

**LAWTON METROPOLITAN AREA AIRPORT AUTHORITY**  
**SPECIAL MEETING MINUTES**  
**March 2, 2004**

The meeting was called to order at 9:00 a.m. by the Chairperson, Dorice Shanklin. The agenda along with the time and place of the meeting was posted in accordance with State Law.

**PRESENT:**

Dorice Shanklin, Chairperson  
Don Smith, member  
Keith Bridges, member  
Charlie Beller, member  
Larry Benson, member  
John Marco, Secretary  
Stanley Haywood, member  
Mark Davis, member  
Hossein Moini, Vice Chair

**ABSENT:**

**ALSO PRESENT:**

Barbara Whittington, Airport Manager	Chuck Wade, Airport Attorney
Kim McConnell, Lawton Const.	Pat Hurley, Admin. Asst.
Christine Davis, American Eagle	T.J. Seymour, TSA
Ray Cunningham, Regional Air	Ben Carey, TSA
Jim Beazer, Ft. Sill Transportation	Ken Sue Doerfel, pilot
Robert Farmer, pilot	Dennis Butler, pilot
Greg Tarasoff	John Direnzo

The roll call confirmed that there was a quorum present.

---

**OLD BUSINESS**

**a) Minutes** - Shanklin asked for additions and/or corrections to the minutes of the regular meeting of January 20, 2004.

**MOTION BY Haywood, SECOND BY Marco**, to approve the minutes of the regular meeting of January 20, 2004. AYES: Shanklin, Beller, Marco, Haywood, Smith, Davis, Moini, Benson, Bridges. NAYES: None. MOTION CARRIED.

---

## REPORTS FROM MANAGERS OF AIRPORT BUSINESSES

**1) American Eagle** – Bill Buchholz introduced the new General Manager at American Eagle, Christine Davis. Buchholz reported that enplanements were up over February of 2003 with a 57% load factor.

Buchholz also reported that the new morning flight started this morning.

**2) Regional Air** – John Direnzo reported that Western Oklahoma State College's flight training began three weeks ago. Direnzo said Regional Air was instrumental in getting the flight school established in Lawton. Direnzo said currently he has six students enrolled and possibly two more. Direnzo said if there were anymore students that he would need to bring another instructor to assist.

Cunningham reported the War World II Airborne Demonstration Team attempted to do a jump this past weekend. Cunningham also reported that during recent military operation Regional Air pumped 50,000 gallons of fuel in less than 12 hours.

Shanklin asked if the 126% of increase in fuel flowage was due to the troop movements. Cunningham said it was.

**Robert S. Johnson Terminal Building Dedication** – Shanklin said the Leasing Committee is recommending the location of the proposed lettering be placed above the entrance doors to the terminal and the plaque be located on the front of the manager's office on the south end of the terminal.

**MOTION BY Marco, SECOND BY Benson**, to approve the location as specified above for the lettering and plaque. AYES: Shanklin, Beller, Marco, Haywood, Smith, Davis, Moini, Benson, Bridges. NAYES: None. MOTION CARRIED.

**3) American Eagle Maintenance** – Chris Pittman reported his job concluded Friday, the hangar is closed and lock. Shanklin asked if the items on Horizon's inspection report were completed. Pittman said he did not officially receive the inspection report. Beller asked for clarification. Pittman said that Whittington provided a copy, but it was not provided to American Eagle corporate at the request of the manager. Whittington said she wanted the Authority to see the inspection report before providing a copy to corporate. Beller said "let's not play with words, this is an important thing to us". Shanklin asked if the utilities were still on in the hangar. Pittman said they were. Shanklin asked if the Authority had been notified that AE had vacated the premises. Pittman said the station at the terminal actually had the keys. Beller said why would they turnover the premises, when they still had 3½ years left on their lease. Shanklin said she did not ask if they turned over the premises, but if they notified us that they had vacated. Pittman said that American Eagle has not vacated, they still had the keys. Shanklin asked again if the items on the inspection list were addressed. Pittman said some were, some were not. Wade said that the lease is still in full force and effect, AE has the same responsibility they have always had to take care of the property. Beller apologized for the misunderstanding, Beller said he did not realize that he was told, to say that he did not have the inspection report.

Buchholz said that he would bring the inspection report back to Corporate when he returned to Fort Worth.

