



**AIRPORT ADVISORY BOARD  
ZEPHYRHILLS, FLORIDA**

**Monday, May 20, 2024  
3:00 PM**

**Zephyrhills  
City Hall**

**Council  
Chambers**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

1. APPROVAL/CORRECTION OF MINUTES
  - 1.1 Meeting held February 19th, 2024
2. AIRPORT MANAGER'S REPORT
  - 2.1 Status of Current Projects - FBO, Box Hangars, Taxiway Foxtrot, Runway 01-19 Rehab, other.
3. BUSINESS ITEMS
  - 3.1 2024 Proposed Rate Increase Options
    1. 2024 Proposed Rate increase #1 & 2
4. CITIZEN COMMENTS
5. AIRPORT BOARD MEMBER'S COMMENTS
6. INFORMATIONAL ITEMS
  - 6.1 Fuel Sales

**MEETING ADJOURNED**

**\* PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

## **ZEPHYRHILLS MUNICIPAL AIRPORT BOARD MEETING**

**February 19<sup>th</sup>, 2024**

A Regular Airport Advisory Board meeting was held on February 19th, 2024 at 4:00 p.m. in the City of Zephyrhills Council Chambers. Bill Castle called the meeting to order. The members present were Bill Castle, Buzz Hohmann, Matthew Laseter, Robert Page, David Inman and Erik Meredith. Dan Evans was absent. City staff present were, Nathan Coleman and Lucy Huber.

### **1. ANNOUNCEMENT -**

1.1 Chairman Bill Castle welcomed new Airport Board member, Robert Page. Mr. Page shared a little bit about his work background and about his previous and current involvement in aviation.

### **2. APPROVAL/CORRECTION OF MINUTES**

2.1 Buzz Hohmann made a motion to approve the minutes for the meeting held on November 29<sup>th</sup>, 2023. David Inman seconded, and the motion passed.

### **3. BUSINESS ITEMS**

3.1 Airport Manager, Nathan Coleman started the discussion regarding implementing an “additional user fee” associated with multiple users of individual hangars such as Flight Clubs, Co-Ownerships and Commerical Operations.

He pointed out that Flight Clubs and cost sharing at the airport is on the rise and for the board members to think on the issues discussed and hopefully by our next board meeting come up with an agreed upon fee to handle the additional costs these types of multiple user operations entail. He began by stating the increase in costs for infrastructure and operating supplies within the last year and that there needs to be a way to spread these and other operating costs between airport users. He does not think a blanket t-hangar rent increase or increase in fuel costs is an equitable solution at this point. He reminded the board that in 2016 when there was multiple gyrocopters and trikes being housed in individual hangars, a fee of \$35.00 per month per extra aircraft was implemented. Board Member, Matt Laseter pointed out that the Flight Clubs and multiple users of aircraft, etc., purchase large volumes of fuel and this should be considered. Everyone agreed that multiple users did increase fuel sales, but that additional wear and tear on the equipment also increased. Bill Castle pointed out that if all the rules and regulations for the airport are not being met then this is a problem and will need to be addressed. Erik Meredith suggested that the board take time to think about these issues and bring back a proposed or possible solution at the next meeting.

### **4. AIRPORT BOARD MEMBERS COMMENTS**

4.1 Bill Castle noted that the two proposed box hangars were being downsized due to construction cost increases. He said that it does not make good business sense to cut the size of the box hangars because hangars produce revenue and then instead spend those funds to build a new and larger FBO. A new FBO does not produce revenue. Nathan explained that these funds were appropriated by the FDOT and we are obligated to use them as required. He has several ideas that may produce additional revenue with the new FBO.

## **5. AIRPORT MANAGERS REPORT**

### **5.1**

a. **New FBO Project** - The new FBO is now at 60% design

b. **2 New Corporate Box Hangars Project** – Nathan has been in touch with FDOT regarding the Appropriations for these hangars. Because of additional construction costs he is working with the FDOT to find out if we can design and build one larger box hangar rather than the 2 smaller hangars that are assigned within the Appropriation contract. This is yet to be determined.

c. **Taxiway Foxtrot Project** – This project is currently at 30% design phase. Once again, with the finance shortage due to increase in construction costs, the project will remain in the design phase until additional funding can be procured.

d. **Runway 1 - 19 Rehab Project** - There is a request in with FDOT for an additional 1.3 million dollars to see this project to completion. It appears this project will not get underway until 2025.

e. Asphalt condition concerns on hangar aprons. The airport had approximately \$200,000.00 in funding to work on these improvements, but this money was pulled by the FDOT. Nathan is trying to get this money reprogrammed. He explained that the State prioritizes safety issues and infrastructure over other types of projects, such as asphalt repairs. Therefore, it will depend on their decision as to whether we receive the funding. There are also additional t-hangars programmed for 2027, but this too will be determined by FDOT.

## **6. CITIZEN COMMENTS**

5.1 Kyle Salvato, new owner of Skydive City, addressed the board. He said because of increased airport operations, they are actively working on more strict SOPS and pilot training. Their goal is to make it a culture of safety for everyone. Kyle invited the board members over to tour the Skydive facility and offered to take them up in the skydive plane.

