

Airport Advisory Board Meeting (Monday, March 28, 2022)

Generated by Allison Swint on Monday, March 28, 2022

Members present

Brian Barthelme Jr, Henri Sahut, James Alexander, Albert Babcock, Robert Zaorski, George Hill

Meeting called to order at 6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. COMMITTEE REPORTS

Information: 1. Chairman/Vice Chairman reports

Information: 2. PW&T Report

Information: 3. FBO Report

Information: 4. Pax Air Ops Report

D. OLD BUSINESS

Action: 1. Approval of February 28, 2022 Meeting Minutes & Action Items

To approve the February 28, 2022 meeting minutes & action items

Motion by Brian Barthelme Jr, second by Robert Zaorski.

Final Resolution: Motion Carries

Yea: Brian Barthelme Jr, Henri Sahut, James Alexander, Albert Babcock, Robert Zaorski, George Hill

Discussion: 2. Review/Update Action Item list

E. NEW BUSINESS

Discussion: 1. Review DMTU Lease Addendum request

No objection to DMTU Lease Extension request

Information: 2. Next business meeting April 25, 2022 at 6:00 PM

F. PUBLIC COMMENT

G. ADJOURN

Meeting adjourned at 6:51 PM

Airport Advisory Board Minutes – 03/28/2022

Meeting Start: 6:00 pm

Members Present: Alexander (Chair), Hill (Secretary), Babcock, Barthelme, Sahut, Zaorski, LCDR Palmer

Others Present: Swint (DPWT), Ken Reed (S. Hunt Aero), Pat Weaver, Dave Stanton (Airtec/Piedmont)

Chairman Report:

- Briefed CSMC 3/15/22 on potential for Advanced Air Mobility (AAM)/vertiport at 2W6
- FAA has draft engineering design for vertiport facilities. Virtual Industry day is tomorrow (3/29) at 11 am by Zoom.
- Charging infrastructure to support vertiport is an issue. SMECO reached out to help.
- Senate passed the AAM Coordination and Leadership Act 3/24. Must also be passed by House and signed before it can become law.
- Economic Development has scheduled a brief to the AAB in June regarding the potential food service in the terminal.
- County Board training is 5/2, 6:00 pm, in Leonardtown. All AAB members encouraged to attend. RSVP by 4/22.

DPWT Report (Swint, Airport Manager):

- Construction dominated this report. Terminal construction scheduled to be completed by 4/14. Scheduled shutdown of water services in Terminal has slid to allow shutdown on an as needed basis.
- Stop work on Phase 2 runway extension prep has been lifted by County, work scheduled to resume on 4/1. Phase 3 runway extension scheduled to begin on 4/14.
- Patuxent Habitat Warrior is hosting a 5K run at the airport on Saturday 6/4. Coordination ongoing.
- Request for donation of glass container of some sort for making a FOD display in the terminal.

FBO Report (Reed, S. Hunt Aero; Dave Stanton, Airtec/Piedmont):

- Hangar Z construction will begin in about 3 months following purchase of required steel. Expected completion in Fall 2022.
- New ADS-B traffic display from Flight Aware is now available at Piedmont Flight Center. Plan is to have display also available in the pilot lounge in the terminal.

Pax Air Ops Report (LCDR Palmer):

- LCDR Steve Palmer has received orders and will PCS to FAA in May. LT Sam Hughes will be his replacement on the AAB starting in June. NAS Pax River will provide updated designation letter.
- First annual 2W6 pilot forum with Pax Air Ops will be in May (followup to the initial pilot forum held in August 2021). Pax Air Ops is planning to support.

Old Business:

- Meeting minutes and action items from 2/28/22 approved as written (motion Barthelme/second Zaorski).
- Action Item list was reviewed and updated.

New business:

- Reviewed DMTU lease agreement addendum, which would provide updates to the MSP and Medstar hangars in exchange for a 5-year lease extension. Board voiced no objection to document as submitted.

Public Comment: None

Meeting Adjourned: 6:51 PM (motion Barthelme/second Zaorski).

