



METROPOLITAN TOPEKA AIRPORT AUTHORITY  
TOPEKA REGIONAL | BILLARD AIRPORT  
AIRPORT & BUSINESS CENTER

**Board of Directors**

**Metropolitan Topeka Airport Authority  
Philip Billard Tenant Townhall Meeting  
October 19, 2023**

**(Held at Philip Billard Hangar #15)..... 7:00 PM**

Chairwoman Lisa Stubbs brought the townhall meeting to order at 7:00 PM with the following Board members present: Sam Sutton and Joe Ledbetter. MTAA representatives Eric Johnson, Curtis Sneden, Don Loyd and Terry Poley were in attendance.

Also in attendance were Philip Billard Tenants and Patrons:

Tommy Pugh	Mark McAtarian #62
Melvin I Eshbaugh #2	James Hicks #66
Kenny Stiles #4	Kenyon Gleason #74
Stephen Osborne #5	Mark Synovec
James Long #11	Allen Klassen #43
Jeffrey Hotzel #13	Jeff LaCrone
Gayle Pletcher #17	Rick Davey #55
Timothy Dreiling #19	Joe Kramer #70
Tim Ruoff #21	Jim Austin Post 8
David Eichman #28	Gregg Bruce
Connie Goodnow #32	Christina Valdivia-Alcala
George Kern #34	Paul Costello
Charles (Chuck) Stratman #35	John Lueger – Heinen Bros.
Greg Smith #36	Tracy Blocker – Technical Applications & Consulting
Russ Moore #41	Mike Herman
Guy Giroux #49	Cheryl Herman
Pat Sheehy #51	Mark Kingman
George Laliberte #52	Deanne Gutschke
Aaron or Richard Davey #55	Ivan Gutschke
Rodney Meek #60	

**Item 1. Notice:**

Chairwoman Stubbs inquired if everyone who requested notification had been notified of this meeting. **Mr. Johnson replied that notifications were sent.**

**Item 2. Adopt the Agenda:**

Chairwoman Stubbs inquired if there were any changes to the Agenda as presented. **Mr. Ledbetter made a motion to adopt the Agenda as presented. Mr. Sutton seconded the motion. Motion carried.**

**Item 3. Welcome from the Board and Introductions:**

Ms. Stubbs opened the meeting with introductions. Sam Sutton and Joe Ledbetter introduced themselves.

**Discussion Items:**

**Item 4. Public Forum / Philip Billard Tenant Town Hall.**

Curtis Sneden began with a presentation regarding the various projects completed or underway at Billard Airport. He continued on with the proposed lease form for all T-Hangars which will be used in the near future.

**Item 5. Public Comment.**

George Laliberte, Hangar 52 stated snow removal was adequate but excessive weeds in front of his hangar made it difficult to move his aircraft in and out of the hangar.

Jeffrey Hotzel, Hangar 13, asked about the prospects of having a self-serve fuel station installed at Billard. Eric Johnson indicated cost estimates could be gathered for such a project. He pointed-out that self-service tends to drive plane traffic and that, in turn, can help make Billard more competitive when seeking federal grant monies. Joe Ledbetter expressed his opinion that the self-serve option should be pursued.

Russ Moore, Hangar 41 stated the drainage around the T-hangars is an issue. During heavy rains, the hangars flood. He also commented that during the painting project, paint chips and dust got inside his hangar.

George Kern, Hangar 34, noted that rain sometimes leaks into his hangar through the door.

Paul Costello, Hangar 42 asked that we not use weed spray as wide as we have around his hangar as the mud splatters up on the exterior of the hangar.

Kenyon Gleason, Hangar 74 had a few comments to include:

Communications are not ideal but seem to be improving. In regards to the draft lease, he has concerns with the language pertaining to heaters in the hangars, insurance requirements, fuel storage inside individual hangars and items hanging from the ceilings.

Curtis Sneden responded to his concerns and advised he will take a closer look at the language and revise as necessary.

Tim Ruoff, Hangar 21 asked what the limits are for the storage of fuel inside a hangar for those that are self-fueling. MTAA staff will consult FAA guidance and will also check for any reference made to that subject in our Hangar Keepers Policy.

Mark Synovec, Topeka Flyers asked about lease renewals, length and when those would take place. Curtis Sneden confirmed the general idea was that the t-hangar leases would be for one-year terms.

Greg Smith, Hangar 36 stated he has a swimming pool inside his hangar. He also mentioned the electrical service and that his hangar still has a fuse box rather than a more modern breaker box.

James Hicks, Hangar 66 suggested lighting upgrades for the T-Hangars. The light fixtures currently in place are insufficient and energy inefficient. He later asked if rents were increased, where would that money go? General fund or to make further improvements to the T-Hangars.

Tracy Blocker, Technical Applications & Consulting, asked about the self-fueling option. Mr. Johnson responded that the MTAA had looked into this to replace the existing fuel farm and offer self-serve fuel. Due to the cost, this effort was not pursued at that time. Mr. Blocker also asked for a list of grants received by the MTAA for Billard improvements.

Steven Osbourne, Top Aviation Services, stated he was excited by the progress he has seen so far at Billard and appreciated the good level of communication represented by the townhall meeting.

Rodney Meek, Hangar 60 said when he leased his hangar, he was told it cost an additional \$15.00/month because there was a gas heater in the hangar. He learned later that the heater was no longer hooked up to gas service. He asked that this extra charge be discontinued. Don Lloyd stated he would check into the matter and get back with him.

Jason Klenklen, former FBO owner, offered his opinion on fuel prices and self-fueling. A private operator will need to increase prices beyond where they are now to cover overhead that the MTAA does not have. Some self-fueling locations carry the same fuel in their tanks for long periods of time. Quality can be affected. He also mentioned electrical issues in the hangars that need to be addressed.

Allen Klassen, Hangar 43 had questions about the proposed lease and vehicle parking. Mr. Johnson responded that the intent is that a vehicle can be parked in the hangar when the aircraft is not there.

Jeff LaCrone, Tammy's patron, expressed his displeasure with the direction the Board is taking with the restaurant in the new terminal building. Ms. Stubbs explained the RFP and the process for selecting an operator.

George Kern, Hangar 34 emphasized the fact that Tammy has successfully operated a restaurant at Billard for 18 years.

Sam Sutton stated he serves as an ambassador between the pilots and the MTAA Board of Directors.

The suggestion was made that similar townhall meetings be scheduled periodically in the future.

These official minutes were approved by the Board of Directors on November 21, 2023.

  
\_\_\_\_\_  
Sam Sutton (Nov 22, 2023 20:24 CST)  
\_\_\_\_\_  
Samuel W. Sutton, Secretary