

**LEBANON MUNICIPAL AIRPORT COMMISSION  
MINUTES OF REGULAR MEETING  
Thursday, May 6, 2021  
Lebanon Municipal Airport, 200 Aviation Way**

**Commissioners Present**

Jeff Baines            John Gentry  
Deborah Baugh      Ralph Mallicoat  
Fred Burton          Mike Russell  
Joey Carmack        William Westmoreland  
T.O. Cragwall

**Others Present**

R.T. Baldwin      Joe Haddix          John Sevier  
Heather Bay        Geoff Hurdle        Gary Soloway  
Steve DiLeo        Ryan Lovelace      Andy Wright  
Miles Dillon        Patrick Poole        Sonya Wright  
Angela Fantom      William Presler  
Les Goldsmith      David Schilling

**1) CALL TO ORDER** – Chairman Ralph Mallicoat called the meeting to order at 4:04 p.m. He commented that it is nice to see everyone, as this is the first in-person commission meeting since last year.

**2) APPROVAL OF MINUTES – A. 4/1/21 Regular Meeting and B. 4/19/21 Special Called Meeting** – A motion was made and seconded to approve the minutes. Regarding the 4/19 minutes, Special Projects Administrator R.T. Baldwin advised Commissioner T.O. Cragwall that questions concerning the insulated overhead door and square footage for the proposed PNJ Venture Partners West Side Hangar Site D would be addressed during the meeting. Motion to approve the 4/1 and 4/19 meeting minutes carried.

**3) COMMUNICATIONS FROM CITIZENS**

**A. Project Presentations** – A motion was made and seconded to suspend the rules to allow these items to be discussed and voted on by the commission. Motion carried.

**1. PNJ Venture Partners – West Side Hangar Site D Lease and Site Plan (Old Business Item J.)** – The “PNJ Hangar Lease Final 4.16.21” was included in the agenda packet.

Chairman Mallicoat advised that a representative of PNJ Venture Partners (Mr. Jad Harb) is on the phone and Ms. Sonya Wright, PNJ’s attorney, is present. Chairman Mallicoat believes concerns expressed about the proposed lease during the special called meeting have been addressed.

Mr. Baldwin worked with Atkins’ Darren Duckworth regarding the issue with the possible future fuel farm location. Before doing so, he met with Commissioner J.D. Lowery who advised that the fuel farm does not have to be installed at the location originally designated and agreed upon by the City and the Lowerys but on the west side by the Lowerys’ hangar. Mr. Baldwin explained that the new proposed fuel farm location on the southwest side is based off TDOT Aeronautics requirements and does not create any encroachments or FAA issues.

After Mr. Baldwin addressed questions from Comm. Cragwall regarding the revised layout of the area which no longer includes a future access road around the building, Chairman Mallicoat, Commissioner John Gentry, and Mr. Baldwin agreed that the revised layout seems like a better option that will allow traffic to flow more smoothly.

A motion was made and seconded to recommend approval of the proposed lease and site plan as redesigned.

Mr. Baldwin and Commissioner of Public Services Jeff Baines explained to Comm. Cragwall that the proposed leased premises is actually 22,162 square feet rather than *approximately 120 by 100 feet and containing 12,000 square feet* as stated in the lease provided in the agenda packet.

Comm. Cragwall reiterated his concern about the proposed insulated overhead door on the building’s south side. After a brief discussion, Mr. Harb confirmed that the door will be eliminated on the final plan.

Regarding *Section 14. Breach.*, Ms. Wright and City Attorney Andy Wright advised that the *Landlord* and *Tenant* terminology can be changed to *Lessor* and *Lessee*.

After additional discussion concerning the proposed leased premises of 22,162 square feet which includes a 2,400-square foot ingress/egress area through the parking area, the motion to recommend approval of the proposed lease and site plan carried.

**2. Geoff Hurdle, Hurdle Land & Realty – Dawson Lane Partners’ Future Land Use Plan Amendment (from SFAD to HDR) and Rezoning Approval (from RD9 to RM6) Requests for about 18.5 Acres at an Unaddressed Property on Leeville Pike (Tax Map 68 Parcel 13.02)** – Chairman Mallicoat’s 9/11/20 memo to Planning Commission Chairman David Taylor was included in the agenda packet.

