consider using that for a portion of the project.
 - 4. In view of the blade yard option, they are considering splitting their single two (2) MW project into two (2) one(1) MW projects as Versant would not need to accomplish a cluster study, so the project could possibly get approved sooner.
 - 5. Victoria pointed out that the 2 MW limit is based on the available remaining capacity of the Eastport substation.
 - 6. Possible income to the airport from this project will derive from 8-9 acres at \$1,600 per acre per year.
- e. Hangars

- i. City is discussing status of hangar owned by Mr. MacNaughton. He has spoken about doing "something" with the hangar, possibly setting up a Young Eagles (EAA) project to build an aircraft. However, nothing has been started as yet.
 - 1. At present, the hangar needs considerable repair or will need to be removed
 - 2. Absence of a permanent Code Enforcement Officer is hindering the process of moving forward.
 - 3. John questioned whether a court order would be required, but this is not known.
 - ii. Mr. Carter would like to start construction of a hangar soon. But has been unable to do so because of the absence of an approved lease.
 - f. Vehicles
 - i. The John Deere mower attachment re-appeared and requires repair (to be done by Public works) along with about \$1,000 in parts. Parts have been ordered and it is hoped the work will be finished this week.
 - g. Electric
 - i. Taxiway lights to be repaired by Hastings Electric.
 - ii. Drooping electric line also to be repaired by Hastings Electric.
 - h. Non-Residents as voting members
 - i. This idea was tabled at the last City Council meeting, but will be reviewed
 - ii. John Foster, speaking in favor of this idea, noted that
 - 1. The AAC does not have any authority, but acts merely in an advisory capacity, so cannot indebt the city taxpayers.
 - 2. The airport is classified as a regional airport.
 - 3. There is considerable expertise available from individuals who reside in the area, but not directly in the city.
 - iii. Billy pointed out that this may require a change in existing city regulations.
 - i. Peter Lehman and Bob Chieffo were approved by the Council as non-voting committee members.
5. New Business
- a. ADSB coverage
 - i. Pete contacted Flight Aware
 - ii. Flight Aware will provide equipment for UAT reception on the ground (at no charge).
 - iii. Pete will provide equipment for ADSB reception on the ground
 - iv. The above will enable better aircraft tracking in the vicinity. This will be of value both to the Airport as well as local pilots who can pick up this information in the cockpit.
 - b. Victoria reports that our field camera seems to be doing a good job at detecting aircraft use of KEPM.

6. Adjournment Moved by John, 2nd by Victoria, adjournment at 6:34 PM

Respectfully Submitted,

Ron Rosenfeld, Secretary