



SEDONA-OAK CREEK
AIRPORT AUTHORITY

**Airport Terminal Conference Room
Minutes of the Regular Meeting – August 26, 2019
Pursuant to A.R.S. §38-431.01(B)**

Directors Present: President Harold Idell, Vice President Pam Fazzini, Director David Cooper, Director Steve Hein, and Director Scott Schroeder

Counsel Present Telephonically: Attorney Tony Cullum, present for discussion of ongoing litigation and legal issues during Agenda Item #IX only.

Staff Present: General Manager Deborah Abingdon and Business Manager Nelson Durkee.

Agenda Item #I. – Call to Order: The meeting was called to order by President Idell at 2:30 p.m.

Agenda Item #II. – Approve Minutes of the July 25, 2019 Special Meeting. Director Schroeder made a motion to approve the minutes. The motion was seconded by Vice President Fazzini and unanimously approved.

Agenda Item #III. – Reports:

President: President Idell stated that we would begin advertising in September to seek respondents for the two vacant director positions and asked for volunteers to fill the open Secretary/Treasurer position. Interviews would be conducted in October with the goal of appointing new members in November or December.

Vice President: Nothing to report.

General Manager: Ms. Abingdon's report is included as an attachment to these minutes.

Business Manager: Preparation of the FY 2020 budget, which must be submitted to the County by October 18, is underway. Once a draft version is completed it will be sent to board members for comment.

Efforts are underway to ensure all hangar tenants are in compliance with their lease regarding required insurance. There are approximately thirty tenants who do not yet meet the requirement. Formal notices will be prepared and sent to those tenants in question.

Agenda Item #IV. – Presentation: Apron D Rehabilitation Project Update, Ms. Carmen Rose, PE, Sr. Project Engineer – Airport Development, Dibble Engineering. Ms. Rose presented information regarding the project. Apron "D" will be closed the nights of 8/28 and 8/29 and a partial closure of Taxiway "A" will occur on the night of 8/28 for the taking of pavement core samples. This will conclude activities until actual construction begins which is anticipated to occur in the Fall of 2020.

Agenda Item #V. – Consent Agenda:

a. Sedona Car Rentals Addendum No. 1: Director Cooper made a motion to approve the addendum. The motion was seconded by Director Schroeder and unanimously approved.

b. Taurus Technology Investment Partners Inc. Amendment to Non-Exclusive Site and Facility Lease: Director Cooper made a motion to move this agenda item to new business for further discussion. The motion was seconded by Vice President Fazzini and unanimously approved.

Agenda Item #VI. – Old Business:

a. Sedona Activities Center – Starpoint: Discussion/Possible Action. Following review and discussion of the proposal submitted by the Sedona Activities Center, Vice President Fazzini made a motion the proposal be declined, and a more in-depth study be made for future proposals. The motion was seconded by Director Hein and unanimously approved.

b. Mesa Grill Vestibule Request: Discussion/Possible Action. Director Schroeder made a motion to approve the request subject to the tenant acquiring the appropriate permits from Yavapai County. The motion was seconded by Director Cooper and unanimously approved.

Agenda Item #VII. – New Business:

a. Reaffirmation of Signing of Non-Commercial Hangar Leases: Discussion/Possible Action: Mr. Durkee requested a policy be approved which empowered the General Manager the authority to sign these leases. Director Cooper pointed out the County states the Lessee **must** submit commercial subleases to the Lessor for approval. Non-commercial leases **may** be submitted for approval. Director Cooper made a motion the General Manager be authorized to sign non-commercial hangar leases. Should the lease contain a policy change however, that change must first receive approval from the board. The motion was seconded by Director Schroeder and unanimously approved.

b. Taurus Technology Investment Partners Inc. Amendment to the Non-Exclusive Site and Facility Lease: During the recent installation of a new grounding system for the AWOS tower the installing contractor recommended this new system be also connected to the other “Merit Tower” and produce a common ground. It was suggested at the time that an agreement by which the tower Lessee agrees to indemnify and hold the Lessor harmless from any and all costs and claims of liability or loss from this action. The proposed amendment has been prepared by the board’s legal counsel. Director Schroeder made a motion to approve the amendment as written. The motion was seconded by Vice President Fazzini and unanimously approved.

Agenda Item #VIII. – Public Comment:

Mr. Al Comello provided an update on the status of Sedona Airport Family Fun day scheduled for Saturday, Oct. 5. The Executive Sweet, a World War II B-25 bomber will be on display and will offer tour rides. A C-47 and other vintage aircraft will also be on display.

Mr. Diebel of Sedona Car Rentals also provided an update regarding the Young Eagle airplane rides which will again be provided this year as part of the Family Fun Day event. Mr. Diebel asked if there were folks interested in volunteering to help with scheduling and record keeping of the tours to please contact Adam.

Agenda Item #IX – Call for vote to convene Executive Session pursuant to A.R.S. §38-

431.03(A)(3): Following a short break, Vice President Fazzini made a motion to convene Executive Session. The motion was seconded by Director Cooper and unanimously approved. The Executive Session was convened at 3:53 p.m. for discussion of ongoing litigation and legal issues. The meeting was reconvened back to the public session at 5:00 p.m.

Agenda Item #X – Motions/Possible Action/Votes on items discussed in Executive Session:

Director Cooper made a motion the board authorize the President, Harold Idell, the authority to appoint three eligible members of the board to attend the Mediation Session in Phoenix on September 5, 2019 and take such binding action as is deemed in their sole judgement to be in the best interests of the airport. The motion was seconded by Director Schroeder and unanimously approved.

Agenda Item #XI – Adjournment: There being no further business before the Board, President Idell called for a motion to adjourn. Director Schroeder made a motion to adjourn the meeting. The motion

was seconded by Vice President Fazzini and unanimously approved. The meeting was adjourned at 5:09 p.m.

Certified as Accurate and Correct:

Dated this 28th Day of August 2019
Sedona-Oak Creek Airport Authority

Minutes Approved

BY: _____
Vice President Pam Fazzini

BY: _____
President Howard Idell