During the March Airport Commission meeting, the commission voted again to recommend approval of a Specific Plan (SP) zoning for a townhome (maximum height two stories) development with a maximum of 130 units; standard lighting near airports should be installed to avoid any confusion for pilots; and buildings should be properly insulated for noise. However, the Planning Commission recommended City Council approval of Dawson Lane Partners’ (DLP) requests during its March meeting.

The 9/11/20 memo was also included in the agenda packet for the 4/20 City Council meeting. During that meeting, DLP’s requests were deferred. Councilors wanted to be sure that DLP is willing to completely satisfy the concerns of the Airport Commission if the RM6 rezoning request is approved.

Hurdle Land & Realty’s Geoff Hurdle explained that last year when he advised the Airport Commission that the rezoning request would be changed to SP, he did not realize the additional time and money it would take to do so. Therefore, he is instead proposing to sign an affidavit stating the following standards are to be met in the development and subsequent build of the parcel:

- 1. Better than average insulation shall be used in the walls of the residential units that face the east in the direction of the runway of the Lebanon Municipal airport.*
- 2. Double paned insulated windows shall be used in the walls of the residential units that face the east in the direction of the runway of the Lebanon Municipal airport.*
- 3. All streetlights installed in the development shall only project light in a downward direction.*
- 4. The project shall be limited to a number of units as approved by the City of Lebanon City Council and in no way shall exceed 125.*
- 5. Any portion of the property that is not developed in the initial development may not be bargain, sold or traded for any future development other than to the City of Lebanon for a park type setting.*
- 6. No structures in the development may exceed two stories in height.*

After explaining the difference between contractual zoning – which is not allowed by the courts – and conditional zoning – which is allowed by the courts – Mr. Wright advised against recommending approval of the affidavit. Mr. Wright instead advised that City Council could include the Airport Commission’s requests as conditional mandates with approval of DLP’s Future Land Use Plan amendment and rezoning requests; these mandates would be legally enforceable. A restrictive covenant would have to be put in the transfer deed and run with the property.

Mr. Hurdle informed the commission that it is DLP’s intent to talk to the City about donating the 8-9 acres that is not developed for a possible City trail. He advised Comm. Cragwall that spray foam insulation is better than average insulation. The deed would be transferred to the builder, Meritage Homes.

In response to Comm. Cragwall’s questions regarding site plan specifics and the runway protection zone (RPZ), it was explained that a site plan will be submitted to the City in a few months.

After a brief discussion, a motion was made and seconded to recommend the six standards stated by Mr. Hurdle be included as conditional mandates with approval of DLP's Future Land Use Plan amendment and rezoning requests. Motion carried.

**3. Ryan Lovelace, CSDG – Barton's Village Single-Family Preliminary Plat (New Business Item A.)** – CSDG's Ryan Lovelace presented Suncrest Real Estate & Land's preliminary plat for Barton Village, a 731-lot subdivision on about 242.45 acres at 700 & 1139 Pinhook Road and unaddressed properties on Bartons Creek Road and South Hartmann Drive (Tax Map 81 Parcels 122.02 & 124.01, Tax Map 92 Parcel 88 and Tax Map 93 Parcel 18 zoned CN, RS6, RS9, and RS12 in Ward 3).

As previously recommended by the Airport Commission in September 2020, the plat and conceptual plan keep the 1000-foot-wide building restriction area in the safety zone clear of homes and structures to protect both airspace and ground space for safe operations and to minimize risks associated with airplanes utilizing Lebanon Municipal Airport. Units are clustered away from high-risk areas near the runway.

Regarding requests to install double-paned windows and above-average/spray foam insulation, Mr. Lovelace advised that the commission's comments made during the September 2020 meeting have been provided to the builder, Del Webb.

