

Regular Meeting to order

Michael Kaper called the Regular Meeting to order at 5:00 p.m. with the Pledge of Allegiance. The meeting was held with the following Board Members present: Michael Kaper, Jon Kochis, Tom Brennan, Scott Richardson, Bill Fagan, and John Smith. Absent was Glenn Burns.

Also, present were: Staci Knisley, Ian Coil, Ben Cooley, Christine Rettig, and Craig Weaver.

Opportunity for the Public to Address the Board

None.

Edit to Minutes for August 11, 2025

Mr. Smith asked the minutes to reflect a change in the security section of the minutes, page 5. The corrected wording should be foreign object damage (FOD).

Mr. Kochis reported that he does not have a commitment from the weed control contractor to start their services at an earlier time.

Approval of the Minutes for August 11, 2025 Meeting

On motion of Jon Kochis and second of Tom Brennan, the Fairfield County Airport Authority Board voted to approve the minutes from the August 11, 2025, meeting.

Voting aye thereon: Kochis, Brennan, Kaper, Fagan, Richardson, and Smith.

Absent was Glenn Burns.

Motion passed.

Historical Aircraft Squadron (HAS) update

- a. 5510 Tractor Estimate for replacement/repair

Mr. Coil updated the Board on the replacement/repair estimate. The gauge costs for the tractor were going to cost around \$900 so instead they decided to add an auxiliary part for about \$45.

Fixed Base Operator (FBO)/Airport Management update with Sundowner Aviation – Monthly Board Report

- a. Monthly Report

**Fairfield County Airport Authority Board Meeting
3430 Old Columbus Road, NW, Carroll, Ohio 43112
Minutes for September 8, 2025**

Mr. Coil presented the FBO Monthly report with the board; see attached to minutes.

Mr. Coil reported that the fuel farm reel switches are going bad. Purvis Brothers are doing the filters today and they will order a new switch. The door in Hangar 05 is not working. He will contact Precision Overhead Door for their service.

Mr. Coil reported that he had a question from one of the hangar tenants related to credit card payments for rent. The tenant asked if the county could pull amounts automatically for tenants.

Mr. Kaper stated that tenants can use their own automatic banking services or use the current point and pay with credit card software with a 2.50% fee added to it.

Ms. Knisley reported that the County's financial software is not ready for the automated withdraw services yet.

Airport Improvement – Jon Kochis & Tom Brennan

a. Engineer's Summary Report – Crawford Murphy Tilly, Inc. (CMT)

Mr. Cooley reviewed the Engineer's Summary report; see attached to minutes.

Mr. Cooley asked the Board to review and discuss the 10-year draft Airport Capital Improvement Program (ACIP) plan; see attached to minutes.

Mr. Cooley reviewed the CIP with the board. This is updated annually and reviewed with the Federal Aviation Administration (FAA). The north side of development is still an option on this plan. The FAA asked us to take a year off on the north side and develop a plan.

Mr. Kochis stated that the next step to development on the north side is to move forward with the design.

Mr. Cooley stated that with environmental study work, it could take up to 18 months.

Mr. Cooley reviewed the north side hangar development document that was approved in our master plan; see attached to minutes.

Mr. Cooley stated that FAA's desire would be the projects highlighted in red on the ACIP handout. There are non-standard pavements in front of the terminal that connect to the apron and runway. They would like that to disappear.

Mr. Coil stated that if the connection is eliminated it will cut down on our jet parking to one jet.

Mr. Cooley stated that further conversations will have to happen before moving forward.

The Board discussed options for removing and moving access to the taxiways.

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Mr. Cooley recommended the Board keep discussing the ACIP plan for the next month or two and to discuss and put the projects in order of priority and additions can also be made to this plan. We will have a conference call in the next few months with the FAA to discuss the plan.

Mr. Smith asked for FAA timeframe on the north side project.

Mr. Kochis stated that there is no deadline, but it could be 4-5 years to develop the north side. This would include the environmental services to finished pavement.

Mr. Cooley recommended that the Board leave the north side project on the ACIP plan, but it does not have to be a priority.

Mr. Cooley also reported that ODOT is in the process of announcing a new bucket of money. There is a supplemental ODOT program grant that it is competitive. It is coming October 1st to fund hangars and fuel tanks and fuel farms. He reviewed some ideas on small T-hangar projects. He reviewed areas for hangars; see attached to minutes. The Board also discussed options for fuel farm upgrades.

Mr. Cooley reported that the grant would be an 80% ODOT funded project with a 20% local match. The application is due December 31st.

Mr. Kochis stated that he has not discussed the local match monies with the Board of Commissioners yet.

Mr. Cooley reviewed the ODOT grant timeline; see attached to minutes.

Mr. Cooley recommended that a decision be made at the October board meeting, or at the latest the end of October, to meet the ODOT timeline. He can provide estimates next month if needed.

b. Storm Water

• Jetting out Stormwater south of new hangars

Mr. Kochis stated the stormwater jetting work will be over \$2,500 which is over his authority to approve. Once the stormwater connection is completed in November, he would like to move forward with the work.

Approval for Board Member Kochis to proceed with the project for jetting out stormwater south of new hangars with costs not to exceed \$5,000.

On motion of Michael Kaper and second of Bill Fagan, the Fairfield County Airport Authority Board voted to approve the authorization of Board Member Jon Kochis to proceed with the project for jetting out stormwater south of new hangars with costs not to exceed \$5,000.

Voting aye thereon: Kaper, Fagan, Smith, Richardson, Brennan, and Kochis.

Absent was Glenn Burns.

Motion passed.

- c. Hangar Construction update
Nothing new to report.

- d. Engineer road paving

Mr. Kochis reported that the Engineer will start paving the road next week.

Community Relations – Michael Kaper

Nothing new to report.

Facilities and Grounds – Bill Fagan & Michael Kaper

- a. Painting Hangar Row Q

Mr. Fagan reported that the washing of Row Q starts tomorrow. The painting should start this Friday.