## **6. INFORMATIONAL ITEMS**

4.1 Fuel Sales from the last 3 months were reviewed. No action taken.

## **5. MEETING ADJOURNED**

5.1 Buzz Hohmann moved to close the meeting at 4:45. Erik Meredith seconded and the meeting was adjourned.

## 2024 Proposed Rate increase

All Airport users should pay a fair, equitable rate for the use and access of the Airport and its facilities. Additional operating costs should not be placed on T-hangar tenants alone, who are operating within the airport's rules and regulations.

### Option #1

- **Consider motion to approve (New fee)** for commercial operator's plane storage, flight clubs and joint ownerships more than two operating out of private T- hangars, half hangars, shade hangars and tie downs, at a flat rate charge of **\$100.00** per month.

Total estimated revenue increase per year = **\$18,000.00**

**Option # 1** Estimated revenue increase per year. **\$18,000.00**

### Option #2

- **Consider motion to approve (New fee)** for commercial operator's plane storage, flight clubs and joint ownerships more than two operating out of private T- hangars, half hangars, shade hangars and tie downs, at a flat rate charge of **\$100.00** per month, implemented over a **two-year** period beginning in the month of July 01, 2024.

**Option # 2** Estimated revenue increase for year one, beginning in July of 2024, **\$9,000.00**, and year two beginning in July of 2025, **\$18,000.00** per year hereafter.

### Option #3

- **Consider motion to approve (New fee)** for commercial operator's plane storage, flight clubs and joint ownerships more than two operating out of private T- hangars, half hangars, shade hangars and tie downs, at a flat rate charge of **\$50.00** per month.

**Option # 3** Estimated revenue increase per year. **\$9,000.00**

### Option #4

- **Consider motion to approve (New fee)** for commercial operator's plane storage, flight clubs and joint ownerships more than two operating out of private T- hangars, half hangars, shade hangars and tie downs, at a flat rate charge of **\$100.00** per month. **And an additional \$10.00** per month for T- hangars, half hangars, and **\$30.00** per month for shade hangars.

- Full T-hangar \$255.00 + \$10.00 = \$265.00 7% tax = \$283.55 W/ELEC **\$321.55**
- Half hangar \$127.50 + \$10.00 = \$137.50 7% tax = \$147.125
- Shade hangar \$125.00 + \$30.00 = \$155.00 7% tax = \$165.85 ELE /INC

Estimated increase per year for hangars = **\$23,040.00 + 18,000.00 =**

**Option # 4** Estimated revenue increase per year **\$41,040.00**

**Option #5**

- **Consider motion to approve (New fee)** for commercial operator's plane storage, flight clubs and joint ownerships more than two operating out of private T- hangars, half hangars, shade hangars and tie downs, at a flat rate charge of **\$50.00** per month. **And an additional \$5.00** per month for T- hangars, half hangars, and \$30.00 per month for shade hangars.
- Full T-hangar \$255.00 + \$5.00 = \$260.00 7% tax = \$278.20 W/ELEC **\$316.55**
- Half hangar \$127.50 + \$5.00 = \$132.50 7% tax = \$141.775
- Shade hangar \$125.00 + \$30.00 = \$155.00 7% tax = \$165.85 ELE /INC

Estimated increase per year for hangars = **\$11,520.00 + 9,000.00 =**

**Option # 5 Estimated revenue increase per year \$20,520.00**

**AvFuel Totals**

	2019	2020	2021	2022	2023	2024
January	7821.25	9588.92	9412.78	8,791.48	13,939.40	13,489.93
February	7884.67	9680.02	10486.07	9,081.78	13,387.59	16,653.58
March	11628.03	11649.9	11717.35	10,564.70	18,872.67	18,806.36
April	12651.17	8279.46	15091.41	15,019.58	13,263.26	22,913.75
May	9623.3	14186.47	11,346.94	12,371.16	11,668.95	
June	8327.74	9772.13	10,434.27	9,681.36	13,844.41	
July	8915.46	11088.37	11,282.18	8,260.42	14,644.67	
August	7515.35	10981.96	7,744.20	8,564.95	12,789.45	
Sept.	8323.9	12046.61	9,928.30	9,762.46	14,129.90	
October	10382.05	12717.72	12,109.39	16,110.20	19,571.66	
Nov.	10214.9	12124.72	12,851.02	11,566.13	20,207.03	
Dec.	8965.6	12126.15	11,416.10	13,276.46	17,812.99	
<b>Total YR</b>	<b>112253.4</b>	<b>134242.4</b>	<b>133820</b>	<b>133,050.68</b>	<b>184,131.98</b>	

**Jet Fuel Totals**

	2019	2020	2021	2022	2023	2024
January	2803.23	5325.31	5729.17	6748.8	2,684	4,533.00
February	4655.57	5568.69	3457.53	5,427	2,841	2,348.00
March	4496.7	2765.38	4528.5	3,476	2,043	4,114.00
April	2804.52	92.35	3837.57	5,907	2,806	1,298.00
May	3198.88	1388.86	2420	3,318.20	2,004.00	
June	3525.29	1223	2589	2,821.75	1,954.00	
July	3767.85	2928	4197	799	2,059	
August	1890.71	5639.85	1576	3158	2,426	
Sept.	2550.36	2582.34	2621.63	2581	2,988	
October	2355.92	6133.41	2612.23	3460	1,918	
Nov.	4652.53	4053.75	5858.88	3,082	2,022	
Dec.	1316	4045.83	5798.58	492	3,275	
<b>Total YR</b>	<b>38017.56</b>	<b>41746.77</b>	<b>45226.09</b>	<b>41270.75</b>	<b>29,020</b>	

