

**LOGAN - CACHE AIRPORT AUTHORITY BOARD MEETING**  
**DECEMBER 3, 2020**  
**MINUTES**

The Logan-Cache Airport Authority Board convened in a regular session on Thursday, December 3, 2020 at 8:30 a.m. in the Cache County Historic Courthouse, County Council Chambers, 199 North Main, Logan, Utah.

**ATTENDANCE**

**Members of the Airport Authority Board in Attendance:**

John Kerr – Chairman, At-large – Appointed by Airport Authority Board  
Craig W Buttars – Cache County Executive  
Karl Ward – Cache County Council  
Gar Walton – Appointed by Logan City  
Bill Francis – Appointed by Cache County

**Members of the Airport Authority Board Absent:**

Mayor Holly Daines – Logan City  
Jeannie F. Simmonds – Logan City Council

**Also in Attendance:**

Lee Ivie – Logan-Cache Airport Manager  
Bryce Mumford – Cache County Deputy Executive  
Andrew Scanlon – Kimley Horn and Associates  
Justin Pietz – Armstrong Consultants  
Baron Wesemann – Utah State University  
Aaron Dyches – Utah State University  
Kim Hall – Leading Edge Aviation  
Dan Boston – Leading Edge Aviation  
Russ Kirkham  
Janeen Allen – Minutes

**CALL TO ORDER**

Chairman John Kerr called the meeting to order at 8:30 a.m.

**ITEMS OF BUSINESS**

**APPROVAL OF MINUTES – SEPTEMBER 3, 2020**

**ACTION:** Motion was made by Gar Walton and seconded by Karl Ward to approve the minutes of September 3, 2020 as written. The vote in favor was unanimous, 5-0 (Mayor Holly Daines and Jeannie Simmonds absent for vote)

## **ITEMS FOR DISCUSSION**

### **MANAGER'S REPORT – LEE IVIE**

Lee Ivie gave the Manager's Report (Attachment A).

### **HANGAR REQUEST: F10 – JEFF DeVOLDER**

Ivie explained that this request is the same location as the request approved in September, but since that meeting, Bill Witbeck purchased hangar space at another location. Now, Jeff DeVolder is requesting that same location and plans to build a hangar from which he can operate an aircraft leasing business (Attachment B). Kerr stated that the Minimum Standards does allow this type of business (the rental of aircraft) to be run under the category of aviation shop operators (SASO). The owner must provide proper insurance to the airport in order to run the business and they have to meet all the state sales tax requirements. Kerr received a letter from the FBO stating there was no objection from them for this business.

**ACTION: Motion was made by Bill Francis and seconded by Craig Buttars to approve the request for both a hangar space located at F10 and a business renting aircraft by Jeff DeVolder. The vote in favor was unanimous, 5-0 (Daines and Simmonds absent for vote)**

Kerr noted that Armstrong is aware of the drainage issues on this site and will work with the hangar owner to resolve them.

### **HANGAR REQUEST: F12 – STEVE ANDERSON**

Ivie presented the next request for hangar space located at F12 (Attachment C).

**ACTION: Motion was made by Craig Buttars and seconded by Gar Walton to approve the request for hangar space located at F12 by Steve Anderson. The vote in favor was unanimous, 5-0 (Daines and Simmonds absent for vote)**

Ivie pointed out that there is currently only one spot left at the airport to lease for hangar development.

### **LAND ACQUISITION WRAP-UP**

Judd Hill and Justin Pietz from Armstrong said they are working on a drainage plan for the hangar area from F10 to F14.

Hill reported that the airport layout plan is almost complete. It has been signed by the FAA Airport Board and should be out for this board to view in the next few days. He highlighted the new land acquisition area on the map and Pietz said that the project is now almost complete. The grant will be closed out when the last payment is received.

***9:00 a.m. – Karl Ward left the meeting***

## **RUNWAY REHABILITATION BID AWARD**

Hill said they received three bids and Staker Parsons was the lowest. He explained the project costs as covered by the three bids. Pietz then talked about surveys and getting accurate and detailed information to the FAA. Hill gave some detail regarding bid costs saying that the FAA and State will not pay for the additional 1 inch of asphalt base. He talked at length comparing the three bids and their estimates especially regarding the asphalt base.