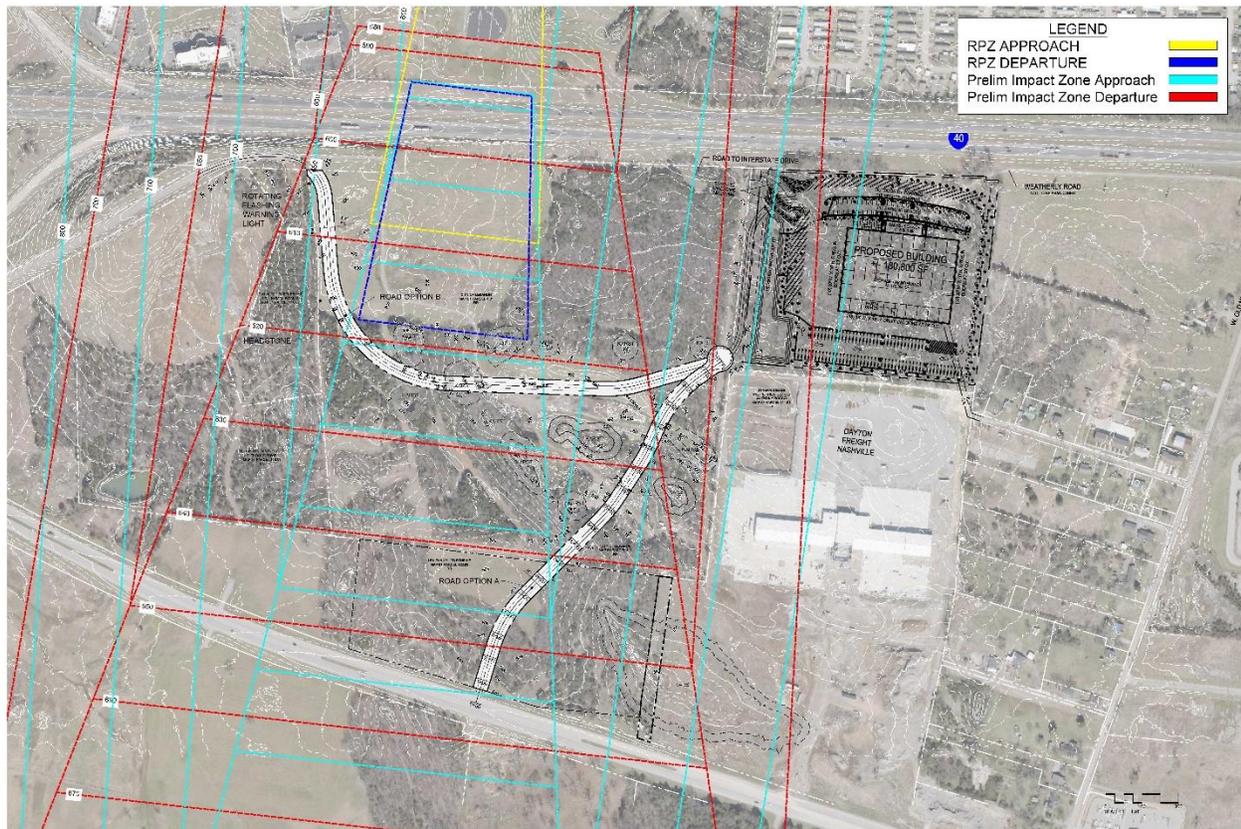
Commission members reiterated the following comments made during the September 2020 meeting:

1. High-density residential zoning is not recommended near or adjacent to the airport.
2. All development (residential and commercial) should anticipate the noise associated with airplane operations in the air and on the ground. Proper insulation for noise is highly recommended.
3. All developments must be aware of lighting standards near and adjacent to the runway in order to provide safe identification for pilots in the runway's approach.

A motion was made and seconded to recommend approval of the preliminary plat and conceptual plan while sincerely requesting the installation of double-paned windows and above-average insulation/spray foam insulation. All voted aye with the exception of Commissioner William Westmoreland who recused himself from voting to avoid a conflict of interest. Motion carried.

