

**M I N U T E S**  
**AIRPORT ADVISORY COMMISSION**  
**June 14, 2022**

The Airport Advisory Commission of the City of Farmington met on Tuesday, June 14, 2022 at 4:30 p.m., in the Executive Conference Room at 800 Municipal Drive, Farmington, NM.

**Members Present:**

Mark Gordon  
 Zachary Kermitz, Alternate  
 Via Zoom, Wayne Mangum, Pro Tem  
 Michael Mead  
 Richard Roderick, Chairman  
 Jonathan Rudolf

**Members Absent:****Staff Present:**

Julie Baird, Assistant City Manager  
 Jody Carman, Airport Administrative Aide  
 Russel Frost, Deputy City Attorney  
 Mike Lewis, Airport Manager

**Others Present:**

Felicia Bekis, Atlantic Aviation  
 Robert Chavez  
 Via Zoom Steve Marruffo, Atlantic Aviation  
 Johnny Oakley  
 Theresa Pacheco  
 Bart Sisson

**Call to Order**

The Airport Advisory Commission (AAC) regular meeting was called to order at 4:30 p.m. by Chairman Richard Roderick, there being a quorum present, the following proceedings were duly had and taken.

**Approval of the June 14, 2022 Agenda**

Chairman Richard Roderick asked for a motion to approve the agenda for June 14, 2022. A motion was made by Commissioner Mark Gordon, and seconded by Commissioner Jonathan Rudolf to approve the agenda for June 14, 2022 and passed by a vote of 6-0.

**Approval of the Minutes from the May 10, 2022 Regular Meeting of the AAC**

Chairman Richard Roderick asked for a motion to approve the minutes from May 10, 2022. A motion was made by Commissioner Mark Gordon, and seconded by Commissioner Michael Mead to approve the minutes of the May 10, 2022 regular meeting of the AAC, and passed by a vote of 6-0.

Chairman Richard Roderick asked for Atlantic Aviation Manager Steve Marruffo to be the first discussion on the agenda, regarding Atlantic Aviation's raised lease rates, in order to expedite Mr. Marruffo's time.

Atlantic Aviation Area General Manager Steve Marruffo explained Atlantic Aviation cannot keep the same lower rates any more. Mr. Marruffo explained they do understand this is not a big city, however, after looking at other comparable airports, 50 cents a square foot is a fair rate. It was noted by a commissioner, the City of Farmington charges \$225.00 per plane, and that is a fair price. Chairman Roderick asked why were hangar prices increased all at one time and not incrementally. Mr. Marruffo replied 50 cents a square foot was the target and tenants signed the agreement initially to accept changes.

Mr. Marruffo told the commission they would cap the increase this year and increase the hangar rate next year for client Mr. Bruce Elder, the Atlantic Aviation Customer who wrote letters to Farmington City Manager Rob Mayes and Mayor Nate Duckett regarding he felt he received unfair treatment by Atlantic Aviation. Mr. Marruffo explained Atlantic would accommodate this specific client in this way, however they cannot give the same arrangement to everyone else. There was a discussion regarding standardization for hangar pricing and Chairman Roderick expressed he felt it was not equitable to do for one and not the other. Chairman Roderick inquired how they could do a special rate for one and not everyone. Mr. Marruffo agreed, but added Atlantic Aviation wanted all tenants on the same page utilizing same rates, which was the request made to him by his management. (At this point there was a speaker adjustment as Mr. Marruffo was hard to hear.) It was clarified that Atlantic Aviation would ask for half up front from Mr. Elder, and half later. Chairman Roderick asked if that arrangement could be made for everyone as Atlantic Aviation rates had increased. There was discussion regarding that sort of price hike was unfair. There was also discussion regarding prices paid by all Atlantic Aviation tenants over the years, and if most of the current tenants paid the same amount.