Kerr asked if the base allows for unlimited landing based on the weight of the aircraft. Hill answered that it is unlimited based on the traffic that takes place at the Logan-Cache Airport.

Ivie asked if the current 80,000 limit will go away. Hill responded that it will with this rehabilitation project.

Walton wanted to know if larger aircraft such as 757s could land occasionally. Pietz assured the board that larger aircraft will be able to make occasional landings with this asphalt base.

It was noted that the future master plan for the airport should include looking at development for commercial air service and regular landings from larger aircraft.

**ACTION: Motion was made by Bill Francis and seconded by Gar Walton to award the bid to Staker Parsons for the rehabilitation of Runway 17-35. The vote in favor was unanimous, 4-0 (Daines, Simmonds and Ward absent for vote)**

## **OPEN ITEMS**

- Doug Fullmer from the Logan City Fire Department explained a situation that occurred at the airport in which they were not present as ARFF standby for a landing because they were called out to several simultaneous calls. He stated emphatically that it was unacceptable and disciplinary action had been taken so that it would not happen again. Kerr responded saying the plane landed safely and no further action is required.
- Dan Boston, a hangar owner, wondered what could be done with another hangar's door that is not being fixed. Ivie said he received a letter from the owner who is in the process of selling the hangar to his son who will fix the door.
- Ivie noted that Landmark Survey will be operating a drone today at the airport. He will monitor the operation. Kerr said that permission had to be obtained from the FAA for this type of operation and it was a difficult process.

## **COMMITTEE REPORTS:**

### **Audit & Finance – Craig Buttars**

No report

### **Operations Committee – Kim Hall**

No report

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# **ATTACHMENT A**



## **November 2020 Manager's Report**

### **1. AIP Projects.**

- a. The Runway 17/35 overlay and safety area grading project is scheduled to start the construction phase the spring of 2021. Four bids were received, and Staker Parsons was the low bid. Acceptance of this bid is a discussion item on the agenda.
- b. The land acquisition was finalized, and drawdowns for ninety-seven percent of the grant funds have been received. We are in the process of getting the updated airport layout plan (ALP) approved by the Denver District Office, and once that it has been approved the final report will be submitted to the FAA, and we should be able to make our final request for reimbursement of funds and close the project out.
- c. The CARES Grant for operational expenses in the amount of \$69,000.00 that was given to the Logan- Cache Airport basically is closed out. We were able to submit enough operational expenses which was comprised of mainly payroll, utility billings, and equipment repair items to the FAA for reimbursement of all but \$25.00 of the amount eligible. ARFF equipment that was approved to be purchased at the last board meeting came to the amount of roughly \$28,000.00 and those items were deducted from our budget under the line item for the cares grant.

### **2. Buildings, Grounds, and Vehicle Maintenance.**

- a. Repair items on the ARFF truck and SCBA equipment for that vehicle around \$30,000.00.
- b. Repair items for snow removal equipment.
  - 1. Rebuild lower auger on the Osh-Kosh blower and replace seals in the gear box.
  - 2. Replace seals in one hydraulic ram on the white plow truck
  - 3. Replace parts for the throttle linkage on the red plow truck
  - 4. Repair solenoid for the plow on the red truck
  - 5. Replace plow blades for the 24-foot box blade plow
- c. Annual spraying of herbicide along runway, taxiway, and ramp shoulders along with the areas between hangars was conducted by the County Weed Department in October.
- d. The five cottonwood trees near the old Hyde Park Lane road were cut down in November. This makes us compliant to that letter of correction item on our last part 139 inspection.

### **3. Part 139 Safety Inspection**

Was not conducted this year.

### **4. Snow & Ice Control Training**

The annual training of staff used to perform snow removal operations at the airport was done on line in October. Due to covid restrictions we did not gather in one group for a discussion.