Bridges thanked Pittman for his support of the Airport Authority, the Airport and for doing a great job as the Manager at the Maintenance Facility.

**4) Transportation Security Administration – No report given**

**5)**  
Not present.

**Lawton Air Traffic Control Tower -**

**6)**  
said to expect some activity in the next 45 days.

**Fort Sill Transportation – Beazer**

---

Shanklin said she would like to move the financial reports up to accommodate the accountant, Scott Hatch. Shanklin said Scott Hatch is here today to explain any questions the members might have on the new financial reports and how they were prepared. Hatch said they have tried to do this in such a manner as to be more efficient and not duplicate the efforts. Hatch said also they have combine and adjusted all the entries provided by the City. Hatch pointed out on the income operations statement the percentage shown is the percent remaining on the budget not spent, which is different from what they may be use to seeing.

**MOTION BY Marco, SECOND BY Benson,** to approve the financial reports as submitted. AYES: Shanklin, Beller, Marco, Haywood, Smith, Davis, Moini, Benson, Bridges. NAYES: None. MOTION CARRIED.

**LEASING COMMITTEE (Charlie Beller, Committee Chair)**

**a) FBO Lease –** Beller said the Leasing Committee has met several times with the FBO proposals that were received. Beller said at the last meeting we discussed with whom we would negotiate with, “which kind of presents an ambiguous picture to me.” Beller said we need to select this morning the entity that we intend to negotiate with for the FBO lease. Beller said the committee voted at the last meeting, the majority of the members there recommended that we go into negotiations with Regional Air.

**MOTION BY BELLER, SECOND BY SMITH,** that the Leasing committee of the Authority negotiate with Regional Air for a long term lease.

Beller said he thought we need to do that as expeditally as we can. Beller said that he would like to meet with some of the pilots, prior to the negotiations to get their suggestions.

Shanklin asked if the Authority needed to hear from the audience prior to a decision. Wade said that was up to the Authority.

Dennis Butler addressed the Authority. Butler said he is a pilot and airplane owner based at Lawton for about 20

years. Butler said he is in favor of the committee's recommendation to negotiate with Regional Air. Butler said before Ray and Doc came in, the FBO's were out of business in a year or two, usually they were out of gas, with no mechanic on the field. Butler said Lawton went through a series of this until Regional Air took over. Butler said Regional Air is open regular business hours and after hours, Butler said he has never made a request that was not honored. Butler said that he understood that the Authority was concerned that there are not enough pilots, he said that that is not unique to Lawton, because general aviation is down everywhere. Butler said some towns pay the FBO to operate there. Butler went on to say that the customers that have been there a long time would like to stay there, "if Regional Air stays, we'll stay, if Regional Air goes that's up in the air". Butler said Ray Cunningham is an FAA designee, which means he can give check rides to pilots for the biannual flight review and every six months for instrument pilot. Butler said Ray is able to do that because of the considerable trouble and cost he has invested to maintain that certification. Butler said "I can't imagine that when you have a local business that is doing well, by comparison to other FBO's, he is doing as well as any I know of, in a town Lawton's size, that you would think about replacing him with an unknown. If someone comes in that we don't know, I'm afraid we'll start down that old road again". Butler said "the people that use the service, like the service and want to keep it, that's why I'm here today. I would urge you all to keep it, I think you're going to deal a serious blow to general aviation in Lawton, Oklahoma if don't renew the contract with Regional Air."

Greg Tarasoff addressed the Authority on behalf of himself and Dr. Rick Brittingham in support of Regional Air. Tarasoff said he is a fairly young pilot and plane owner as well. Tarasoff said this is one of the finest FBO's he has deal with, every request he has made, has been meet.

John Drenzo spoke on behalf of Western Oklahoma State College's concerns. Drenzo said Regional Air has worked with them on fuel prices, hangar and maintenance costs. Drenzo said they are concerned that if another FBO comes in, that they will no longer be able to operate. Drenzo said he understood that one of the bidders, has proposed to put in a flight school, with a couple of planes. Drenzo said Western Oklahoma State College is providing that service more economically than anyone else and "we would request from the board if you give someone a shot at flight training in Lawton, it be Western Oklahoma State College".

Whittington asked if you have to be a student at WOSC, in order to be enrolled in the flight school. Drenzo said "Yes, you have to be a student, but you can take ground school at Cameron through the ITV courses".

