



AIRPORT COMMISSION MEETING
Monday, June 20, 2022, 4:30 pm
Murfreesboro Municipal Airport
Business Center
1930 Memorial Blvd. Murfreesboro, TN 37129

Attendees:

Steve Waldron, Airport Commission Chair
George Huddleston, Vice Chair
Cannon Loughry
Shelby Hunton
Butch Jones
Bill Shacklett, City Council Representative
Dr. Chaminda Prelis, MTSU Aerospace Department Chair

Absent:

Craig Tindall, City Manager

Also in attendance:

David Ives, Deputy City Attorney
Katie Drive, City Staff Attorney
Chad Gehrke, Airport Director
Ryan Hulsey, Airport Manager
Kim Fann, Airport Account Clerk
Larry Williams
Mason Marshman

Prayer and Pledge of Allegiance: Bill Shackett

1. Call to order – Attendance
2. **Approval of Amendment of Titan Aviation Fuels Agreement**
Chad Gehrke presented an Amendment to the Titan Aviation Fuels Agreement that would extend the term six additional months to January 1, 2023. Mr. Gehrke described that the Request For Qualifications that is being developed for fuel services and the installation of a new fuel farm. That RFQ will take some time to put together and this agreement gives us time necessary to go through that process.

George Huddleston moved to approve the Agreement. Cannon Loughry seconded the motion. All voted in favor
3. **Consider approval of Amendment of Murfreesboro Aviation Lease Agreement**
Chad Gehrke presented an extension of their Lease Agreement. He stated that Mr. Jim Gardner wanted to exercise his right to announce the desire for the five-year extension of his Lease Agreement. Jim Gardner expressed an interest to continue to be a long-term Commercial Operator on the airport. He stated that Jim Gardner expressed interest in discussing future lease agreements of hangars and or offices that MTSU may be vacating in the future. He requested another five years with a five-year option. Mr. Gardner also expressed eliminating the annual rent adjustment based on the CPU-SU and using a fixed 4% rate instead. George Huddleston asked if the agreement to the temporary office building needs to be extended? Mr. Gehrke stated that Murfreesboro Aviation is required to have climate control

storage for his aviation parts and avions to comply with aviation regulations. Mr. Huddleston stated that he would like to see an extension of the next three to five years. The Airport Commission Members discussed the concept.

George Huddleston moved to approve the Lease Agreement extension with additional language to allow the permission for the temporary building until additional space is available within the first five years. Cannon Loughry seconded the motion. All voted in favor.

4. **Report on Approach Management Program (Tree Replacement Project)**

Chad Gehrke shared that there has been work on this project and discussions on how to proceed with this project. He stated that David Ives was working on an amendment to Chapter 3 of the City Code addressing the height ordinance and the Airport or City's ability to manage and enforce that ordinance. Mr. Gehrke described the two means by which the City can protect its approaches through avigation easements and the City height ordinance. Mr. Gehrke stated while those items are in place and should make remedies to obstructions quite simple. Mr. Gehrke stated though the remedy may be more difficult than what we all hope it would be. He stated that to address the issue that the Airport and City is facing with this project Staff is turning to the Middle Tennessee Electric tree replacement project. He stated that the issue with that program is that it only offers very low growing trees in replacement of trees removed from under power lines. Mr. Gehrke stated that the City needs to come up with grouping of trees that are low growing trees up to 30 feet tall. Another group that will grow up to 50 feet. And perhaps other groups that grow to 70 and 80 feet. These groups would be used to replace trees further away from the runway where trees can grow taller than 30 feet. Mr. Gehrke described various issues that the City will have to consider in the design and creation of this tree replacement program. Mr. Gehrke stated that the survey of the trees that were considered obstructions or will be a possible obstacle that penetrate five or six different approach surfaces. Mr. Gehrke stated that when the City considers how many trees there are, how many properties are impacted, how to estimate the cost to remove and replace trees, negotiate with landowners etc., will take a great deal of time and work to manage such a project.

Benson Hadley with Barge Design Solutions stated that the survey company has completed their flight to survey the south end of the Airport. He reviewed the overall project schedule. Benson gave a report of the status of all of the other projects that they are conducting for the Murfreesboro Airport.

Mr. Gehrke stated that he had received a rough draft of the Airport Safety and Capacity Report from Dave Byers. He stated that this report will be a supporting document for our ALP. He stated that the City Council is also interested in developing measurable goals as we make improvements to our airport and change aeronautical activities.

Benson Hadley gave a report regarding the work that TAA has been doing with the Tennessee Aeronautics and legislators.

The Airport Commission discussed the difficult degree of the tree replacement project. Mr. Waldron asked how landowners know if their land has an avigation easement and or are under the airport height ordinance. Mr. Ives stated that the deeds do document the aviation easement. The deeds do not document the height ordinance. Mr. Waldron asked how can the City alert neighbors of the height ordinance? The Airport Commission discussed the extent of the area covered under the approaches and how the City should inform neighbors of these ordinances. They also discussed the fact that the surveys show a number of obstacles but a number of obstacles in one area might be one tree with multiple limbs that penetrate a surface.

Mr. Waldron was stating his desire to get moving with identifying some of the closest trees in the avigation easements.

The Airport Commission discussed the Runway Protection Zone and how it compares to the Avigation Easement.

Benson Hadley stated the first goal was to identify the regulations that the City must comply with and then the budget to complete this project. Different regulations are applied depending on whether federal, state, or local funds are used.

Mr. Waldron asked Mr. David Ives how the City can move forward in informing landowners that are located under the approaches? Mr. Ives stated that he would have to research that question.

5. **Airport Director's report regarding:**

a) **Land Sale Complete**

Mr. Gehrke described the initial plans for the Whataburger restaurant will be built on the property sold at the corner of Memorial Blvd and Airport Road. He described the traffic flow in an out of the property, drainage, landscaping, where the beginning of a through street is to be built, and where enclosed dumpster sites are to be built for the restaurant and for the airport. Mr. Gehrke described where our sign will be located.

The Airport Commission discussed how there is a very dangerous line of sight issue at the drive coming out of Walmart. Mr. Scott Elliot stated that the City can fix a line of sight issue. He stated that he will discuss this with City Engineering and Traffic Departments.

b) **Hangar One Project**

Scott Elliot reported on the status of Hangar One. He stated that less than one million dollars remain to be completed. He stated that subgrade was being placed and asphalt to be brought in over the next two weeks. Interior work and glass will be a focus over the next few weeks. Mr. Huddleston asked about the term of the Grant. Mr. Gehrke reported that the Grant extension was approved. Mr. Gehrke explained how the City handles the retainage and the State Grant. Scott stated that he expected that at the end of July the hangar could receive the Certificate Of Occupancy.

Mr. Huddleston stated that the new hangar missed matching the tan color of the other existing hangars. He stated that he wanted to be on the record that he believes that the color was a miss.

Mr. Elliot and Mr. Gehrke stated that there were very few colors to chose from and the one selected was the closest match. Mr. Elliot stated that a direct match may have been available but to get that metal may have been a 14 month wait time.

6. **Airport Dashboard (Ryan Hulsey)**

Ryan Hulsey presented the monthly Airport Dashboard. There were no questions.

7. **Any other business to come before the Airport Commission**

No other business was brought before the Airport Commission.

8. **Consider date and time for next Airport Commission meeting**

July 18, 2022

9. **Adjournment**