Mr. Coil will display notices on the hangars of the painting.

- b. Paving/seal coating estimates

Mr. Kochis reported that seal coating for the area between Hangar Row F and G and the Gorsuch Hangar and will start soon. These are paving areas not funded by the FAA. When it gets scheduled, Airport Management will need to coordinate with tenants to leave their doors up enough to do the paving.

Mr. Coil will give notice to the tenants but will raise the doors the day of seal coating.

Fixed Base Operator (FBO) Liaison – Scott Richardson

None.

Finance - Glenn Burns (absent) & Staci Knisley

- a. Financial Reports

The Board reviewed the following financial reports:

- Revenue/Expense Summary
- Cash Projection
- Purchase Order list
- Utility cost report
- Smart Card

- b. Payment of Bills

Motion to approve retroactively August payment of invoices totaling \$62,769.34

**Fairfield County Airport Authority Board Meeting
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On motion of Jon Kochis and second of Scott Richardson, the Fairfield County Airport Authority Board motioned to approve retroactively August invoices totaling \$62,769.34; see attached to minutes.

Voting aye thereon: Kochis, Richardson, Kaper, Brennan, Smith, and Fagan.

Absent was Glenn Burns.

Motion passed.

Approval for payment of \$4,248.05 to Foltz Ag Enterprises, Inc.

On motion of Tom Brennan and second of John Smith, the Fairfield County Airport Authority Board voted to approve the payment of \$4,248.05 to Foltz Ag Enterprises, Inc.

Voting aye thereon: Brennan, Smith, Kaper, Richardson, Kochis, and Fagan.

Absent was Glenn Burns.

Motion passed.

Security & Safety – Jon Kochis & John Smith

Nothing new to report.

Tenant Relations – Glenn Burns (absent) & Bill Fagan

The board reviewed the following reports and other items:

- Rent Status Spreadsheet

Ms. Knisely reported that the tenants in G3 & G10 are vacating soon.

- Hangar Waiting List
- Hangar Rates

Ms. Knisley reported that she will send the rate information to the tenants. Nothing needs approved.

Mr. Kochis reported that Row M, which is now Hangars C1-C 4, needs to be added to the rate chart. He recommended that they are 24 cents per square foot, \$306 as of August 1, 2025.

Approval to add the rates of Hangars C1 through C4 to \$306 per month as of August 1, 2025

On motion of Jon Kochis and second of Tom Brennan, the Fairfield County Airport Authority Board voted to approve to add the rates of Hangars C1-C4 to \$306 per month as of August 1, 2025.

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Voting aye thereon: Kochis, Brennan, Kaper, Smith, Fagan, and Richardson.
Absent was Glenn Burns.
Motion passed.

- Hangar C Lease Agreement – amendment

Ms. Knisley stated that the Hangar C Lease agreement was approved in September, but the section related to utilities needed added tonight for approval.

Approval to amend the Hangar C Lease Agreement, adding the section related to utilities.

On motion of Jon Kochis and Scott Richardson, the Fairfield County Airport Authority Board voted to approve amending the Hangar C Lease Agreement, adding the section related to utilities; see attached to minutes.

Voting aye thereon: Kochis, Richardson, Kaper, Brennan, Fagan, and Smith.
Absent was Glenn Burns.
Motion passed.

Mr. Kochis suggested to Mr. Coil that Airport Management start working on getting tenants to sign Hangar C lease agreements with the effective date of November 1st.

Mr. Kochis stated Sundowner Aviation is interested in Hangars C3 & C4. Steve Slater and Paul Pillar are also interested in a Hangar in the C row.

Web – Tom Brennan

Mr. Brennan suggested putting splashing news on the website such as when the new hangars become available. He will work on it.

Ms. Knisley reported that the annual website renewal with Webchick is the same price as last year. No approvals are necessary.

Old Business

- a. AEP Ohio Baltimore Transmission Line Reconstruction

Mr. Kochis received an email from ODOT, Russ Neiss stating that the Ohio Power Siting Board falls outside of ODOT's jurisdiction. They are asking for further email to quantify the number of flights that are impacted.

Mr. Coil stated he will draft a letter quantifying the number of flights that are impacted.

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b. Email related to stone/gravel on the ramp/taxiway

Mr. Kochis reported that when paving is done, it should be cleaned up. He has talked with Setterlin the current contractor working on the hangar project.

c. Engineer mowing

Mr. Kochis stated that he does not have a date yet from the Engineer. It is on their list.

d. RFP for FBO

Mr. Kochis reported that the RFP is on the Airport website. There has been one question posed so far and it will be posted soon.

New Business

None.

Informational

Mr. Kochis reported that the conversation in the past with Ohio University about the CDL lot partnership is no longer an option. They have found a better option for training as of now.

Calendar of upcoming events and other important dates

The Board reviewed the calendar for upcoming events and other important dates; see attached to minutes.

Adjournment

On motion of Jon Kochis and second of Bill Fagan, the Fairfield County Airport Authority Board voted to adjourn at 6:20 p.m.

Next Regular Meeting is Monday, October 13, 2025, at 5:00 p.m. @ the Airport Terminal, 3430 Old Columbus Road, NW, Carroll, Ohio 43112

Meeting minutes for September 8, 2025, meeting was approved on October 13, 2025.

Aye
Glenn Burns

Aye
Jon Kochis

Absent
Bill Fagan

Aye
Michael Kaper

Absent
Tom Brennan

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Absent

John S. Smith

Aye

Scott Richardson

Staci A. Knisley

Staci A. Knisley, Airport Clerk

Board Report Aug 2025

[illegible]

**Fairfield County Airport Authority
Board Meeting, September 8, 2025**

Engineer's Summary Report

1. Past Grant Summary
 - a. FY 21 FAA AIP – Master Plan - Closeout revisions to FAA, waiting final approval.
 - b. FY 23 FAA AIP Grant - Master Drainage Report – Closeout pending
 - c. FY 24 FAA AIP Grant – Runway 10/28 Crackseal - Closeout docs underway
 - d.

