



SEDONA-OAK CREEK  
AIRPORT AUTHORITY

**Airport Terminal Conference Room  
Minutes of the Special Meeting – April 5, 2021  
Pursuant to A.R.S. §38-431.01(B)**

**Directors Present:** President Pam Fazzini, Vice-President David Cooper, Secretary Scott Schroeder, Director Betty Uhrig, Director Mike Schroeder, and Director David Palm.

**Directors Absent:** Director Timothy Miller, excused absence.

**Staff Present:** General Manager Ed Rose, Business Manager Nelson Durkee and Assistant Business Manager Patresa Miller.

**Agenda Item #I. – Call to Order:** The meeting was called to order by President at 1:02 p.m. immediately followed by the Pledge of Allegiance.

**Agenda Item #II. – Consent Agenda:** The Consent Agenda included the Minutes of the March 10, 2021 Special Meeting and those of the March 10, 2021 Executive Session. No items were requested to be removed from the Consent Agenda. A motion to approve the Consent Agenda was made by Director Mike Schroeder and seconded by Director Palm. The motion carried unanimously.

**Agenda Item #III. – Unfinished Business:**

**a. New Communications Tower lease with the Sedona Fire District – review, discussion and possible action.**

Upon announcement of this agenda item, Director Palm moved to table the Item pending exploration of the feasibility of the Airport building its own communication towers, leasing space on the tower(s) to the Sedona Fire Department for one dollar per year, and SOCAA managing all subleases. Director Mike Schroeder seconded the motion for the purpose of facilitating discussion. Discussion centered on the pros and cons of this motion versus proceeding with the lease as presented. Airport Manager Rose noted that proceeding with proposed lease would result in immediately generating the income specified in the lease. He also noted that much effort had gone into negotiating the lease, including involvement by the County. Finally, he noted that existing priority projects, budget preparation, and other responsibilities would make it difficult to complete a feasibility analysis within the next several months, perhaps not before the end of the year. There being no further discussion, a vote was taken; the motion failed with Director Palm voting aye.

President Fazzini then read into the record a proposed directive:

Mr. Rose, this Board directs you to investigate the feasibility of erecting appropriate antenna support structures, capable of supporting current

technologies, on the Sedona Airport. This task should include evaluating engineering expenses, Part 77 considerations, cost estimates of needed materials and/or supplies, and preferred locations. Also, please identify third party operators, i.e., those who solicit positions and lease space or would manage the equipment on SOCAA's behalf, on said structure(s). The estimated cost of all these improvements should then be included in the Airport's Capital program. The Board respectfully requests a report on this matter by year's end.

Director Mike Schroeder moved the Board approve the Sedona Fire Department lease as presented and the Airport Manager proceed with a feasibility study as outlined in the directive read by President Fazzini. Director Uhrig seconded the motion; there was no further discussion. The motion passed with Director Palm voting no, explaining he felt the directive should have been included in the lease itself.

#### **Agenda Item #IV. – New Business:**

**a. New Provider Agreement with GO Rentals – review, possible discussion, and vote.**

Airport Manager Rose explained that Go Rentals specializes in renting luxury vehicles to Airport patrons, and he recommended approval of the lease. Director Schroeder moved to approve the lease as presented and Vice President Cooper seconded the motion. There was no discussion; the motion passed unanimously.

**b. New Provider Agreement and Commercial Licensing Agreement with Enterprise Leasing Company of Phoenix, LLC – review, possible discussion, and vote.**

Airport Manager Rose explained that Enterprise had been operating at the Airport without a lease for several years, and he recommended approval of the lease as presented. Vice President Cooper moved that the lease be approved, subject to striking all language purporting to afford Enterprise "preferred provider" status. Director Uhrig seconded the motion. Mr. Rose indicated he supported removing the "preferred provider" language, as its presence in the lease was an oversight and should not be part of the lease. Vice President Cooper also encouraged Staff to work towards getting all vehicle rental agreements on the Airport's standard lease form in the future. There was no further discussion; the motion passed unanimously.

**c. New Lease and Commercial Licensing Agreement with Tulin Flight Repair and Sales LLC – review, possible discussion, and vote.**

Mr. Tulin made a brief presentation, speaking to the Board about his aviation background and his plans for the proposed repair operation. Director Cooper asked about insurance coverage of subcontractors and plans for avionics repair. Mr. Tulin represented that all subcontractors would be covered by his insurance policy and he stated he would provide written proof of such coverage to Staff. Director Mike Schroeder moved to approve the license agreement as presented and Director Scott Schroeder seconded the motion. There was further discussion; the motion passed 5-0, with Director Uhrig abstaining.

**Agenda Item #V. – Call for Adjournment into Executive Session pursuant to A.R.S §380 431.03(A)(4):**

The Board voted to adjourn into Executive Session at 1:50 p.m.

**Agenda Item #VI. – Motions/Possible Action/Votes on items discussed in Executive Session.**

The Board convened back into open session at 2:22 p.m.

Vice President Cooper moved the Board authorize President Fazzini, Vice President Cooper and Airport Manager Ed Rose to represent the Board at mediation with Dakota Territory Tours scheduled for April 12, 2021 in Flagstaff. Director Scott Schroeder seconded the motion. There was no further discussion; the motion passed unanimously.

**Agenda Item #VII. - Adjournment**

The meeting was adjourned by President Fazzini at 2:24 p.m.

**Certified as Accurate and Correct:**

Dated this 26<sup>th</sup> Day of April 2021

Sedona-Oak Creek Airport Authority

Minutes Approved

BY: Pamela A. Fazzini

Pamela Fazzini, President  
SOCAA Board of Directors

BY: David M Cooper

David Cooper, Vice-President  
SOCAA Board of Directors