

**DANBURY AVIATION COMMISSION**  
**MEETING MINUTES**

Danbury Aviation Commission -- 7:00 p.m.  
Danbury City Hall: 155 Deer Hill Ave., Danbury, CT 06810  
Third Floor / Room 3C / Tuesday, April 15, 2014

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BY: 

01 Meeting Called to Order By Chairman Ashkar.

02 Roll Call:

Present: Commissioners Ashkar, Oppermann, Omasta, Zilinek, Tamburri

Absent: Lee, Baker

03 Motion made to accept the regular meeting minutes of November 19, 2013 as written by Commissioner Oppermann, seconded by Commissioner Zilinek and unanimously approved.

04 Liaison Report: No liaison report.

05 Administrator's Monthly Report:

Mr. Estefan reported one of our plow trucks is no longer working. Went to FAA to acquire a grant to purchase a new plow truck and might be able to get a second plow truck in October, 2014. It was a tough winter but DXR was not closed. Snow blower was operational this year. In a couple of years we hope to replace the payloader as well.

Motion was made by Commissioner Zilinek to accept Administrator's Report, seconded by Commissioner Oppermann, and unanimously approved.

Motion made by Commissioner Oppermann to open Public Speaking, seconded by Commissioner Zilinek, and unanimously approved.

***Public Speaking:***

Mr. Kari Sorenson/Tally Ho Aviation, reported he received no response to his request. Mr. Estefan advised Commissioner Oppermann responded back with a written report. This report dated November 19, 2013, was read into minutes, copy attached. Mr. Sorenson advised there is no justified cause; this is a public facility leased from the City. Commissioner Oppermann advised Mr. Orifici didn't want to talk about it anymore and I also advised Mr. Sorenson to email me if he had any more problems. Mr. Sorenson stated he was never told anything, nothing was ever received. Chairman Ashkar advised it is not up to the Aviation Commission to enforce. Mr. Estefan advised he will send this request to the City's attorney for review and opinion.

Motion was made to close public speaking by Commissioner Zilinek, seconded by Commissioner Oppermann, and unanimously approved.

**Old Business**

No Old Business was discussed.

**New Business**

***Bulk Tie Down Area – see attached letter dated April 10, 2014 from Airport Administrator.***

Mr. Estefan read said letter into minutes. Mr. Michael Safranek, Assistant Airport Administrator gave a brief report on where the 7 blocks of tie downs would be. If an FBO wants more tie downs, they must take the entire designated block. Copy of proposed tie down blocks is attached. If the FBO chooses to take a block, they will be responsible for plowing, weeding, etc. He also stated \$75.00 was an estimate. This proposal is for one year; after 6 months the Commission will review this proposal to see if it should continue. This will be license agreement not a lease agreement and can be open to any FBO. As shown on the attached map, if you enter the "orange" is the Tower Tie Down South, and the "green" is Tower Tie down North. If we rent all blocks, the City should make about \$40,000 per year. Mr. Safranek advised current City tie-down customers will still remain with the City and stay at current rate of \$110.00.

**Subject to review and approval by the City's attorney, motion was made by Commissioner Oppermann to accept the proposal dated April 10, 2014, as written by the Airport Administrator and Assistant Airport Administrator with regard to the bulk tie down area, with current City tie down customers grandfathered in but may be asked to be moved if necessary, seconded by Commissioner Tamburri, and unanimously approved.**

Commissioner Tamburri commended Mr. Estefan, Mr. Safranek and staff for the superb job on cleaning the runways and keeping the airport open during the harsh winter season of 2013/2014.

**Motion made to adjourn by Commissioner Tamburri, seconded by Commissioner Zilinek, and unanimously approved.**

DXR Commission Liaison Report November 19, 2013

As per the aviation commission, that I as the airport liaison attempt to determine the problem at the WESCONN facility as specified by Mr. Sorenson at the Oct. 15, 2013 meeting.

On Oct. 16, 2013 I E mailed Mr. Chris Orifici the following: Hi. Chris. Is there anything that I can help you with? What is going on with Sorenson.? If you wish I will come to your facility and we can discuss whatever it is that is causing a problem.

On Oct. 17, 2013 I received a reply from Chris, as follows: I don't think there is much to discuss, we have had several problems with Mr. Sorenson adjusting to our ownership of the property. We have policies, guidelines and rules that we expect not only our guests but tenants and owners including myself to follow while enjoying our site. All our tenant leases include the following clause.

"Tenant shall control the conduct and demeanor of its employees and invitees and those persons doing business with Tenant, in and around the hangar and shall take all steps necessary to remove those persons whom landlord may, for good and sufficient cause, deem objectionable".

The above paragraphs being said and to my thinking this is being reasonable and customary. In addition WESCONN is a private facility with thru the fence access to the airport. These two sentences remove any problem that Mr. Sorenson has with WESCONN, from the Danbury Airport Commission, to being a private matter exclusively to be settled by the respective parties.

If there are any extenuating circumstances they can be brought to the commission at this meeting or future meetings.

Very truly, Thomas Oppermann, Danbury Airport Commission / liaison





**CITY OF DANBURY**  
DANBURY, CONNECTICUT 06810

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(203) 796-1569 (fax)

Paul D. Estefan  
Airport Administrator

Michael Safranek  
Assistant Airport Administrator

April 10, 2014

John Ashkar

Chairman

Danbury Aviation Commission

Dear Chairman Ashkar,

The Office of the Airport Administrator is requesting permission from the Danbury Aviation Commission to license out to the Fixed Base Operators" bulk tie down" area on our tower ramp.

The Airport Administrator and Assistant Administrator have noticed that a majority of the FBO's ramp is full and it appears in our opinions that they need additional area to park aircraft.

We are recommending the following licensing agreement be considered;

1. Any FBO can license a Block of Tie downs from the Administration Office, the entire block must be licensed.
2. The minimum charge per aircraft in the bulk parking area is \$75.00 per tie down.
3. The FBO has to include in their insurance policy the area that they are occupying and naming the City of Danbury as an additional insured.
4. This licensing agreement will be only for one year from the date the FBO take possession of the parking area. Then after six months a review of how it is working will be reported back to the Aviation Commission for further consideration of continuing the program or not.
5. This request will not impact our current Tie down Customers and no parking on the grass area.

Sincerely

  
Paul D. Estefan

Airport Administrator