2. OH FY 22 State grant – Obstruction Removal (East).
 - a. East End - Phase 2 – On hold, check up every few months.

3. OH FY 24 State grant – Runway 28 RSA Clearing
 - a. Removal of Election House Road and RSA grading, project complete. Grant closeout drafted. Review with Staci.
 - b. AGIS submission accepted and approved

4. FY 24 FAA AIP Grant – Apron and Taxiway Rehab/Hangar Development (County funded)
 - a. Setterlin ongoing, working towards pavement sitework and asphalt paving in Sept/Oct.

5. FY 26 FAA – Pending Project North side development environmental
 - a. CMT has submitted the financial plan for north apron and taxiway. FAA response has pushed environmental grant to FY26.
 - b. FAA will require consultant solicitation prior to grant funding.

6. Action Items:
 - a. ACIP discussion – potential projects
 - b. ODOT Supplemental and matching grants
 - c.

10 YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) FY-2027 to FY-2036

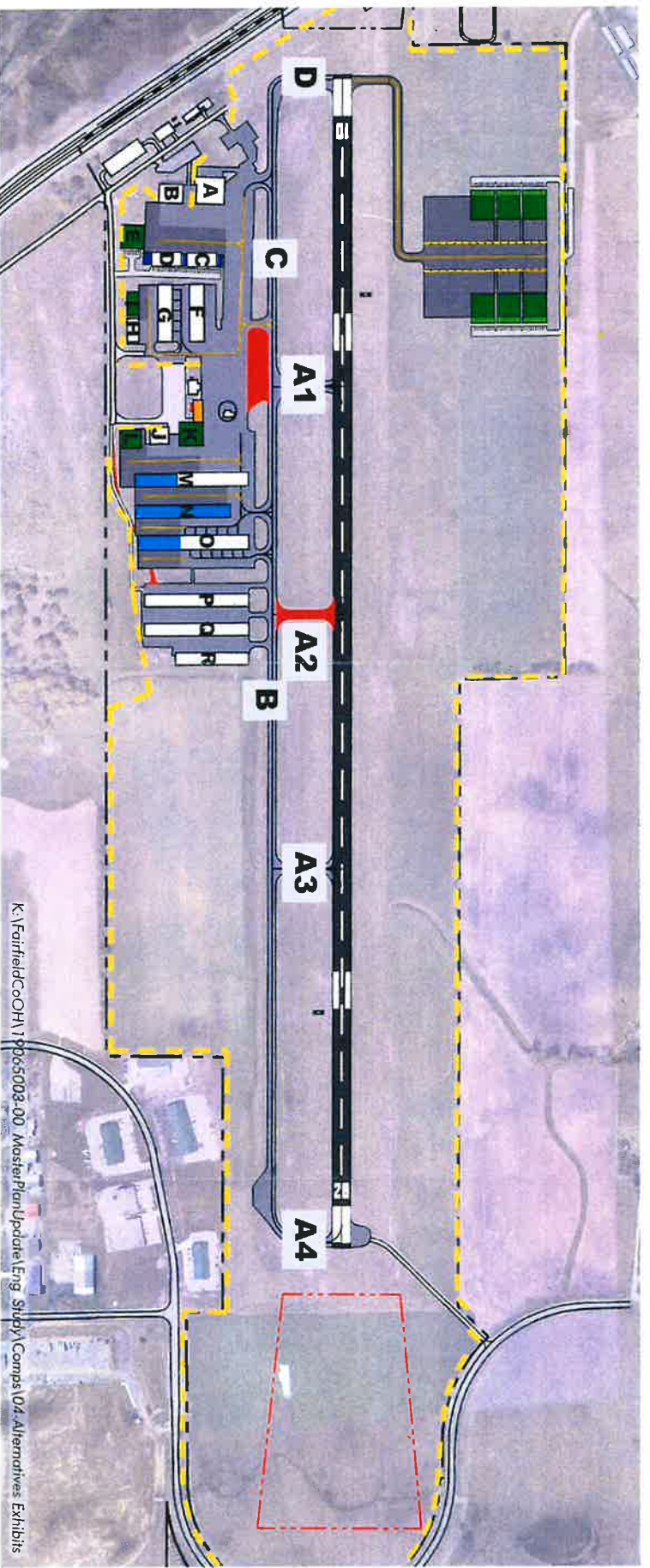
Airport Name: Fairfield County Airport		Date prepared: September 3, 2025							
Associated City: Lancaster, OH		Prepared By: Crawford, Murphy & Tilly, Inc.							
Sponsor: Fairfield County Airport Authority		Telephone No.: 614-468-1200							
Airport ID: LHQ									
NP/AS No. 39-0044									
Congressional District: Ohio 15th District									
Item #	Description	Fiscal Year	Total Cost	Entitlement	Apportionment Discretionary	Infrastructure Funds	State Non-FAA	Local	Remarks/Item Justification
	Construct North Taxiway (680' x 35') and Apron (3,000 SY) - Environmental	26	\$175,000	\$166,250				\$8,750	RFQ for Environmental - Fall 2025
	T-Hanger Extension - S-Unit	SUPP	\$940,000					\$750,000	80% ODOT Supplemental, \$750,000 max
	Install AMOS III	DIRECT	\$300,000					\$15,000	NWS-NOAA Owned ASOS equipment
	Construct Entrance Drive	TBD	\$2,500,000					\$2,500,000	Proposed Ohio State Capital Funding
1	Construct North Taxiway (680' x 35') - Design	27	\$50,000	\$45,000	\$0			\$2,500	\$2,500
2	Construct Apron (3,000 SY) - Design	27	\$25,000	\$0	\$0	\$22,500		\$0	\$2,500
3	Construct North Taxiway (680' x 35')	28	\$500,000	\$450,000	\$0			\$25,000	\$25,000
4	Construct North Apron (3,000 SY)	28	\$400,000	\$0	\$0	\$283,747		\$0	\$116,253
									Connecting Taxiways - Remove direct apron access
5	Remove Apron F Pavement - Design	29	\$30,000	\$27,000	\$0			\$1,500	\$1,500
6	Remove Taxiway A2 - Design	29	\$40,000	\$36,000	\$0			\$2,000	\$2,000
7	Rehabilitate Taxiway A3 - Design	29	\$35,000	\$31,500	\$0			\$1,750	\$1,750
8	Remove Apron F Pavement - Construction	30	\$60,000	\$54,000	\$0			\$3,000	\$3,000
9	Remove Taxiway A2 - Construction	30	\$140,000	\$126,000	\$0			\$7,000	\$7,000
10	Rehabilitate Taxiway A3 - Construction	30	\$160,000	\$39,000	\$105,000			\$8,000	\$8,000
11	Construct Entrance Drive - Environmental	31	\$150,000	\$135,000	\$0			\$7,500	\$7,500
									If not Ohio State Capital Funded
12	Construct Entrance Drive - Design	32	\$100,000	\$90,000	\$0			\$5,000	\$5,000
13	Construct Entrance Drive - Construction	33	\$2,000,000	\$397,570	\$1,402,430			\$100,000	\$100,000
14	Partial Perimeter Wildlife Fencing - Phase 1	34	\$250,000	\$150,000	\$75,000			\$12,500	\$12,500
15	Partial Perimeter Wildlife Fencing - Phase 2	35	\$250,000	\$150,000	\$75,000			\$12,500	\$12,500
16	TBD	36	\$0	\$0	\$0			\$0	\$0