Drenzo said "once you're enrolled, you can schedule time with me and schedule for the airplane out of Lawton".

Shanklin thanked everyone for their comments.

**SUBSTITUTE MOTION BY DAVIS, SECOND BY BRIDGES**, that the Authority look into the possibility of pursuing lease negotiations with both San Diego Air Group and Regional Air. Also, that the Chairperson appoint three members of the Authority to the committee to negotiate with them.

Smith asked Wade if that did not violate the terms of the offer or notice that was published. Wade said he did not have the RFP in front of him, Beller offered his. Beller said "we approved this when we approved the FBO proposal we put out." Beller read "the Leasing Committee of the Authority will evaluate all proposals and select the proposer that best meets the evaluation criteria. Following the selection for the apparently successful proposer the Authority will enter into negotiations with this proposer regarding development plans, schedules etc." Beller said the proposal says "the Leasing committee shall select with whom we shall negotiate". Wade said he did not question the content of the RFP. Beller said "a substitute motion at this time, to me is ludicrous, but if that's what we want to entertain, fine, then we'll go through the process and make everybody happy".

Wade said in response to Smith's question, the Authority has the right to reject all proposals or negotiate with one or all parties, it's up to the discretion of the Authority.

Beller said, directing his question to Wade, "that is after we vote down the motion to negotiate with Regional Air,

which the committee selected to negotiate with, that document says it's our responsibility, our charge." Wade said "and you have fulfilled that charge". Beller said "alright, so now we are going to voted on it, are we not". Wade said he is not the Chairperson, the Chairperson is in charge of the meeting. Beller said "well, let's get on this and hope to goodness that we can defeat the substitute motion, why don't we just vote on that and get this obstructionism out of the way, as best we can." Shanklin said that the RFP had not been followed to the letter, since it was put out. Shanklin said she agreed "that it was a terrible RFP to begin with, but since we had not had to negotiate for an FBO operator in 20 years, this was virgin territory for all of us". Shanklin said she was going to allow the substitute motion.

**SUBSTITUTE MOTION BY DAVIS, SECOND BY BRIDGES - AYES:** Haywood, Bridges, Davis, Shanklin.  
**NAYES:** Benson, Moini, Beller, Marco, Smith. **MOTION DEFEATED.**

**MOTION BY BELLER, SECOND BY SMITH,** to negotiate with Regional Air. **AYES:** Marco, Smith, Haywood, Beller, Moini, Benson. **NAYES:** Shanklin, Davis, Bridges. **MOTION CARRIED.**

#### **b) American Eagle Request to Sublease**

Shanklin asked to table American Eagle's request to sublease. Beller said "I thought that was a Leasing committee's responsibility, is this the Leasing Committee we are doing?" Shanklin apologized. Beller said "No, I'll just let you handle it, Madam Chairlady, you take over the meeting, go ahead I'll sit back and watch."

Bridges said "Mr. Beller, "Beller said "Mr. Bridges, a little more obstructionism from your side of the table?" Bridges said, "Excuse me sir, I was just going to ask you a question, that's all, I don't need to be attacked".

Beller said he had already talked to two people concerning the tabling of the item and his intent was ask to table this, "but if we are going to have committee chair people present an agenda item, for Christ sake, let us present it". Shanklin said "I do apologized, please excuse me and please proceed". Beller said "I'm not sure I want to, I think I'll just let you handle it, this is ridiculous". Shanklin said "Yes, it is". Beller said obstructionism has reared its ugly head at the Authority and that's not good". Shanklin said "Mr. Beller, please continue".

Beller reported that since American Eagle has 3 ½ years left on the lease and there are a number of things being negotiated at this time. Beller said that he would like to table this item.

**MOTION BY Beller, SECOND BY Haywood,** to approve tabling the American Eagle sublease until a later date. **AYES:** Shanklin, Beller, Marco, Haywood, Smith, Davis, Moini, Benson, Bridges. **NAYES:** None. **MOTION CARRIED**

**c. American Eagle Inspection** -Beller said that Pittman aluded to the fact that there was an inspection with Carl Canizzaro and Canizzaro made up a list of items that needed to be accomplished. Beller said the attorney pointed out earlier that American Eagle is still responsible for the condition of the hangar until the end of the lease. Beller asked the attorney if the Authority should do an inspection before they sublease the facility. Wade said Pittman indicated that some of the items were addressed and some were not. Wade said we need to identify what was not and talk to the American Eagle real estate department and see what their intentions are. Shanklin said it was pointed out earlier that the premise is still under lease and the Authority did not need to take action until the American Eagle gave notice. Wade said he would be happy to contact Jess Hall.