**4. Joseph Haddix, CSDG – National Indoor RV Center Project (1640 W. Old Murfreesboro Rd.) – Access to Interstate Dr.** – CSDG's Joseph Haddix distributed an SP Application dated 3/22/21 to the commission and introduced Patrick Poole with Al. Neyer, a commercial real estate developer. National Indoor RV Centers is all about a new way to sell, service, store, and wash motor coaches. There are currently five locations in the United States; the proposed Lebanon location directly north of Dayton Freight would be the premier location in the southeast and result in 75 high-paying jobs. Mr. Haddix has been working with the City for the past several months; an SP zoning request has been submitted for the landlocked parcel and a preliminary meeting was recently held with airport leadership. The existing driveway goes into TDOT right-of-way and is not an option.

The application included a conceptual drawing showing two entry road options and the RPZ and prelim impact zone approaches and departures. Neither option brings the road across the RPZ.



Mr. Haddix believes that Road Option A, which goes straight out to S. Hartmann Dr., is the preferred option; however, he has been unable to secure an easement from the necessary property owner. While the City owns a 50-foot strip to S. Hartmann Dr., using this strip would not meet City regulations for driveway spacing along the corridor. Road Option B, which runs east to west approximately 200 feet south of the RPZ, avoids the rotating beacon and the headstone. Mr. Haddix and Comm. Baines advised that connecting to Bellvue Dr. is not an option as the road runs through a residential area. Mr. Haddix explained that in order to move forward with the Planning Commission, a statement that the Airport Commission will work with the developer as zoning progresses is needed.

The two options and the possibility of extending the runway across Interstate 40 was briefly discussed. Mr. Haddix advised Comm. Cragwall that the proposed alignments are set up to avoid several sinkholes in the area. He confirmed that the building would be properly insulated to address noise concerns.

After additional discussion, a motion was made and seconded to recommend continuing with the plan to ensure the approaches and departures are compromised as little as possible by moving Road Option A as far east as possible. Motion carried.

## B. Other

1. Mr. Gary Soloway commented that he was pleased to see a special called meeting held last month.
2. Mr. William Presler, co-owner of lessee Class Bravo Air (CBA) and owner of lessee Volar, provided a brief update on the companies that provide flight training and aircraft rental and aircraft management and sales. When CBA began about four years ago, it had one plane and one instructor; today, it has seven aircraft and will soon have fifteen instructors. CBA has a perfect safety record thus far and a high pass rate for checkrides. Mr. Presler expects Volar, which started about two years ago, to grow as well. He thanked attendees for their support.

Mr. Soloway noted his appreciation of Mr. Presler for providing hangar space for the EAA Ford Tri-Motor.

3. FBO Direct Flight Solutions' Heather Bay introduced Virtower's Les Goldsmith, who was passing through the area. As briefly mentioned during previous meetings, Virtower provides operations tracking, based aircraft monitoring, and noise abatement services to airports. Murfreesboro Airport recently began utilizing the company's services and discovered it had significantly more operations per day than thought. TDOT Aeronautics has since recommended other airports consider using Virtower, and Tullahoma, Smyrna, and Shelbyville now utilize its services. Chairman Mallicoat, who saw a very impressive Virtower demonstration with Ms. Bay about a month ago, would like to see a presentation made to the commission in June or July. He noted that the technology can help with airport funding. Mr. Goldsmith advised Comm. Cragwall that customer reviews are available online and there is no startup fee for the services. Ms. Bay will provide Virtower brochures to the commission.

**4) ENGINEERING REPORT** – Special Projects Administrator R.T. Baldwin presented the report included in the agenda packet:

- A. REILs/PAPI Lights/Runway Lighting System Phase I** – Waiting on written warranties, final testing report, and final repairs from contractor. No update.

DFS Airport Operations Supervisor Miles Dillon reported that after having been delayed for the past year and a half, contractor Appalachian Foothills Contracting, Inc. (AFC) visited about two weeks ago and spent four hard days working on the field. However, the work was not completed, and there is no estimated time as to when the contractor will return. A final flight test for certification cannot be performed until the project is complete.

Ms. Bay noted that the contractor has not been paid for the completion of the work. She will reach out to AFC one more time and suggested that City Attorney Andy Wright be briefed on the matter.