Terminal Expansion/Relocation
Large Box Hangar at Terminal
Beacon (condition?)
Localizer removal

ACIP Allocated \$ 736,000.00
Available \$ 736,000.00
FY22 \$ 159,000.00
FY23 \$ 145,000.00
FY24 \$ 144,000.00
FY25 \$ 144,000.00
FY26 \$ 144,000.00
Available \$ 306,247.00

\$ (157,500.00) Master Drainage Study
\$ (272,253.00) Taxiway/Apron

Development Plan



K:\Fairfield\COH\19065003-00_MasterPlanUpdate\Eng_Study\Comps\04_Alternatives Exhibits

ODOT Matching and Supplemental Grants
Fairfield County Airport

Supplemental Schedule:

<i>September 8, 2025</i>	<i>Discuss ACIP and proposed projects</i>
October 1, 2025	ODOT to announce final supplemental program
<i>October 13, 2025</i>	<i>Discussion on supplemental program, notice to proceed</i>
<i>November 10, 2025</i>	<i>Review draft application, approve resolution</i>
<i>December 8, 2025</i>	<i>Preliminary design and layout review</i>
December 31, 2025	Applications Due
February 1, 2026	Announce Supplemental grant awards
<i>February 15, 2026</i>	<i>Final bid package to ODOT for review</i>
<i>March 2, 2026</i>	<i>Advertise for bids</i>
<i>Match 30, 2026</i>	<i>Open Bids</i>
April 1, 2026	Bids Due on awarded supplemental grants
June 1, 2026	ODOT deadline to encumber all project funds

Proposed eligible project funding:

New hangar & replacement hangar

Addition of a new fuel type, new fuel tanks or replacement of fuel tanks (not trucks or trailers). Does not include removal or remediation of existing tanks.

\$750,000 Max available per airport, (80% ODOT, 20% Local)

