

**LEBANON MUNICIPAL AIRPORT COMMISSION
MINUTES OF SPECIAL CALLED MEETING
Thursday, July 29, 2021
Lebanon Municipal Airport, 200 Aviation Way**

Commissioners Present

Fred Burton J.D. Lowery
T.O. Cragwall Ralph Mallicoat
John Gentry Mike Russell

Others Present

R.T. Baldwin Heather Bay
Tanner Bates Angela Fantom

1) CALL TO ORDER – Chairman Ralph Mallicoat called the meeting to order at 4:02 p.m.

2) PURCHASE OF PROPERTY LOCATED AT 506 TUCKERS GAP RD. – Chairman Mallicoat advised that the property is listed for sale at \$289,900 and its purchase is already identified as necessary to protect and allow future growth of the airport per the approved Airport Layout Plan (ALP). However, he and Commissioner of Public Services Jeff Baines thought it would be best for the commission to meet and vote on the item. Chairman Mallicoat and Ms. Heather Bay attended the open house; the home is a nice remodel that sits on about 1.1. acres.

A motion was made and seconded to recommend approval of the purchase up to \$300,000, the amount City Council authorized on first reading during its 7/20/21 meeting.

There was some discussion about other offers received by the seller. Ms. Bay reported that financing did not come through for the highest offer. Commissioner J.D. Lowery noted that if a higher offer includes contingencies, the City's offer may be more attractive.

Ms. Bay introduced Mr. Tanner Bates who owns property adjacent to 506 Tuckers Gap Rd. and another lot the FAA and TN Aeronautics recommend the City acquires in the future. Ms. Bay believes the owner of property at 506, Hunter Faircloth, is debating whether to wait for the City to get an appraisal and make an offer.

Special Projects Administrator R.T. Baldwin advised that a verbal appraisal will be provided Monday.

A motion was made and seconded to amend the previous motion and recommend approval of the purchase up to \$300,000 or the appraised value, if greater.

Chairman Mallicoat noted that the item will be considered on second/final reading during Tuesday's City Council meeting.

Commissioner T.O. Cragwall mentioned neighbors' concerns about the property becoming an ingress or egress for the airport. He stated that there is no intent to use property in this way, as the airport already has access nearby.

Chairman Mallicoat and Ms. Bay explained that as advised by City Attorney Andy Wright, City Council's action taken last week included an amendment to place a deed restriction to disallow an ingress or egress on the property. Quite a few neighbors attended the Council meeting and voiced their concerns about a possible access.

Mr. Baldwin added that while no federal or state grants are currently available for the property purchase, the City is going through the steps as if it has a grant since there is a possibility for reimbursement at some point in the future.

All then voted aye to recommend City Council approval of the purchase of property located at 506 Tuckers Gap Rd. up to \$300,000 or the appraised value, if greater.

3) ADJOURNMENT – The meeting was adjourned at 4:13 p.m.