



Airport Advisory Board Minutes
November 16, 2022
6:30 PM

Members Present: Tom Leffler; Willie Sinsel; Kevin Miller; Alex Huckins

Members Absent: Michael Snow

Staff Present: Ray Seif, Airport Manager

Visitors Present: Joe and Rachel Bertapelle, Alex Wang, and Dallas Hewett (Augusta Flight Center); Tim McLemore (Kansas Copters)

Call to Order:

Tom Leffler called the Airport Advisory Board meeting to order at 6:30 pm.

Minutes:

Willie Sinsel made a motion to approve the minutes from the October 19, 2022 Airport Advisory Board meeting; Kevin Miller seconded the motion; Motion carried without opposition.

Public Participation:

Tom Leffler addressed those in attendance, asking for public participation. Ray Seif indicated that there are a couple of agenda items specifically concerning those in attendance and that they will have an opportunity to discuss unless they wanted to discuss something specifically at first.

Business:

Disadvantaged Business Enterprise (DBE) Program- Ray Seif discussed the DBE program, suggesting the board vote to recommend the DBE Program and goal adoption, including Airport Manager Ray Seif as DBE Liason Officer for City Council Approval.

Vote- After discussion, Willie Sinsel made a motion to approve recommending the DBE Program, goal, and Airport Manager Ray Seif as DBE Liason Officer to City Council; Kevin Miller seconded the motion; Motion carried without opposition.

Office Space Facility Lease Rate- Ray Seif proposed a lease rate for office space located within the Airport Administration/FBO/Terminal Building, suggesting the board vote to recommend the rate to City Council for approval. Ray indicated that the lease rate, to be followed by a lease format suggestion was necessitated by a recent falling out between Augusta Flight Center (AFC) and Hodge Aviation. Ray indicated that he was approached by another entity in the past that was interested in leasing office space, but at the time, the airport did not have a lease or rate

established. Ray indicated how important AFC is to the airport, contributing to numerous hangar rentals and substantial fuel sales.

Joe and Rachel Bertapelle discussed the situation with Hodge and the need to move their operation to the FBO building so they can remain at the airport.

Vote- After discussion, Willie Sinsel made a motion to approve recommending a \$0.50/sqft/month Airport Administration/FBO/Terminal Building office lease rate for aeronautical operations, \$1/sqft/month for non-aeronautical but airport compatible use to City Council for approval; Kevin Miller seconded the motion; Motion carried without opposition.

Month-to-Month Office Space Facility Lease Agreement Format for Specialized Aviation Service Operator (SASO)- Ray Seif proposed a month-to-month facility lease agreement format for a SASO located within the Airport Administration/FBO/Terminal Building, suggesting the board vote to recommend format approval and adoption to City Council for approval, subject to concurrent legal review and suggestions.

Vote- After discussion, Willie Sinsel made a motion to approve recommending the month-to-month facility lease agreement format for a SASO located within the Airport Administration/FBO/Terminal Building to Council for approval, subject to concurrent legal review and suggestions; Kevin Miller seconded the motion; Motion carried without opposition.

Aviation Education and Outreach- Ray Seif stated that the airport is working to establish dual credit high school aviation curriculum to be taught at the airport, asking for board input on hosting high school aviation courses at the airport prior to dual credit approval. The board was supportive of education and outreach efforts.

General Airport Development and Activity- Ray Seif discussed general activity and updated the board about ongoing development efforts. Ray indicated that he met with Tim McLemore and was going to give an update on Kansas Copters, but since Tim was present, Ray asked Tim if he wanted to give the board an update.

Tim discussed his efforts and accomplishments with Kansas Copters including settling debts and working toward rebranding. Tim indicated they worked on two aircraft already. Tim said that he is trying to build a business, which requires investment and since he has to invest in the building with the east wall being rotten and the HVAC in the offices being out, he indicated that he doesn't mind spending on making the needed repairs, but doesn't want to do so and later have the City kick him out at the end of the lease. Tim asked for a lease extension and if the City wasn't willing to give it, he asked to let him go. Ray said that in the past, he and Tim met and Tim mentioned the east wall of the building. Ray indicated that at the time, Tim was going to get a quote for the repair and Ray said he would discuss the quote with City administration but had not received a quote from Tim. Ray indicated that this is the first time hearing about the HVAC repairs. Tom Leffler said that when the City originally agreed to the lease, it was with Emil, the previous owner, but this changes everything. Tom invited Tim to discuss his plans at the next City Council meeting.

Adjourn:

Willie Sinsel made a motion to adjourn at 7:44 pm; Alex Huckins seconded the motion. Motion carried without opposition.

/s/Ray Seif, Airport Manager

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