FAIRFIELD COUNTY



YEAR-TO-DATE BUDGET REPORT

FOR 2025 08

JOURNAL DETAIL 2025 8 TO 2025 8

ACCOUNTS FOR:		ORIGINAL	REVISED	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT
7800	AIRPORT OPERATIONS	APPROP	BUDGET				BUDGET	USED
80780000 AIRPORT OPERATIONS								
80780000	530000	CONTRACTUAL SERVIC	175,000	182,248	124,002.36	23,597.06	57,952.54	293.00 99.8%
2025/08/000303	08/11/2025	API	2,500.00 VND	005552 PO 43	HISTORICAL AIRCRAFT	snow plow/mowing contract for		5433517
2025/08/000303	08/11/2025	API	8,333.33 VND	007099 PO 239	SUNDOWNER AVIATION L	FBO/Airport Management 8/2025		5433531
2025/08/000818	08/18/2025	API	472.34 VND	003668 PO 29	LOCAL WASTE SERVICE	TRASH DISPOSAL @ AIRPORT 8/202		5434102
2025/08/000818	08/18/2025	API	1,195.86 VND	005790 PO 25002497	OHIO DEPT OF TAXATIO	fuel sales tax 7/1-7/31/25		5434117
2025/08/000818	08/18/2025	API	47.20 VND	016659 PO 95	SUNRUSH WATER	DRINKING WATER SERVICES 8/2025		5434167
2025/08/001287	08/25/2025	API	200.00 VND	001281 PO 5	PORTA KLEEN	RENTAL OF PORTABLE TOILET 8/15		5434587
2025/08/001287	08/25/2025	API	2,500.00 VND	005552 PO 43	HISTORICAL AIRCRAFT	snow plow/mowing contract for		5434642
2025/08/001287	08/25/2025	API	8,333.33 VND	007099 PO 239	SUNDOWNER AVIATION L	FBO/Airport Management 9/2025		5434646
2025/08/001287	08/25/2025	API	15.00 VND	012572 PO 75	LEWELLENS SERVICES I	3430 OLD COLUMBUS 8/17/25		5434671
80780000	541001	ELECTRIC/UTILITIES	30,000	31,841	16,020.20	1,958.00	10,820.52	5,000.00 84.3%
2025/08/000006	08/04/2025	API	58.09 VND	003823 PO 33	NORTHEAST OHIO NATUR	3430 OLD COLUMBUS RD 6/16-7/1		5433042
2025/08/000006	08/04/2025	API	61.16 VND	003823 PO 33	NORTHEAST OHIO NATUR	3383 OLD COLUMBUS RD 6/18-7/16		5433043
2025/08/000006	08/04/2025	API	58.00 VND	003823 PO 33	NORTHEAST OHIO NATUR	3383 OLD COLUMBUS 6/17-7/16		5433044
2025/08/000818	08/18/2025	API	104.13 VND	023650 PO 110	FAIRFIELD CO UTILITI	3383 OLD COLUMBUS RD 6/30-7/31		5434190
2025/08/000818	08/18/2025	API	104.13 VND	023650 PO 110	FAIRFIELD CO UTILITI	3430 OLD COLUMBUS 6/27-7/31		5434191
2025/08/000820	08/18/2025	API	138.31 VND	001373 PO 7	SOUTH CENTRAL POWER	MOPED ASOS 7/9-8/8		5434078
2025/08/000820	08/18/2025	API	411.28 VND	001373 PO 7	SOUTH CENTRAL POWER	TERMINAL 2 7/9-8/8		5434079
2025/08/000820	08/18/2025	API	44.05 VND	001373 PO 7	SOUTH CENTRAL POWER	3383 COLUMBUS LANCASTER 7/9-8/		5434080
2025/08/000820	08/18/2025	API	81.34 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR F 7/9-8/8		5434081
2025/08/000820	08/18/2025	API	93.05 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR P 7/9-8/8		5434082
2025/08/000820	08/18/2025	API	103.82 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR O 7/9-8/8		5434083
2025/08/000820	08/18/2025	API	147.49 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR Q 7/9-8/8		5434084
2025/08/000820	08/18/2025	API	159.06 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR G 7/9-8/8		5434085
2025/08/000820	08/18/2025	API	384.09 VND	001373 PO 7	SOUTH CENTRAL POWER	TERMINAL RUNWAY LIGHTS 7/9-8/8		5434086
2025/08/000820	08/18/2025	API	10.00 VND	001373 PO 7	SOUTH CENTRAL POWER	HANGAR M 8/1-8/8		5434087
80780000	543000	REPAIR AND MAINTEN	70,000	94,892	23,555.27	175.46	64,425.72	6,911.00 92.7%
2025/08/000303	08/11/2025	API	55.46 VND	014612 PO 83	AG-PRO OHIO, LLC	repairs to equipment FILTERS		5433564
2025/08/000820	08/18/2025	API	120.00 VND	001330 PO 25005791	CLAYPOOL ELECTRIC IN	AIRPORT SIGN SERVICE		5434064
80780000	553000	COMMUNICATIONS/TEL	2,100	2,464	1,324.37	.00	1,139.94	.00 100.0%
80780000	554000	ADVERTISING	2,000	2,000	.00	.00	900.00	1,100.00 45.0%

YEAR-TO-DATE BUDGET REPORT

FOR 2025 08

JOURNAL DETAIL 2025 8 TO 2025 8

ACCOUNTS FOR: 7800 AIRPORT OPERATIONS	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
80780000 558000 TRAVEL REIMBURSEME	200	200	53.90	.00	96.10	50.00	75.0%
80780000 560000 MATERIALS & SUPPLI	25,000	35,906	16,460.49	232.84	12,708.05	6,737.91	81.2%
2025/08/001287 08/25/2025 API	232.84 VND 013347 PO 25005880 ADB SAFEGATE AMERICA Airport - Mat & Supplies for G						5434675
80780000 561000 GENERAL OFFICE SUP	500	500	8.01	8.01	91.99	400.00	20.0%
2025/08/001287 08/25/2025 API	8.01 VND 009634 PO 64						5434659
80780000 562600 FUEL (GASOLINE/DIE	600,000	634,369	300,741.13	36,797.97	333,627.62	.00	100.0%
2025/08/000007 08/04/2025 API	36,797.97 VND 005545 PO 25001262 PURVIS BROTHERS INC fuel purchases at the Airport						5433052
80780000 574000 EQUIPMENT, SOFTWAR	15,000	15,000	.00	.00	14,400.00	600.00	96.0%
80780000 574300 FURNITURE & FIXTUR	5,000	5,000	.00	.00	.00	5,000.00	.0%
80780000 590310 REFUNDS OF HANGAR	3,000	3,000	1,171.00	.00	.00	1,829.00	39.0%
TOTAL AIRPORT OPERATIONS	927,800	1,007,420	483,336.73	62,769.34	496,162.48	27,920.91	97.2%
TOTAL AIRPORT OPERATIONS	927,800	1,007,420	483,336.73	62,769.34	496,162.48	27,920.91	97.2%
TOTAL EXPENSES	927,800	1,007,420	483,336.73	62,769.34	496,162.48	27,920.91	

Foltz Ag Enterprises, Inc

2535 E. Main Street
LANCASTER, Ohio 43130
Main: 740-808-8600

Status : **Complete**Type : **Service**Completed : **06/19/2025**Contact ID : **5358**Ref. # : **202945**Invoice # : **28932**Date : **05/14/2025****Fairfield County Commissioners****Al Moyer (PO Needed)**

3430 Old Columbus Rd NW
CARROLL, Ohio 43112
UNITED STATES

Pickup/Delivery

staci.knisley@fairfieldcountyohio.gov

614-313-7155 Ext.Al - Mobile

740-438-5304 Ext.Jon - Mobile

740-652-7093 Ext.stacey - Business

Units for Service

Year	Make	Model Name (#)	VIN/Serial	Color	Description
N/A	John Deere	(5510)	LV55105351505		
Unit Type	Engine Model	Engine Serial	Engine Type	SKU/Stock #	License #
Tractor				351505	
Odometer In	Odometer Out	Hours In	Hours Out		
0.00	0.00	3646.00	3647.30		

Job Title : Clutch - Model : 5510 / VIN/Serial : LV55105351505**Assigned Service Tech: Austin Mathias**

Item Number	Description	Qty Req	Qty Del	MSRP	Item Price	Ext. Price
83AT021	Clutch Alignment Tool	1	1	\$41.25	\$41.25	\$41.25
A-RE66695	SUB TO RE66695-R	1	1	\$866.75	\$866.75	\$866.75
A-JD9449	BRG. BALL; 6200 SERIES	1	1	\$5.74	\$5.74	\$5.74
A-CH18562	RG. BALL; 6000 SERIES	1	1	\$24.80	\$24.80	\$24.80
A-RE173314	BEARING PTO RELEASE	1	1	\$51.66	\$51.66	\$51.66

Shop Materials : \$20.00 + Parts : \$990.20 + Labor : \$1,650.00 = \$2,660.20

Job Total \$2,660.20**Service Required**

Customer states after hour or so, clutch starts to slip and engages slow.

