

**AVIATION ADVISORY BOARD
REGULAR MEETING**

City Hall Training Room
22 South Beach Street
Ormond Beach, Florida

April 29, 2008

7:00 p.m.

Board Members Present:

Bob Behnke, Larry Volenec, and Keith Riger

Also Present:

Airport Manager Tom Lipps, Economic Development Director Joe Mannarino, Tower Manager Steve Brockett and Recording Secretary Tiffani Siegel

I. Call to Order

Mr. Volenec called the meeting to order at 7:02 p.m.

II. Approval of Minutes of January 22, 2008

Mr. Behnke moved for the approval of the minutes as is. Keith Riger seconded the motion. The minutes from the last meeting were approved as is. Mr. Volenec signed the minutes as Chairman from the last meeting in January.

III. Noise Issues

Tom Lipps summarized the last two months noise complaints. There have been significantly higher numbers of operations at the airport. Also, the air traffic controllers have noted unusual wind conditions have caused a lot of the operations to be conducted off of runway 8/26. This has generated more complaints from Tomoka Oaks and Tomoka Estates.

Mr. Lipps further stated that he has received some after hours complaints regarding aircraft operations, some very late at night. One particular complain came in around 2 a.m. It was determined that the operations were being conducted from a training school at DBIA. The chief pilot was surprised and agreed that operations at that time were not appropriate.

Mr. Lipps indicated that he sent a letter to all the flight schools reinforcing the abatement procedures and the conditions associated with operations on runway 8-26.

Mr. Lipps stated that since Embry Riddle is reaching the end of a semester, after which operations will slow significantly. Mr. Lipps informed the Board that he and Steve Brockett have discussed possible alternatives to the current flight patterns. However, he is reluctant to change any patterns at this time as he feels it will displace the noise from one neighborhood to another.

Steve Brockett explained the difficulties for the pilots to see what the effects the winds are having on the flight heading. And the high wind gusts and the swirling winds lately have caused some unique situations.

Bob Behnke suggested that a quarterly letter or brochure be sent to the flight schools reminding them of the noise abatement procedures as there is a very high turn over in instructors. Mr. Lipps stated that a letter was recently sent, but he would continue to send information, to include the noise map, to the flight schools.

Mr. Behnke also requested that the noise complaints spreadsheet to include the resolution of the complaint with the resident. This suggestion was duly noted and will be included in the spreadsheet henceforth.

IV. Tower Update

Steve Brockett stated that in reference to the noise complaints and the operations at the airport; he requires a daily log be kept indicated the amount of operations and the runway which was being utilized. If the runway is changed during the course of the day, that is also logged. Mr. Brockett further stated that there is always an 8:30 a.m. rush of operations and usually another rush between 5:00 and 7:00 p.m. prior to the Tower closing.

Mr. Brockett stated that he and Mr. Lipps had discussed possibly extending the tower hours another hour or two; as a safety measure and also may assist in the night operations in a towered environment and decrease the “after hours” complaints that are being received. He agreed that during the fall and spring, the airport will see a major decrease in operations and complaints.

Mr. Brockett stated that the equipment is in generally good shape. There have been some needed repairs to tower equipment, but for the most part it's holding up well.

Mr. Volenec asked is the tree clearing has opened the site line up. Mr. Brockett stated that it has opened it up considerably, but will need to be maintained every few years.

Mr. Brockett mentioned that another item to be considered is the relocation of the AWOS system. He feels it is placed too close to the hangars. The AWOS technician agrees as does the National Weather Service. Once a report is received, a copy will be provided to Tom Lipps for review.

V. Economic Development Update

Joe Mannarino, Economic Development Director, provided an overview to the Board of the development projects at and around the Airport, including the Tower Circle Extension lots at the Business Park, the future Runway Drive opening up the former Nursery Site and connecting with Pineland Trail. The nursery site will be cleaned up and used for lease land for the Airport to generate more revenue. Mr. Mannarino will be addressing the Commission to use some of the monies from the sale of the Business Park lots to be utilized in the roadway funding into the nursery site.

Mr. Mannarino further stated that the new SR Perrott building, Hull Pointe, and Ormond Crossings will create more of a demand for hangars at the Airport due to the amount of industrial and commercial businesses that will be locating in the area. He explained that there will not be connectivity to the Airport; however, the project will still have a positive impact on the airport's revenue growth.

VI. SW Quad RFP

Tom Lipps stated that he provided an outline to the Board regarding the SW Quad RFP. He also provided a map detailing three lots, A, B and C. C being the SW Quad and A being the former nursery site. Mr. Lipps further stated that the nursery site would be marketing as an industrial site linked to the Business Park as opposed to an aviation related use. However, it would be a ground lease generating revenue for the airport.

Mr. Lipps stated that there was Meadows site adjacent to the airport will be made available for mitigation purposes.

Mr. Lipps added that the RFP for the SW Quad will allow for phasing and the development of a taxiway parallel to runway 35, which will hopefully be FAA funded. The developer will have to invest quite a bit of money for this site. Tom Lipps asked for the Board's endorsement of the RFP process.

There was a discussion of what type of development would be marketed for the SW Quad; storage hangars versus businesses. Mr. Lipps stated he would prefer a more mixed use development as opposed to hangars, but he and Mr. Mannarino agreed that they would review any proposals on their merits.

After discussion, Keith Riger moved to endorse the RFP process as contained in the staff memorandum with Mr. Behnke seconding the motion. The Board unanimously endorsed the RFP process for the SW Quad and the nursery site.

VII. Audience Comments

There were no comments from the audience.

VIII. Reports, Suggestions & Requests

Mr. Behnke asked about the development on the SE Quad. Mr. Lipps and Mr. Mannarino stated that they had a lease drafted for one prospect for one of the parcels on the SE Quad. They also have some other interested parties for that area.

Mr. Mannarino stated that FBO 2 is under its final site plan review with 33 T-hangars and 4 box hangars; Neil Tomlinson is about ready to go vertical on his expansion and FBO 1 had made significant improvements to their area.

Mr. Volenec asked if the prospects for the SE Quad were bringing businesses or hangars. Mr. Mannarino stated that he believed it would be mostly box hangars. He feels that there is more of a need to bring aircraft to the airport to support the businesses already there.

VIII. Adjourn

After no further business, Mr. Volenec asked for a motion to adjourn. The meeting adjourned at 8:22 p.m.

Respectfully submitted

Larry Volenec, Chairman

Attest:

Tiffani Siegel, Recording Secretary

DRAFT