

**KEYSTONE AIRPARK AUTHORITY**  
7100 Airport Road, Starke, FL 32091-9347  
352-473-0031 (office) 352-473-4251 (fax)  
Email: keystoneheights@bellsouth.net



**MINUTES OF THE BOARD MEETING OF THE KEYSTONE AIRPARK AUTHORITY**  
Tuesday, January 19, 2010  
**CONFERENCE ROOM, KEYSTONE AIRPARK**

Chairman, Noel Thomas called the board meeting to order at 6:00 p.m.

Prayer was given by Mr. Kirkland followed by the Pledge of Allegiance.

**PRESENT:** Noel Thomas, Dean Weaver, Glen Harris, David Kirkland, Ron Blake  
Don Ramdass, Karen Nelson, Jim Young, Cindy Ward,

**ABSENT:** Lt. Col. Mauzey, Roland Luster

Mr. Weaver introduced a guest who is an appraiser with the Florida Property Consultants Group. Don Ramdass introduced Mark Passero with Passero Associates.

A motion was made to approve the December Financial Statements and the December 15, 2010 minutes.

**Motion By: Glen Harris                      Seconded by: David Kirkland                      All Ayes**

Mr. Weaver reported that the Sportsman's Lease was about to expire. He stated that he and the appraiser had driven around the boundaries of the Sportsman's club leased area. He asked Johnny Arpen, the Sportsman's Club representative to set up a meeting with the appraiser to advise him of any improvements or maintenance the Club is performing or has performed on the Leased property. The appraiser explained some scenarios for different ways to go about appraising the leased property as well as the property that the Sportsman's club building and skeet shooting areas are located on. Mr. Weaver explained that the Lease was started back in the sixties and had basic rules in place, but a couple of years ago a letter had been received by the Authority from the FAA which stated that prior to renewing any leases, we must have the areas leased appraised to establish a value. Mr. Weaver also stated that while the appraiser was working on the sportsman's lease project, it would be a good time to have him evaluate the cost of an average acre on the Airport property for future leases. After discussion about the current and past airport property usage and which area to have an acre appraised from, the appraiser was instructed to proceed with his appraisals and report back to the Board in the near future.

Mr. Ramdass reported that they had submitted the FAA Grant application for the Runway 5/23 Rehab project and that they expect a response back by March. Mr. Bob Oehl asked if consideration had been given to the letter he had submitted two years prior regarding the operation of bombers here and the accelerated stop distance and weight limit requirements needed. He stated that he had thought it might influence the decision to go with a concrete overlay instead of the asphalt. Mr. Ramdass stated that he had submitted last year and on both the asphalt rehabilitation and the concrete overlay options and that Noel Thomas had gone to Orlando with him to meet with the FAA, but they chose to fund the asphalt. Mr. Thomas added that they had given the FAA all the justifications on why we needed the concrete overlays. Mr. Ramdass also stated that they had tried to get Camp Blanding to support our justification by providing a weight requirements report, but the FAA had still opted for the asphalt. Mr. Oehl asked if there was any asphalt compound that would allow for a weight increase. Mr. Ramdass stated that only changes to a thicker sub-base would increase limits. Mr. Oehl asked if they were going to change the widths of 5/23. Mr. Ramdass stated that the FAA had initially only planned to fund a 75' overlay, but that after Mr. Thomas had very strongly emphasized the need for the 100' width and the FAA had gone with that plan. Mr. Ramdass added that they were also going to redo the shoulders and move the lighting out further. Mr. Weaver added that he believed that the FAA was not approving concrete at this time because it was so much more expensive, over \$1,000,000 difference in this project to go with the concrete instead of the asphalt.

MINUTES OF THE BOARD MEETING  
KEYSTONE AIRPARK AUTHORITY  
Tuesday, January 19, 2010

Page 2 of 3

Mr. Weavers stated that he would pass on the Regional Airport item on the Agenda at this time.

Mr. Harris commented that he had been out to look at the areas that had not replanted after the last fire and it would not take long to prepare the areas for the site preparation contractor to proceed in getting the areas ready for replanting. He also stated that this would not be done until the fall, so there was no hurry at this time. He stated that there was a Fire-Wise meeting coming up soon and he also commented on the fact that Jim and Lance are continuing to keep the fence lines clear of debris.

Mr. Blake had an inquiry by an aircraft parts manufacturer business on the Boda Building out of South Florida. He had submitted pictures and information back to them.