Service Performed

Customer states after hour or so, clutch starts to slip and engages slow. Inspected and found that the old clutch had significant wear to the friction disc. installed new clutch and torqued all bolts. Once the tractor was back together began reassembling the loader arms and all hyd lines tractor runs and drives as it should with no leaks.

Job Title : Pu/del - Model : 5510 / VIN/Serial : LV55105351505

Pickup/Delivery : \$150.00 = \$150.00

Job Total \$150.00**Service Performed**

Done

Foltz Ag Enterprises, Inc

2535 E. Main Street
LANCASTER, Ohio 43130
Main: 740-808-8600

Status : **Complete**Type : **Service**Completed : **06/19/2025**Contact ID : **5358**Ref. # : **202945**Invoice # : **28932**Date : **05/14/2025****Job Title : Tractor Service Full - Model : 5510 / VIN/Serial : LV55105351505**

Item Number	Description	Qty Req	Qty Del	MSRP	Item Price	Ext. Price
DSHP15BLK	15W40 Bulk Gallon	2	2	\$21.90	\$18.04	\$36.08
DTRANBLK	PC Duratran Hydraulic Oil Bulk by Gal.	7	7	\$23.50	\$14.79	\$103.53
A-RE59754	FILTER LUBE SPIN-ON	1	1	\$18.36	\$18.36	\$18.36
A-HF6781	Hydraulic Filter	1	1	\$105.57	\$105.57	\$105.57
Shop Materials : \$10.00 + Parts : \$263.54 + Labor : \$220.00 = \$493.54						

Job Total \$493.54**Service Required**

Change engine oil and filter. Replace air, fuel, hydraulic, and hydrostat filters. Drain and change hydraulic and hydrostat oils. Check battery life and condition. Antifreeze condition and freeze point check. All other fluids checked and topped off. Grease unit. 37-point inspection and test. Clean Radiator and engine compartment.

Service Performed

Completed full service

Job Title : Replace turbo - Model : 5510 / VIN/Serial : LV55105351505

Item Number	Description	Qty Req	Qty Del	MSRP	Item Price	Ext. Price
A-RE71550	TURBOCHARGER	1	1	\$601.13	\$601.13	\$601.13
R90737	Gasket	1	1	\$13.18	\$13.18	\$13.18
Parts : \$614.31 + Labor : \$330.00 = \$944.31						

Job Total \$944.31**Service Required**

Replace turbo due to the impeller shaft being loose showing early signs of failure.

Service Performed

Replaced turbo due to early signs of failure.

Total Parts Requested : 18 Total Parts Delivered : 18

Disclaimer

thank you for your business.

Other Charges

Shop Materials	+	\$30.00
Pickup / Delivery	+	\$150.00
Labor	+	\$2,200.00
Item Total	+	\$1,868.05
Total Other Charges=		\$4,248.05

Totals

Sub Total	+	\$4,248.05
*** Invoice Total	=	\$4,248.05
Amount Paid	-	\$0.00
*** Transaction Total	=	\$4,248.05
Balance Due =		\$4,248.05

Deposit Paid \$0.00Tax Name

Exempt - Government Non-Profit

Tax Amount

\$0.00

Signature _____

Hangar C 1-4 Lease Agreement

This Lease Agreement, made and entered into at Carroll, Ohio by and between the
Fairfield County Airport Authority, 3430 Old Columbus Road NW, Carroll, Ohio 43112,
hereinafter referred to as “Lessor “and

NAME(S)

STREET ADDRESS

CITY, STATE, ZIP CODE

PHONE NUMBER(S)

e-mail address

FAA Registered “N” Number(s) of aircraft(s) stored in hangar.
(Lessee shall notify Lessor of any changes in “N” Number)

hereinafter referred to as “Lessee,” WITNESSETH:

I. LEASED PREMISES

a. That in consideration of the mutual covenants and agreements herein set forth and for
other good and valuable consideration, Lessor does hereby lease to Lessee and Lessee hereby leases from
Lessor Hangar Unit Number _____ hereinafter, “the Leased Premises”) located at the Fairfield
County Airport, 3430 Old Columbus Road NW, Carroll, Ohio 43112.

b. Lessee shall use the hangar exclusively for the storage of aircraft and aviation related
items as needed for the use of the hangar space. No non-aviation items shall be kept, stored or maintained
in the hangar without the consent of Lessor.

II. TERM

a. Notwithstanding the date of this Agreement, the term of this Lease shall be for _____ years commencing on _____ and ending on _____. In the event Lessee holds over after the termination of this Lease, then such tenancy shall be from month to month at the monthly rental amount as provided in Section III herein.