Mr. Marruffo clarified that was the case. Mr. Elder has been a long time tenant. Also, Mr. Marruffo explained he had not made the proposal to Mr. Elder at this time. Chairman Roderick noted Mr. Elder did indeed know about the proposal Atlantic Aviation made. Atlantic Aviation General Manager, Felicia Bekis explained she had not spoken to Mr. Elder either. The conversation came back around to Atlantic Aviation hangar rate fees over the years, when Commissioner Mark Gordon asked if all Atlantic Aviation tenants paid 12 cents a square foot. Mr. Marruffo clarified most tenants were paying between 20 to 30 cents a square foot. Chairman Roderick pressed

Mr. Marruffo about the two planes Mr. Elder was paying only one rate for. Chairman Roderick also noted Mr. Elder was paying for one plane and actually stored two planes with Atlantic Aviation, and felt that was not fair either. Mr. Marruffo responded the 50 cent per square foot was fair. Commissioner Michael Mead noted shade covers were only \$60.00 per month, but it was determined the comparison to Atlantic rates was not very comparable. From the floor, past Commissioner Theresa Pacheco asked why there were so many different rates Atlantic Aviation employed. Mr. Marruffo explained everyone had separate contracts signed at different times. The goal for Atlantic Aviation is that rates stay the same for all tenants. Mr. Marruffo assured commission members Atlantic would work with customers who purchase certain amounts of fuel. The discount currently is 50 cents off current fuel price.

Chairman Roderick questioned if Atlantic Aviation leases the east end T hangars, and will Atlantic Aviation raise those rates as well. It was clarified Atlantic Aviation only leases the land from the City, and most likely, those rates will stay the same. There was a short discussion regarding notification to tenants and the City of Farmington, if Atlantic Aviation should choose to raise rates again. Chairman Roderick asked for advance notification from Atlantic Aviation and added it would be greatly appreciated. Area General Manager Steve Marruffo agreed to discuss any future rate increases before implementing them.

Airport Manager Mike Lewis noted it would be better to avoid this confusion in the future, if Atlantic Aviation could indeed get their rates standardized and try to keep it that way.

Chairman Richard Roderick thanked Atlantic Aviation Manager Steve Marruffo for joining our meeting.

#### Operations Report

Airport Manager Mike Lewis presented the statistics as they appear in the agenda. There was a short discussion regarding rising fuel costs, and the chart included in the agenda did not reflect the immediate price, as the data is compiled a number of days before the meeting. Atlantic Aviation would post new pricing on airnav.com the next day.

#### Additional Operations Information

Airport Manager Mike Lewis reported on additional operational items not listed in the agenda.

- 1) The Federal grant offer expected for our summer project should arrive any time. As usual, the DOT directly informs our Senators and Congress people first so that they may make press releases. The press release was published on Wednesday June 1, 2022. When the grant offer arrives, final bid can be awarded and construction will begin. Manager Lewis described the a little bit regarding taxiway detours. Chairman Roderick made sure airport staff was making arrangements for displaced tenants while construction was going on.
- 2) Airport staff is still waiting for the decisions to be made by a number of parties in the cases of SkyWest pulling out of twenty-nine (29) Essential Air Service (EAS) cities. There are pieces in play that may indirectly affect us.
- 3) Manager Mike Lewis attended the annual South Central Chapter of the American Association of Airport Executives in Corpus Christi, Texas. There were many informative and worthwhile presentation subjects. Manager Lewis had the opportunity to sit down and have a worthwhile conversation with the FAA Southwest Regional ADO Manager, Ignacio Flores.
- 4) Airport Manager Mike Lewis presented appreciation awards to Atlantic Aviation's Felicia Bekis and Marieana Yazzie, prompted by a letter from the Part 139 Annual FAA inspection, singling out their excellence in all aspects of their inspected operations.

Manager Lewis noted the FAA inspector cited only one, small, correctible discrepancy regarding the small ARFF fire truck's foam distribution process.

Airport Manager Mike Lewis asked if there were any questions.

#### Self-Serve Fuel Pump Update

Chairman Richard Roderick introduced the self-serve fuel pump installation update item listed on the agenda for discussion to move forward. Chairman Roderick made the motion to recommend this to the City Council asked for comments from the committee members.

Commissioner Michael Mead responded he had concerns regarding the high price raises Atlantic Aviation was charging for hangar space and the lack of fee standardization. He expressed concern Atlantic Aviation has created a monopoly on airport airfield. Commissioner Mead added extending their the Atlantic Aviation lease for ten (10) years, in exchange for establishing a self-serve fuel pump, might not be optimal at this time.