Mr. Kirkland reported that the website is continuing to evolve and that he had some ideas on maybe changing the banners to look more professional. He will bring these to the Board when they are ready for review. Mr. Thomas stated that we have had some comments and calls on the new website and they have been very positive. Mr. Ramdass asked if it might be possible to do a virtual tour of the Boda Building. Mr. Weaver stated that we should be able to do this at no cost to the airport. Mr. Kirkland said that he would contact Andre regarding this and report back.

Mr. Roberts reported that there was nothing to report on insurance at this time.

Mr. Young reported that the fence company was finishing up on the repairs at this time and that he was showing them a couple of other areas that needed repair. Mr. Thomas asked if this would take care of getting the fence up all around, and Mr. Young stated that it would. Mr. Young asked for ideas about the vines and weed growth taking over on the outside of the fence. He would like to clear about an 8 to 10 ft. wide path around the outside of the fence. Mr. Thomas stated that there had already been discussion with the forestry service on clearing a fire path around the outside of the fence in the near future which would be at no cost to the Airport.

Mr. Thomas reported that approximately one week ago it was noticed that there was additional structural damage to the corporate hangars. On the firewall between units 1 and 2, the sheetrock is cracking. Between 2 and 3 the firewall is being pushed up and the sheet metal is bowing and popping some of the screws out. We've contacted Mr. Taylor, our attorney and the contractor and engineer and notified them of the damage. We hired a consultant, who has been out here to look at it, and he is reviewing documents and asking for more documentation. One of his suggestions is to have a ground-penetrating radar test performed to determine what is going on underneath the ground. We also contacted Mr. Luster, since it is a FDOT project to ask if they could use their equipment to perform this test and save money. Tomorrow morning at 9:30 AM, Mr. Luster and some engineers with the FDOT will be here to look over the problems to help determine the course of action for testing.

Mr. Oehl reported that the Wings of Dreams was making good progress on the Air show. There have been some sponsor packages sent out and the media campaign has been started, including some very good magazine articles. He announced that the fund raising raffle had concluded and that the winner, a new first officer with Ryan Air in Holland, has a check coming for \$50,000, with matching funds going to the building fund. The Navy has confirmed that they are sending a MH53E from Northport. He is not sure if the Army is sending the C130 due to operations to Haiti, but there is still a large military participation expected. He thanked the Authority and Clay Electric for their support with the Air Show.

Mr. Thomas stated that the Airport Authority was looking into the possibility of performing its own payroll. Karen Nelson stated that the ordinance had passed that the Airpark Authority employees were no longer considered City employees, but they are continuing to process payroll for them. There was some discussion on workers compensation coverage and whether or not the employees are still covered under the City's policy. It was decided to verify that the employees of the Authority are still covered.

MINUTES OF THE BOARD MEETING  
KEYSTONE AIRPARK AUTHORITY  
Tuesday, January 19, 2010  
Page 3 of 3

Mr. Thomas stated that the Jaycees still had debris from the Haunted Trail on Airport property. Mr. Weaver stated that he would bring it up at their next meeting to have it removed.

Mr. Thomas stated that we needed to schedule training for the SWPPP compliance. He also reported that monthly inspections needed to be done. He asked that the training be done at the next scheduled meeting. After some discussion on the time to start it was decided to start the meeting at 5:30 PM. A motion was made to have the training on February 2, 2010 at 5:30 PM.

Mr. Weaver mentioned that the IAC wanted to hold their annual Aerobatic contest at the Airport on the weekend of March 20<sup>th</sup>, 2010. Mr. Thomas stated that Mr. Wigham had agreed to reschedule his rally for another weekend to free up that weekend.

Major Van Zant was introduced by Mr. Thomas. Mr. Thomas stated that there were some representatives from Florida National Guard that would be at the Airport to meet at 10:00 AM on Wednesday, January 20, 2010. The purpose of the meeting was to discuss where they were going to build a shaded area for the military troupes who were here waiting for operations in the future. There was discussion regarding the location and specifications of the structure. The details will be brought to the Board for final approval.

Mr. Oehl reported that there are now tentatively nine WASP's who will be attending the Airshow. He also reported that the Wings of Dreams is now a part of the International Council of Airshows, which brings a lot of recognition and publicity to the Airport.

Mr. Young reported that the Tenant meeting was a success and that there were approximately 45 people present.

Ms. Nelson thanked the Authority for the good job they are doing with running the Airport.

Meeting Adjourned at 7:10 p.m.

---

Noel Thomas, Chairman

Attest

---

Secretary