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# **ATTACHMENT B**

October 14, 2020

Dear Lee,

It was a pleasure speaking with you this week. This letter is my application to you and the Board of the Logan-Cache Airport to (i) lease lot F10, (ii) construct a hangar on lot F10 sufficient to hold one small, single engine airplane and (iii) operate a business that will rent out the one aircraft that will be housed in the to be constructed hangar.

### **Request Background**

My son, Tucker DeVolder, is currently a sophomore in Aviation Science at Utah State University and a cadet in the Utah State University Air Force ROTC program. Tucker spent the summer between his sophomore and junior years of high school in a residential program at Embry-Riddle's Daytona Beach campus to obtain his PPL and has been flying ever since.

Tucker aspires to be an Air Force pilot and is thus working towards and competing for an Air Force pilot slot. One of the primary factors for cadets being awarded pilot slots is the amount of experience they have flying. In order to help Tucker build flight hours I would like to purchase an aircraft and base it at the Logan-Cache Airport for him to fly on a regular basis.

Because there are currently no existing small aircraft hangars available for rent or for lease at Logan-Cache Airport I am requesting the Board's approval for a land lease on lot F10. Based on our conversations the lot could hold a building up to 45 feet wide by 40 feet deep which is more than sufficient to hold a small, single engine aircraft.

Once I have the appropriate approvals from the Logan-Cache Airport Board and the FAA, I will obtain the appropriate building permits and contract for the construction of a metal hangar building on lot F10.

Once the hangar is constructed, I will purchase a single engine aircraft. We have not made a firm decision on which aircraft type we will purchase though we are currently most focused on a Cessna 172 or a Piper Cherokee 140. We will obtain insurance through Assured Partners Aerospace, the insurance partner of the AOPA.

In talking with Tucker's aviation classmates including those pursuing Air Force careers and those pursuing other flying careers I have come to realize it would be a great benefit for them to have an aircraft available for rent at Logan-Cache Airport. Because they are students of Utah State rather than Leading Edge they are ineligible to rent aircraft from Leading Edge. As a result, I am also seeking the Board's approval to operate a business renting out the airplane I plan to purchase and base in the hangar I will construct on lot F10.

The business of renting out the single aircraft at Logan-Cache Airport would also benefit Leading Edge Aviation as I anticipate purchasing all fuel, parts and maintenance services from them.

### **My Background**

I bring 25 years of business experience to this venture. From 2007 to 2018 I was an executive with Fidelity Investments ending as Chief Financial Officer of their Personal Investing business unit which has 15,000 employees across the United States. I am now a Principal at VantEdge Partners, a private



investment firm, where I am responsible for acquiring and partnering with management to grow companies in the restaurant and consumer services businesses.

From 1991 to 1999 I served in the Kansas Army National Guard. I am excited that my son is pursuing a military career and want to support his dream of becoming an Air Force pilot .

I am committed to adhering to the highest standards for safety in the maintenance and operation of the aircraft I will house on lot F10 and have the financial wherewithal to do so.

#### **Closing**

I hope you agree that the Logan aviation community including the many students in the Utah State aviation program would benefit from the plan I am proposing in this request.

I am excited to submit this proposal and I am hopeful you will see fit to approve it.

Please let me know if you have any questions or concerns.

Thank you,

A handwritten signature in black ink that reads "Jeff DeVolder". The signature is written in a cursive, flowing style.

Jeff DeVolder

5804 Golden Bear Drive

Overland Park, Kansas 66223

Mobile #: 508-254-2391

Email Address: devolders@yahoo.com

# **ATTACHMENT C**

10/20/2020

Re: Hanger Proposal For Lot F12 - lee.ivie@cachecounty.org - Cache County Corp. Mail

**Steve Anderson**

to me

Mr Lee Ivie,

I would like the airport authority board's consideration for the construction of a 40 by 40 foot hangar at space # F 12. We will be housing a 1981 Piper Turbo Arrow there. We would like to begin constructions as soon as practical. Thanks for the consideration.

Stephen Anderson

tel 435-232-1368

Address

1558 Mt Logan Dr

Logan Utah 84321