- B. West Side Partial Parallel Taxiway – Preliminary Design** – Preliminary design completed 2/6/20. Review of final deliverables 4/28/20. No update.
- C. ALP (Airport Layout Plan)** – Mayor's signature received; plans have been delivered to TDOT Aeronautics for signatures. Waiting on signed ALP from TDOT Aeronautics. No update.
- D. East Side Taxilane Improvements – Construction** – Finishing punch list items.
- E. 100LL Self-Serve Fuel Farm – Design/Location Discussion** – Continuing evaluation of site location.

Mr. Baldwin commented that Atkins' Darren Duckworth recently spoke to TDOT Aeronautics about the location, and Aeronautics staff recommends the originally-proposed grass area between the Cracker Barrel hangar and Hangars 1 and 2.

- F. Terminal Parking Lot Expansion** – Field surveying complete. Developing grading plan, have preliminary layout. Cost estimate includes grading, adjustments to valve boxes and sewer cleanouts, asphalt, and curb. Approximately \$85k (by contractor).

Comm. Baines confirmed to Comm. Cragwall that the project is not included in the budget.

**5) OLD BUSINESS**

**A. T-Hangar Waiting List**

- 1. New Additions** – Four new applications were presented to the commission:

- A motion was made and seconded to add Bradley Baisley (application dated 4/5/21) to the #133 position on the waiting list (following #132 John Wilson). Motion carried.
- A motion was made and seconded to add Robert Forest (application dated 4/6/21) to the #134 position on the waiting list. Motion carried.

- A motion was made and seconded to add Kevin Malloy (application dated 4/26/21) to the #135 position on the waiting list. Motion carried.
- A motion was made and seconded to add William Pratt (application dated 5/3/21) to the #136 position on the waiting list. Motion carried.

**2. Updated List** – An updated list was included in the agenda packet.

**B. Row D Construction and C. Southeast Hangar Development (Steve DiLeo/Aeronautique, LLC)**

**1. Staff Update and 2. Owner Update** – Chairman Mallicoat advised Mr. DiLeo that the commission has strong concerns about the Southeast Hangar Development project and whether Mr. DiLeo has defaulted on the contract.

Regarding Row D Construction, Mr. DiLeo reported that only the final hangar door remains to be installed and the doors, which were challenging, will be complete. Four to five people have been working on the project every day for the past year and a half, and Mr. DiLeo is paying rent on the seven hangar leases. Rent is due in July, and the project will be finished.

Mr. DiLeo assured commission members that he is more concerned about the Southeast Hangar Development project than they are. While the development agreement with the City was approved in February of 2020, his plans did not receive City approval until 2/25/21. The sewer system for the development must be installed to make Row D work. After digging for the sewer began, rock was hit, and the hammer had to be rebuilt. Parts have been on backorder and will be delivered tomorrow, and the sewer project will resume.

Mr. DiLeo explained that the real problem with the project is the cost. While the original budget for t-hangar site work and construction was \$2.3 million, steel prices have gone up 70%, and the distributor will not quote a price beyond 90 days. Mr. DiLeo has no choice but to spend money on sewer installation but wants to request a one-year extension to the development agreement to put construction on hold in hopes that material prices will go down. He advised that the t-hangar project is not viable right now, as no one can afford t-hangar rent at \$1500 per month.

Comm. Westmoreland suggested that Mr. DiLeo gracefully bow out of the Southeast Hangar Development project and complete Row D construction and sewer installation. He noted that it is nothing personal, but there are 135 individuals on the t-hangar waiting list and someone else may be interested in taking on the project.

Mr. Baldwin pointed out that Mr. DiLeo received City approval of Row D sewer installation on 11/5/20.

After a brief discussion, a motion was made and seconded to explore options with City Attorney Andy Wright before recommending approval of Mr. DiLeo's extension request. Comm. Baines advised that other options cannot be explored until Mr. Wright evaluates whether he believes Mr. DiLeo is in default of the agreement or until Mr. DiLeo advises that he wants to end the agreement. Motion carried.