**d. Bishop School-** Beller said Bishop School is proposing an expansion to the south and east of the existing building. Beller said the manager has done research with the FAA and the City of Lawton concerning this item. Beller said that this time there does not seem to be any obstacles, it would affect the airport or the height requirements.

Haywood said when he was on the Great Plains Improvements Foundation Board they proposed construction. Haywood said the agenda says “the FAA’s responses was if it is not on the airport property, then the only criteria is that Bishop School must file the standard Form 7460-1, Notice of Construction and Alteration to the FAA. Haywood asked why this was not done this way with the Great Plains Improvement Foundation. Beller said that he believed that there was a construction easement in the lease agreement that the FAA paid for that prohibited construction. Whittington said there were several issues, first was the easement that the Authority held saying that there could be no construction on that land and the proposed complex was a two story as opposed to this, being a single story construction. Haywood said noise was also an issue. Haywood said all Bishop has to do is file this form with the FAA, Haywood went on to say that he has a problem with this. Wade said the Authority does not have an aviation easement on the Bishop School property as it did on the property to the north that was owed by the Great Plains Improvement Foundation. Wade said that is why the question of whether the construction should be permitted was directed to the FAA and they are the one’s that made the final decision.

**MOTION BY Beller, SECOND BY Haywood,** to approve the proposed expansion to the Bishop School.

AYES: Shanklin, Beller, Marco, Haywood, Smith, Davis, Moini, Benson, Bridges. NAYES: None. MOTION CARRIED.

Beller asked for clarification. Beller asked if the Leasing committee was going to negotiate with Regional Air. Beller asked if that was the intent of the Authority. Wade said he thought it should be the leasing committee or some sub committee of it. Members agreed the leasing committee should do the negotiating.

Bridges said he had a question that he was unable to ask, for item 5B. Bridges said he was going to ask if the sublease had anything to do with the inspection. Bridges went on to say he was not trying to do anything else and he did not appreciate being attacked for simply asking a question. Beller said “if you feel that you were attacked, I’ll take my attack back, I apologize”. Beller said “but my point was, we knew where we were going, but we kept throwing those obstacles out, we just weren’t satisfied until we got all every obstacles out there we could”. Beller said “these folks out here have come down here and I’d like to apologize, we were not here last Tuesday, when you folks were not aware of it, until the very last minute, some of you changed your plans and I think we need to apologize to those folks who were ready to come last Tuesday and we didn’t show up. Shanklin said “if we inconvenienced anyone, I apologize.”

Shanklin asked Wade if we should notify American Eagle on the tabling of the sublease issue. Wade said he would let them know.

#### **DEVELOPMENT COMMITTEE (Mark Davis, Committee Chair)**

1) **AIP 3-40-0051-19 – Design Grant for Taxiway Project** –Davis said that plans and specifications on the taxiway project will be completed soon and the engineer will be meeting with the committee this month to review and discuss the project.

---

#### **AIRPORT MANAGER'S REPORT (Barbara Whittington, Airport Manager)**

1) **Operations Report**

Whittington said she spoke to the FAA and the Engineer yesterday. Whittington said all parties will be meeting during the Partnership Conference in Ft. Worth to review the preliminary plans that Carl will be bringing. Moini asked when this project will begin. Whittington said we hope to have it out for bids by the end of July. Moini ask how long this project will take. Whittington said it will be a long project, probably accomplished in phases. Whittington said this will be an inconvenience for the airport users, since it will be closing the parallel taxiway for a time. Whittington said we will be having an airport user's meeting to discuss the project with those affected. Whittington said the plan also includes strengthening the pavement on Taxiway A south to be able to accommodate all traffic to include the heavy aircraft.

Whittington also reported that the new reauthorization bill that was recently signed allowed for funding levels at small airports to change. Whittington said in the past the funding level was 90% federal /10% matching share, this new bill changes that to 95%/5%. Whittington said this will make accomplishing projects much easier, since the PFC's will only need to be 5% of the project cost. Whittington said for the taxiway project, if the cost is 3 million, the matching share will only be \$150,000.00. Whittington said the PFC application has been revised to reflect the new numbers.