Next Meeting: April 25, 2022 at 6:00 pm

Submitted by: Hill (Secretary)

St. Mary's County Airport Advisory Board
Action Item List

Current: 03/28/22

Action Item #	Status	Open Date	Due Date (do not change)	Close Date	Originator	Assignee(s)	Action Item	Status/Resolution	Follow-up
<i>Action Items as of 03/28/2022 AAB Meeting</i>									
6	Open	x/xx/18	TBD		AAC	DPWT	Install runway end windsocks (or streamers)	8/26/19: to be included in ALP revision process (see AIs 10, 26); 9/27/21: to be included in AECOM ALP revision process; 3/28/22: ALP expected to be top priority soon	
7	Open	x/xx/18	TBD		AAC	DPWT	Relocate Anemometer where it can provide more accurate runway winds (treeline blocks wind from north impacting reported winds on AWOS and aviationweather.gov)	8/26/19: to be included in ALP revision process (see AIs 10, 26); 9/27/21: to be included in AECOM ALP revision process; 3/28/22: ALP expected to be top priority soon	
9	Open	x/xx/18	8/23/2021			DPWT (Swint), AAB (Hill, Zaorski)	Procure ADS-B repeater system to improve safety and SA at 2W6; possibly co-share with KNHK?	Need to discuss with Pax Air Ops. 6/24/19: Klapka/Swint to meet with Pax and report at next meeting; 10/26/20: no change; 12/7: no change; 1/25/21: Hill/Zaorski to replace Klapka; 2/22: Bob Z reached out to Pax Air Ops; 3/22: no chg; Hill/Zaorski to map strategy; 4/26: no chg; 6/28: mtg w/ Pax, Navy has no need for ADS-B repeater; ADS-R may be an option for 2W6, need to explore further; Pete Lehmann from TCAS Analytics is SME; 8/23: ADS-R brief from Pete Lehmann postponed to Sep mtg; 9/27: ADS-R vs TIS-B brief from Pete Lehmann, he is looking into more details; 10/25: no chg; 12/6/21: no chg; 1/24/22: no chg; 2/28: Pete Lehmann to provide update at Mar mtg; Dave Stanton reports Piedmont ordered an ADS-B repeater, may resolve issue but more info needed; 3/28/22: Pete Lehmann presentation slipped a month; Dave Stanton reports ADS-B repeater installed at Piedmont last week, plan is to have a feed to the pilot lounge in the terminal	4/26/21: uAvionix PingStation2 may be solution? Just \$1750. No go, a closer look shows this is an ADS-B receiver not a repeater.
13	Open	x/xx/18	8/23/2021			DPWT (Swint), AAB (Hill, Zaorski), NAS Pax	Improve deconfliction between Pax Rwy 14 Approach and 2W6, including AWOS language and updated Chart Supplement (formerly AFD) language	Discussion held with Pax Air Ops 12/3/18. RCO with NAS Pax? 6/24/19: Klapka/Swint to meet with Pax and report at next meeting; 10/26/20: no change; 12/7: no change; 1/25/21: Hill/Zaorski to replace Klapka; 2/22: Bob Z reached out to Pax Air Ops; 3/22: no chg; Hill/Zaorski to map strategy; 4/26: no chg, suggestion was keep this a safety issue; John Deatrick offered to bring this mtg up at next mtg between Pax and CSMC; 6/28: mtg w/ Pax, LCDR Palmer open to working together on this; suggestion made to add Pax Air Ops rep to AAB as ad-hoc member and to add a VHF freq to Pax ATIS (see AIs 32 & 33); 9/27: Pax River Air Ops ad hoc member of AAB will help greatly with this, but still open; 10/25: Alexander to develop proposed Chart Sup language for review by LCDR Palmer; 12/6: Proposed Chart Sup language provided to LCDR Palmer on 11/3, he concurred. AAB voted to approve proposed language. Allison to submit to FAA for publication. 1/24/22: Allison to send to FAA shortly; 2/28: Allison to send to FAA this week; 3/28: Allison to send to FAA this week	6/24/19: Klapka to provide proposed language. Klapka response that Draft SOP contains proposed language. 12/6/21: Additional language to be recorded on AWOS; 3/1/22: safety info regarding mil traffic recorded on AWOS