III. RENT AND SECURITY DEPOSIT

a. Lessee shall pay Lessor rent as for the leased premises the sum of _____ per Month, calculated on the basis of \$ _____ per year, through December 31 of the year of this Lease. Then, effective January 1 of each succeeding year, the rent shall be increased by 3% per year, so long as this Lease is in effect.

b. Rent shall be due and payable on the first day of each month and if not paid within fifteen days of the due date, Lessee shall pay a late charge of ten percent (10%) of the monthly rental amount. If Lessee becomes delinquent in the payment of the rent for more than thirty (30) days, or violates any of the terms of the Agreement, the same shall be deemed a breach of this agreement and Lessor, at its option, may terminate this Agreement and upon notice to Lessee, Lessee shall immediately remove the aircraft and all other items located in the leased hangar. If Lessee fails to comply with the aforementioned notice within five (5) days from date of the notice, Lessor shall cause all contents in the leased hangar, including any aircraft to be removed at Lessee's expense.

c. Lessee shall pay Lessor a security deposit equal to one month's rent upon execution of this agreement.

IV. UTILITIES

Lessee shall pay, as they become due, charges for electricity furnished to the hangar and shall cause the electric meter for the hangar to be placed in the name of the Lessee and direct that all statements to be mailed to Lessee at its address.

V. COVENANTS OF LESSEE

Lessee agrees as follows:

- a) To make no alterations to the Leased Premises without written consent of the Lessor.
- b) All fixtures installed or additions and improvements made to the Hangar Space shall, upon completion of such additions and improvements, become Lessor's property and shall remain in the Hangar Space at the termination of the agreement, however terminated, without compensation or payment to Lessee.
- c) To repay the Lessor the cost of repairs made necessary by Lessee's negligent or careless use of the Leased Premises.
- d) To surrender the Leased Premises at the termination of this Lease in as good condition as when first occupied, reasonable wear and tear excepted.
- e) To lock and lubricate all door operating mechanisms according to the posted instructions.
- f) Damage which is caused by Lessee's failure to comply with posted instructions shall be repaired at Lessee's expense.
- g) To lock the Leased Premises at all times when not in use by Lessee. The only locking device to be used on the door shall be the one furnished by the Lessor. The Lessor will retain a key for each lock and shall be authorized to enter at any time for emergencies or inspections. The Lessor may remove any unauthorized locks.
- h) To pay any penalties or fines that are assessed against the Lessor because of Lessee's negligence, carelessness, misconduct, acts or omission of acts.
- i) To maintain the Leased Premises at all times in neat and clean condition. Restrain from piling boxes, drums or similar items on the outside of the Leased Premises and keep trash and waste oil in covered receptacles outside of public view.
- j) To comply with the **Minimum Standards For Aeronautical Activities**, as adopted by the Fairfield County Airport Authority on December 8, 2014, and any amendments thereafter made.

A copy of said standards is available for inspection in the office of the Fixed Base Operator and on the Fairfield County Airport Authority Website.

- k) Painting of aircraft or other vehicles in the leased Hangar is permitted if in compliance with all OSHA and EPA requirements, rules and regulations.
- l) No aircraft engine operation is permitted in the Hangar for any reason.
- m) No aircraft engine operation is permitted which would send/blow propwash into any open Hangar or other hangar.
- n) Lessee shall maintain a fire extinguisher as provided by the Lessor in the leased Hangar. The fire extinguisher will be properly maintained by Lessee in fully charged condition (type ABC required).
- o) Hangar doors will be secured in the closed position at all times the Lessee is not in the Hangar, or not in the immediate area.
- p) All operation of the electric bi-fold doors will be done by the operator positioned at the electric control box during the entire time the door is being moved in either direction. Positively no tampering with the electric door controls. Any attempt by the Lessee or his/her representatives to violate this rule will terminate the Hangar rental agreement at the option of Lessor.
- q) No unattended private automobiles or other vehicles are permitted to be parked on the ramp.
- r) No business activity relating to aircraft operations for hire will be permitted from the Hangars at Fairfield County Airport unless/until proper legal contracts--including liability insurance--have been negotiated, approved and entered into with the Lessor including, but not limited to: crop dusting, crop spraying, aerial seeding, charter operations, sight-seeing, aircraft, engine electronic maintenance and overhaul, sales, flight instruction, banner towing, parachute jumping, sky writing, aerial contests and air shows.

VI. RIGHT OF INSPECTION

- a. Lessor shall have the right to enter the premises at any time for inspection or to make

repairs, additions, or alterations as may be necessary for the safety, improvement, or preservation of the Leased Premises.

VII. INSURANCE AND INDEMNIFICATION REQUIREMENTS

a. The Lessee shall assume all risks incident to, or in connection with, its operation under this contract; shall be solely responsible for all accidents or injuries to persons or property caused by its operations upon or arising out of the Lessor's facilities; and shall indemnify, defend, and hold harmless the Fairfield County Commissioners, the Lessor and its employees, authorized agents, and representatives, from any and all claims, suits, losses or damages for injuries to persons or property, of whatsoever kind or nature, arising directly or indirectly out of Lessee's operations or resulting from any act or omission of the Lessee, its guests, agents, employees, or customers or resulting from any act of customers. The Lessor shall give timely notice to the Lessee of any claim against the Lessor if the Lessor considers such claim to be the liability of the Lessee. Failure to give such notice shall not act to waive the Lessee's liability hereunder. The Lessee shall have the right to investigate, defend or compromise such claim to the extent of its interest.

b. The Lessee at all times during the period of this contract, shall keep its aircraft, operations, and equipment for which it is legally responsible, fully insured to cover liability, property damage and bodily injury. Failure to obtain such insurance shall not operate to waive Lessee's liability hereunder. Lessee shall obtain and maintain aviation and property damage liability insurance and shall provide the Lessor a valid Certificate of Insurance immediately upon acceptance of agreement. The Lessee shall maintain at least the minimum insurance coverage as listed in Section III of the Fairfield County Airport's (KLHQ) Minimum Standards for Aeronautical Activities.

c. The Certificate of Insurance shall show the Fairfield County Airport Authority, its agents and the Fairfield County Commissioners as additional insurers and loss payees and shall provide the Lessor a thirty (30) day advance notice of any cancellation or changes in Lessee's coverage or limits.

d. Lessee will indemnify, hold harmless, and waive subjugating Insurance requirements, against any loss, liability or damages and from all actions or causes of action for injuries to persons or

property arising from or growing out of the use and occupancy of the Leased Premises, or Airport Properties, due to any negligence, act or omission to act of Lessee.