Whittington said the approve of the PFC application is still pending.

**2) OAOA Conference** – Whittington said the Oklahoma Airport Operators Association will be holding their Spring Conference April 18, 19 and 20 in Oklahoma City. Whittington said this will be a good conference for the Authority member to consider attending since April 19 will be Aviation Day in the Rotunda in the State Capitol Building. Whittington said the estimated cost to attend will be \$485.00.

**3) American Association of Airport Executives (South Central Chapter)** - Whittington said the AAEE/SCC Conference will be held in Corpus Christi, March 28, 29 and 30. Whittington said she has been asked to be moderator at this conference. Whittington said the estimated cost to attend this conference is \$570.00

Beller asked if the board meeting in April will be changed to allow the manager to attend the conference. Shanklin said the manager has requested that the board consider changing the April meeting from April 20<sup>th</sup> to April 27<sup>th</sup>.

**MOTION BY BENSON, SECOND BY MOINI, to approve the cost for both conferences as stated above and moving the board meeting to April 27<sup>th</sup>.**AYES: Bridges, Marco, Beller, Smith, Shanklin, Davis, Haywood. NAYES: None. MOTION CARRIED.

---

## **NEW BUSINESS**

Mark Davis asked for a couple of minutes of time. Davis said "It's a sad day in American when opposing view points are labeled "obstructionist", having said that, I came to town about three years ago with one of the major employers in this city. Fortunately our headquarters are outside of this city, therefore I'm not owned by anyone in it. That gives be the luxury of standing and acting on my integrity, for that reason this is my official notification to this entity that I will be resigning. I do not want my name attached to anything that has Ray Cunningham's name on it".

Beller said "That's kind of a personal attack, right there. Where is the integrity in that?" Shanklin said to Beller "Mr. Davis asked for some time". Beller said to Shanklin "But aren't you, as the chair suppose to say no personal attacks, isn't that your responsibility?"

Davis went on to say, "That information will probably be made public soon and we'll let the community decide whether my decision was fair or not".

Beller said "Are you done Mr. Davis, Is he finished? Because I would like to make a statement if, I may".

Beller said "We talk about protectionism and you're talking about, you're from outside, when you came to town, as I understand it, there were certain things taken into consideration to protect the people that you're working for because your local, Assurant is something we are proud to have." Davis said "I believe "obstructionism" is the topic I addressed. Davis said to Beller, "I am not here to address any of your questions". Davis said to Shanklin "Madam Chairwoman, if you would regain control that would be great."

Beller said "Now, wait a just blooming minute, if he has a problem with people..." Shanklin said "Mr. Beller, just a moment please".

Shanklin acknowledged Bridges. Beller said "Oh great, we're going to bounce the ball back and forth. I've had all I can..." Shanklin addressing Beller said "No sir, I do this everything month. I go from one to the other to see if they have any comments." Beller said "It's the same old story". Shanklin said to Beller "If this meeting is not being run, according to how you think it should be run, I'm sorry".

Bridges said "Madam Chair, I had some comments to make, but after what I have seen this morning, as far as actions with people losing their control, their temper and making comments. I think it would be best, if things cooled down. I will tell you, on Friday I plan to give a letter to the Mayor and yourself to resign from this board and I'll leave it at that".

Haywood said his comment would be he wished no one would resign, "we have to agree to disagree".

Haywood said that he is always the minority were ever he goes, but he also knows that if he weren't there, he could not get anything done. Haywood said he would like for both members to stay.

Benson said he voted on the facts as he saw them.

Moini said he thought everyone had said everything that needs to be said.

Marco said "I voted on my own vote, although I had some coercion, I did my checking into and got into things". Marco said "I understand that there is a letter flowing around that implicates Mr. Cunningham in something, but I have not had the privy to see the letter yet, but everyone else has had the privy to see it".

Marco said that he was invited to attend a War World II event at the airport last Saturday. Marco said it was a great event and he wished the newspaper and the T.V. would cover the event. Marco said they reenact WWII the last Saturday in the month.

There being no further business, the meeting was adjourned.

---

Dorice Shanklin, Chairperson