The AAC has agreed and concluded self-serve fuel would be an alternative that could provide a lower cost for 100 LL aviation fuel. The Commission discussed whether to recommend to the Farmington City Council we move forward with a plan to install self-service fueling operations. Assistant City Manager Julie Baird and Deputy City Attorney Russell Frost explained in order to move forward, the AAC propose to the City Council we proceed with securing a self-service fueling operation, according to all rules and regulations pertaining to City of Farmington procurement policy, including the Airport Minimum Standards and with regard for any existing airport contracts.

Chairman Richard Roderick asked for a motion to solicit a vote from the AAC to ask City Council to approve moving forward with a plan to secure a 100 LL self-serve fueling operation according to the rules and regulations pertaining to normal city procurement policy, including the Airport Minimum Standards and with regard for any existing airport contracts. The motion was made by Chairman Roderick, seconded by Commissioner Jonathan Rudolf, and was passed with a vote of 6-0.

**Approval of 2022 Open Meetings Resolution for Four Corners Regional Airport**

Chairman Richard Roderick read the resolution setting and establishing a regular meeting day, time, and place for the Airport Advisory Commission pursuant to City Council Resolution No. 2013-1466 as ratified. Chairman Roderick added we have been meeting at 4:30 p.m. due to one member's employment conflict. That situation has been resolved. It was determined, approval of the Open Meetings Resolution meeting day would be kept on the 2<sup>nd</sup> Tuesday of each month, and the meet time would be 4:00 p.m. The motion, made by Chairman Roderick, was passed unanimously by a vote of 6-0.

**Business from the Chairman:**

Chairman Richard Roderick said he had one inquiry at this time.

Chairman Roderick asked why airport Restaurant Now Worries did not have a logo on the Airnav.com FMN webpage. A short discussion ensued regarding the update for Airport Restaurant No Worries on Airnav.com. It was brought up No Worries had little interest in paying for an advertising banner on Airnav.com FMN webpage. It was also noted the No Worries menu was posted on Four Corners Regional Airport web page and the Atlantic FMN web page, as those two pages are available via link on airnav.com.

Chairman Richard Roderick had no more questions.

**Business from the Members:**

Chairman Richard Roderick asked if there were any questions from commission members. There were no more questions or comments.

**Business from the Staff:**

Chairman Richard Roderick asked if there were any questions from staff. There were no questions or comments.

**Business from the Floor:**

Chairman Richard Roderick asked if anyone had any concerns or questions from the floor.


Past Commissioner Theresa Pacheco asked to say a word to Atlantic Aviation General Manager Felicia Bekis. Theresa Pacheco expressed concerns regarding fuel prices not dispensed on an even playing field. She asked why are fifty cent discounts being given to some and one dollar discounts to others? Manager Bekis responded discounts are allocated by the amount of fuel put into your aircraft. General Manager Felicia Bekis added there is no discount offered at all for JetA fuel.

There was a discussion about ground leases, costs of keeping a plane in an Atlantic Hangar as opposed to Four Corners Regional Airport tenants. Theresa Pacheco inquired why Atlantic tenants were not notified as to who doesn't get a discount, and why or when tenants do or don't get a discount. General Manager Felicia Bekis explained customers inquiring about a discount would need to talk to her directly. Atlantic Aviation employees are asked to tell customers with discount requests to communicate directly with her.

Theresa Pacheco felt discounts were not being awarded fairly. Ms. Pacheco added General Manager Bekis announced to everyone at a commission meeting in the not too distant past, airfield tenants would always get a dollar discount and Ms. Pacheco added it was in the minutes from that meeting. General Manager Bekis responded anyone asking for a discount should come to her.

There were no more questions or comments.

There being no further business to come before the Commission, the June 14, 2022 meeting was adjourned by Chairman Richard Roderick, the motion was made by Commissioner Jonathan Rudolf and seconded by Commissioner Mark Gordon at 5:20 p.m.

  
Richard Roderick – Chairman

  
Jody Carman – Administrative Aide