**D. West Side Hangar Sites A and B (Robert Craig/ArmourSales)** – Mr. Baldwin reported that earlier today the contractor hit the LoJac hangar's electric; while there is no damage, the LoJac hangar is without electricity. The contractor is working to resolve the matter and may have to provide a generator.

**E. West Side Hangar Site F (Bruce Thomas/AV8RS)** – Mr. Baldwin advised that steel is up and progress continues.

**F. West Side Hangar Site C (Corey Gerulis/S&C Management)** – Mr. Baldwin reported that the trench drain has been installed and an oil-water separator is to be installed.

**G. West Side Hangar Site G (Robert Gaines)** – No discussion.

**H. Proposed Ordinance to Amend Airport Overlay District to Require Sound Abatement for Certain Developments – Researching other airports.** – Comm. Baines advised that there is no new information.

- I. **Cracker Barrel Lease(s) Reconciliation – Update** – Comm. Baines talked to Cracker Barrel’s attorney, Tonya Matthews, today. She is trying to schedule a time to meet with Mr. Wright about the matter.
- J. **West Side Hangar Site D (PNJ Venture Partners) Lease and Site Plan** – See discussion under 3. *Communications from Citizens.*
- K. **Dayton Freight Lights** – Chairman Mallicoat and Comm. Baines will be meeting with Dayton Freight’s Josh Milner tomorrow regarding possible adjustments to the perimeter lighting at the S. Hartmann Dr. facility. While the lights are set to shine on the building, several are angled a bit upward rather than downward. As reported by Mr. Soloway, the lights are so bright that pilots can hardly see the rotating beacon.
- L. **West Side Request – Lot 4 (John Sevieri)** – Mr. Sevieri’s letter of intent dated 2/26/21 was included in the April agenda packet. The letter states that JBS Aviation, LLC requests to be approved to construct an up to 100’x100’ hangar in similar scope and size as the existing maintenance hangar in the area of the airport designated as Lot A on the west ramp. JBS intends to negotiate a 40+10 year lease with the City to be allowed to sub-lease space within the hangar to individual aircraft owners that are interested in having M54 as their aircraft base. The hangar would meet all City, County and State buildings codes including floor drainage and fire sprinklers appropriate for a commercial building. Additionally: main terminal road access, meet all exterior look guidelines, allowed a “lean to” office space, a hangar door up to 24’ high. Rough estimates for the project including permitting, site prep, materials, and labor total \$800,000.  
 During the April meeting, the commission voted to approve Mr. Sevieri’s West Side Lot 4 request, subject to plans submittal and formal presentation to the commission. The need for Mr. Sevieri to help the commission understand why he should be given this last West Side lot was stated.  
 Mr. Sevieri formally introduced himself to the commission. He is currently a Corporate Row tenant who has outgrown the space. Within the proposed Lot 4 hangar, he intends to conduct the following business: Aircraft Hangar Lease, Aviation Related Business Office Space Lease, Aircraft Management, and Full Motion Simulator Lease. It is Mr. Sevieri’s intent for his business and other airfield businesses to be complementary rather than competitive, and he is looking to educate and invite younger folks into the aviation community. Mr. Sevieri’s wife is also a pilot, and they own several Smoothie Kings in the area and plan to invest in the community. Chairman Mallicoat expressed that it was nice meeting Mr. Sevieri and asked that he provide a site plan for the commission’s review.
- M. **Thorne Dr. Connection** – There was no discussion, as Mr. Baldwin noted that the future connection is related to the Southeast Hangar Development project.
- N. **Other** – None.

## 6) NEW BUSINESS

- A. **Planning Commission Items – 5/25/21** – Mr. Baldwin informed attendees of only one major item located in the airport overlay: a request by Innovation Group, LLC for site plan approval for Moccasin Trail Residential Subdivision, a development of 93 units on about 17.54 acres at an unaddressed property on South Maple Street (Tax Map 81C Group C Parcels 33 & 33.01) zoned RD9 in Ward 3. Mr. Baldwin added that there is a minor item for a property on Hartmann Commerce Dr. off Old Murfreesboro Rd.
- B. **Board of Zoning Appeals Items – 5/24/21** – No discussion.
- C. **East Side Hangar Doors (Volar Lease)** – Chairman Mallicoat explained that as requested, Mr. Presler has obtained a quotation to repair the door. The quotation to install a motorized unit totals \$15,215. Mr. Baldwin advised that the quotation does not include electrical upgrades. Mr. Presler noted that discussions about the door’s condition began in January 2019. He and Mr. Baldwin commented that the rollers apparently cannot be fixed.