St. Mary's County Airport Advisory Board
Action Item List

Current: 03/28/22

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24	Open	10/28/2019	8/23/2021		Public (Bob Hansen)	DPWT (Swint)	Explore Compass Rose at 2W6. Obtain info from The 99s.	10/28/19: Bob Hansen to provide info from 99s at January meeting; 2/24/20: Hansen did not attend Jan or Feb AAB meetings; 6/22/20: POC change from Hansen to Klapka, he reports 99s no longer doing compass roses; 9/28: Ted to meet with Allison next week; 10/1: Ted & Allison identified location on west ramp, Allison checking with DPWT to see if they can survey and paint; 10/26: Allison awaiting response from DPWT; 12/7: DPWT has agreed to do, waiting for wx; 4/26: Allison to talk to Ron; 8/23: Allison to followup with Ron or Donnie; 9/27: Joanna Williams of 99s contacted Allison, interested in doing this in Spring; 10/25: no chg; 12/6/21: review again in Feb 22; 1/24/22: presentation by Joanna Williams of 99s MD chapter, they are happy to do it, 2W6 just needs to provide paint, etc. Allison to suggest weekend in Apr-Jun; 2/28: rebar under ramp doesn't allow for compass rose, new plan is 1 yr delay, rose will be painted at new runup area at dep end rwy 11	
34	Open	6/28/2021	12/6/2021		AAB (Alexander)	Pax Air Ops, AAB	Update LOA on use of R-4007 to clarify procedures and update graphic	6/28/21: mtg w/ Pax, LCDR Palmer agreeable to update; 9/27: update in work per LCDR Palmer, will coord with AAB prior to signatures; 10/25: routing on base for admin, then sent to Allison for review by AAB per LCDR Palmer; 12/6/21: no chg; 1/24/22: LCDR Palmer says update was sent to Allison, some confusion on whether there were any changes or not, Allison to send to Alexander; 2/28: AAB owes markups to Navy; 3/28: draft with updates to be sent to LCDR Palmer in April	
35	Open	1/24/2022	2/28/2022		AAB (Alexander)	DPWT (Swint)	Explore brighter lights at terminal ramp/parking lot and FBO ramp	2/28/22: no update; 3/28: County made funding request today via Bipartisan Infrastructure Law, working with SMECO is also an option; RCS (Piedmont) is installing LED lights at fuel pump and FBO ramp	

LEASE AND OPERATING AGREEMENT ADDENDUM

This Lease and Operating Agreement Addendum (the "Lease") is made this _____ day of _____, 2022, by and between COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND, a body politic and corporate and a political subdivision of the State of Maryland ("Lessor" or the "County"), and DMTU, L.L.C., a Maryland limited liability company ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee entered into a Lease and Operating Agreement on or about January 22, 2002, as amended by that: (i) Lease and Operating Agreement Addendum dated August 10, 2004; (ii) Lease and Operating Agreement Addendum dated January 20, 2009; and (iii) Lease and Operating Agreement Addendum dated April 20, 2010 (hereinafter referred to as the "Lease");

WHEREAS, Lessee has agreed to make substantial improvements to the premises leased to the Lessee pursuant to the Lease, namely, the installation of a new roof system on two buildings, repair of the floor in two buildings and replace hangar doors on two buildings (the "Leasehold Improvements") and it is estimated the total cost of the repairs will be between \$260,000.00 and \$360,000.00, of which the Lessee has already paid over \$60,000.00;

WHEREAS, pursuant to Section 2, the Lease and Operating Agreement Addendum dated April 20, 2010, provides that the Termination Date of the Lease is September 3, 2035;

WHEREAS, the remaining term of the Lease does not allow Lessee sufficient time to be able to amortize the cost of the improvements being made to the leased premises and the County is willing to grant a five (5) year extension to the term of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, Lessor and Lessee agree to amend the Lease as follows:

1. Lessee shall complete the Leasehold Improvements in accordance with all applicable laws, ordinances and regulations and in a good and workmanlike manner solely at the cost and expense of Lessee.

2. The defined phrase "Termination Date" within Section 2 of the Lease shall be stricken in its entirety and in its place shall be inserted the following:

Termination Date means midnight of September 3, 2040.

3. The recitals set forth above are incorporated into and deemed a material part of this Agreement. Except as amended herein, the Lease terms shall be deemed in full force and effect and are hereby ratified and confirmed by the parties. This Agreement may be executed in counterparts.

ATTEST:

COMMISSIONERS OF ST. MARY’S COUNTY

David Weiskopf
Interim County Administrator

By: _____ (SEAL)
James R. Guy, Commissioner President

Approved as to Form and Legal
Sufficiency:

County Attorney

ATTEST:

DMTU, L.L.C.

By: _____ (SEAL)
Steven J. Bildman, Member