VIII. RIGHT OF TERMINATION

a. Except as provided in Section III herein, either party may terminate this Agreement with thirty (30) days prior written notice. Rent shall not be prorated within the month of termination. If Lessee terminates this Agreement before expiration of the initial term there shall be no refund of the security deposit.

b. If the Leased Premises, without any fault of the Lessee, are made unfit for occupancy by the elements, or other cause, the Lessee may surrender possession of the premises to the Lessor and terminate this Lease.

IX. MOVING OUT

a. Lessee will thoroughly clean the Leased Premises prior to delivering possession of the Leased Premises to Lessor. Lessee will contact the Airport Manager to schedule a move-out inspection. Upon move-out, Lessee shall return all keys of the Leased Premises to the Airport Manager. Any cleanup costs or repair costs incurred by Lessor due to Lessee's occupancy will be deducted from the Security Deposit. A check for the remainder of the security deposit or an Invoice if said costs exceed the Security Deposit will be mailed to the Lessee within sixty (60) days of move out. Tenant's failure to notify the Airport Manager or the Lessor that the hangar bay is vacated may result in the partial or complete loss of the tenants' security deposit.

X. DEFAULT AND SURRENDER OF PREMISES

a. If Lessee shall fail to pay the Rent or any other charges due hereunder within five (5) days after written notice from Lessor that the same is due and unpaid; or if Lessee shall fail to observe or perform any of the terms, covenants or conditions of this Agreement to be observed or performed by Lessee, where such failure continues for thirty (30) days after written notice from Lessor thereof, then in any of such cases Lessor may at its option, without notice to Lessee, terminate this Agreement, and upon the termination of this Agreement, Lessee shall surrender possession of the Leased Premises to Lessor

and remove therefrom all of said property and Aircraft, and if such possession be not immediately surrendered, Lessor may immediately enter said Leased Premises and remove all property therefrom, using such force as may be necessary without being deemed guilty of trespass or breach of peace or forcible entry and detainer and Lessee expressly waives the service of any notice of intention to reenter or the institution of legal proceeding to that end. The receipt of money by the Lessor from Lessee after termination of this Agreement or after the giving of any notice by Lessor shall not reinstate, continue or extend the term of this Agreement or affect any notice given to Lessee prior to the receipt of such payment, and it is agreed that after service of notice or commencement of suit, or after judgment for possession, Lessor may receive rent due and the payment thereof shall not waive or affect said notice, suit or judgment.

XI. SUBLETTING

- a. Lessee shall not at any time assign, sell, convey, or sublet this Lease or any part of it without written approval from the Lessor.

XII. NOTICE

- a. All notices and requests required or authorized under this agreement shall be in writing and sent by certified mail, return receipt requested, to the address for that party as stated in the beginning of this agreement. The date on which any such notice is mailed shall be deemed the date of notice. Should either party change addresses, that party shall notify the other party within thirty (30) days after the change.

XIII. GOVERNING LAW

This agreement is a contract executed under and to be construed under the laws of the State of Ohio. Any and all litigation brought by or in connection with this Lease or the Leased Premises shall be brought only in the Common Pleas or Municipal Courts of Fairfield County, Ohio and in no other state or federal court.

XIV. WAIVER

- a. Either party's failure to enforce any provision of this agreement against the other

party shall not be construed as a waiver thereof so as to excuse the other party from future performance of that provision or any other provision.

XV. SEVERABILITY

a. The invalidity of any portion of the agreement shall not affect the validity of the remaining portions thereof.

XVI. ENTIRE AGREEMENT

a. This agreement constitutes the entire agreement between the parties. No statements, promises, or inducements made by any party to this agreement, or any agent or employees of either party, which are not contained in this written contract shall be valid or binding. This agreement may not be enlarged, modified, or altered except in writing signed by the parties.

Each party to this Agreement has caused it to be executed on the date indicated below.

Date

Lessee

Date

Lessee

Fairfield County Airport Authority

By:

Date

Its authorized Agent, Lessor

Please mail all lease payments to:
Fairfield County Commissioners
210 E. Main St. Room 301
Lancaster, OH 43130

Please include hangar number in memo on check.

Lease language approved on 8/11/2025 and amended on 9/8/2025 at the Airport Authority Board Meeting.

Calendar of Dates; including expiration, due, and events

Description	Other Notes	Expiration/Due Date
ODOT PCI Program		9/10/2025
Blue Lightning Initiative (BLI)		9/30/2025
QTpod subscription		10/29/2025
2026 Appropriation Budget by major expenditure object category		11/10/2025
MS4 training of Board and FBO		12/31/2025
Bill Fagan, Tom Brennan, Scott Richardson board appointments		12/31/2025
Insurance Agreement		12/31/2025
Legal services agreement with County Prosecutor		12/31/2025
FBO Agreement		12/31/2025
ODOT Airport Improvement FY2026 Grant		3/15/2026
Petroleum Underground Tank	UST Certificate of Coverage	6/30/2026
OTTER/UST		6/30/2026
Storm Water Pollution Plan Review		7/1/2025
2027 Budget to present to the Budget Commission		8/1/2026
ODOT inspection		9/10/2026
HAS mowing and snow removal contract		9/30/2026
Hangar J Lease		12/31/2026
Jon Kochis, John Smith, and Michael Kaper		12/31/2026
EAA lease renewal with the Board of Commissioners		12/31/2026
Lease agreement with Board of Commissioners to operate facilities		10/25/2027
Noxious Vegetation Control, LLC - Agreement for annual spraying		12/31/2027
Glenn Burns board appointment		12/31/2027
CMT Master agreement		11/11/2029
Hangar A Lease		4/30/2032
FAA lease for space		9/30/2032
Co-sponsor agreement with the Board of Commissioners		5/13/2044
SAS land lease agreement		6/30/2049