After a brief discussion, a motion was made and seconded to recommend City Council approval of a budget amendment for repairs not to exceed \$20,000. Motion carried.

**D. Other – None.**

**7) FINANCIAL REPORT** – There was no discussion about the Airport Maintenance Expenditures Report dated 5/4/21 included in the agenda packet.

**8) FBO REPORT** – Mr. Dillon presented the following Airfield Operations/FBO Report that was distributed to attendees:

FBO Report M54:

Construction-

1. East Side paving project complete- Shout out to Tim Stockton and Allan Fouch.  
-Striping was concluded this week with final coat of paint.
2. A-1 taxiway repair. – Shout out to Lee Clark for spearheading that project in a timely manner.
3. Franklin Road gate pavement repair. – Thanks Allan Fouch.
4. Mowing crew taking care of the field. – Lee Clark and City of Lebanon
5. Hangar repairs as needed- Duane Gann and City of Lebanon.
6. Tree Removal on 19 approach... Many thanks to all that helped on that project.
7. Appalachian came and repaired partial of the lighting project.  
-REILs, Windsock, and Wig-Wags on East side  
-Stated he was going to come back to finish but never gave us an ETA.

FBO-

1. Successful first month of utilizing two Avgas fuel trucks. – Team has done a great job of adapting.
2. New line Tech began work training and starts regular work this month. Stephen Merrick (CBA Flight Instructor). Looking at bringing another tech to interview this coming week. (Daniel Graves)
3. Preparing for Trimotor this coming month. Any information is much appreciated from the EAA chapter.
4. Another record month of fuel sales. Shout out to the DFS team.
5. TSA annual inspection took place this week. Great information and insight. We included issues that we know that might arise.... Apartments, perimeter fencing, vault, and noise complaints

Known Issues-

1. Wildlife interference minimized.
2. Noise issues in the local newspaper.
3. Traffic increase as the weather improves.
4. Construction debris on windy days.
5. Waiting on lighting repair.

Looking forward to May-

1. Trimotor
2. Weather improving
3. MTSU out of school for the summer should free up some airspace.
4. Shout outs to local flight schools (CBA/Advanced TW) for accomplishments.
5. Construction to be completed soon. (New hangars, tenants, and aircrafts).
6. CAA Fuel sales and Avgas sales to continue setting records.

Comm. Baines thanked Mr. Baldwin for the tree removal on 19 approach. Mr. Dillon noted that Virtower's services are probably the best route to attack noise issues.

**9) UPCOMING EVENTS**

- EAA Ford Tri-Motor Tour – 5/17-5/23/21

**10) INFORMATION ONLY ITEMS**

- A. PAPI Lights – (1) Temporary repair/parts availability (2) Engineering to survey and verify tree(s) to trim or remove. Make arrangements with property owner to trim or remove. Advise FBO and/or FAA. – No New Info**
- B. Soccer Field Update – Sports and Recreation Complex Committee is meeting.**
- C. Supplemental Signage – Runway Hold Positions Taxiway A1 – No New Info**
- D. Need to receive executed ingress/egress easement from Savage and record. – No New Info**
- E. T-Hangar Rows A and B Insurance Renewals Update – No New Info**
- F. Row E T-Hangar Leases – Follow up on insurance certificates.**
- G. T-Hangar Lease Terms – Consider at June 2021 meeting.** – Chairman Mallicoat reminded the commission of the possibility of extending the two-year terms to four or six years.

**11) ADJOURNMENT** – Chairman Mallicoat advised that he will be on vacation during the June Airport Commission meeting and Comm. Cragwall plans to chair the meeting. The meeting was adjourned at 6:19 p.m.