

EPHRAIM-GIBRALTAR AIRPORT COMMISSION
THURSDAY, JUNE 20, 2013
9:00 A.M.
GIBRALTAR TOWN CENTER

Call to Order: The Ephraim-Gibraltar Airport Commission meeting was called to order by Jon Neville, chairman at 9:00 a.m.

Roll Call/Quorum: Neville stated a quorum of the Commission was present.

Members present: Jon Neville, Don Freix, Marty Franke and Gary Chaudoir
Members absent: Arvid Munson and Myrv Somerhalder

Agenda/ Proper Notice/Adopt Agenda: MOTION (Freix, Chaudoir) to adopt the agenda as posted. Carried

Approve Minutes of Previous Meeting: MOTION (Freix, Franke) to approve the minutes of May 16, 2013 with corrections. Carried

Public Comment: None

Review Monthly Income/Expenses: Monthly financials were reviewed. Neville requested a comparison report to the previous year. A hangar owner has a tractor with an 84" mower that is willing to rent it to the airport. Neville will approach with rental of \$20 per hour or see if he is willing to donate the use of the equipment. If a fee it will be covered by the FOEGA.

Neighbors of Ephraim-Gibraltar Airport Information Breakfast: Neville stated the list of property owners has been narrowed from 114 to 70. The meeting will be held in the Friends building on July 13th at 8:30 a.m. If a larger number of neighbors respond the meeting will be relocated to accommodate the group. An RSVP will be asked for to determine group size. Subjects covered will include: what it takes to be a pilot from the first ride, basic information, how the runway lights are activated, just to name a few. This will be a low key discussion to bolster communication between the airport and its neighbors. Coffee and Kringles will be served. Initial neighbor response has been good. Neville asked Commission and FOEGA members to assist with the breakfast.

Fuel System Certification Update: Neville stated that Dave Thomas, Pete Newkirk and Jon Neville were certified for fuel testing by A/B Certification holder Tim Biwer on June 3rd. Charity Buhr and Tom Tanger are interested in certification as well. Fuel tank checks will be done by volunteers and staff on Wednesday, Friday, Saturday and Sunday.

Sheets Hangar Sale Recommendation: MOTION: (Franke, Chaudoir) to approve the sale of the hangar to Don Wackwitz. Carried

Peterson Hangar Sale Recommendation: MOTION: (Franke, Chaudoir) to approve the sale of the Peterson hangar. Carried

8500 Gallon Aviation Fuel Purchase: Neville spoke to AVfuel and prices are trending downward. Currently the airport has a \$1.01 profit margin and is below the average of 26 airports. MOTION: (Freix) to watch the price trending and leave the decision up to Jon and Mike. Freix withdrew his motion. Franke stated a motion is not needed as authority had been previously given by the Town and Village.

Friends of Ephraim-Gibraltar Airport Building 3 Year Lease: Neville stated at the last Town Board meeting the 3-year lease was approved. MOTION: (Freix, Franke) to approve the lease after the fact. Carried Neville commented that FOEGA will patch and paint the walls and re-carpet the floors. New shelving will be considered at a later time.

Hangar Lease Rate: Franke stated we are within the top 5 highest lease rates. Freix rate is not a discouragement given the area and is comfortable staying where we are. MOTION: (Freix, Chaudoir) to leave the current lease at \$0.46 /sq.ft. Carried

Review Volleyball League Use of Federally Obligated Land: Neville stated this is only discussion for today. This is an absolute violation of the compliance assurances. Neville likes that the league is there and good activity but at minimum a lease should be signed and some kind of fair market value determined. In-kind services were brought up to the BOA as a means to lessen the fair market value fee. Franke stated this came up with the last purchase of land. The state has guidelines for airport leases to protect the airport. It was questioned who the lease would be between, Airport and League, Town/Village and League. Freix questioned if the recommendation to the Town is that the League activity cease does the League have somewhere else to relocate too. Franke will distribute BOA information at the next meeting. Franke reiterated that airport property is meant to be used for aeronautical use. The only other approved uses were agricultural. Per the BOA this could have an impact on future grant funding. In fairness to all, walking paths and deer hunting were other issues that do not comply with grant assurances. Neville stated this will be put on next month's agenda for further discussion.

Chairman Report/Comments: Three individuals from the BOA came for a Grant Assurance Compliance check. Of the 90 airports in Wisconsin 13 are profitable of which we are one. The BOA was pleased that the Airport has a separate checking and fund accounting. The 70/30 rule was demonstrated by random inspections of Haggerty, Holbrook and Boyd's hangars. There were 2 points of concern: the lack of lease for the volleyball court (short term with a fair market value lease cost) and a possible encroachment on the north end of the property.

Airport Report: The fuel system annual functionality and pipe testing was done yesterday by Walt's Petroleum. Activity has been very light per Neville. McCutcheon met with the Ephraim Business Council regarding the Young Eagles program. The next meeting is scheduled for July 18, 2013 at 9 a.m.

Neville wanted to make the Commission aware that Grizzly Scenic Air Tours has pulled out as of last week and gone to Sturgeon Bay. The airport will lose the fuel and commission income. Grizzly's main concern was his inability to work with the Town. Last year Burke purchased approximately 1,055 gallons of fuel. Franke stated it was a tragic loss of an airport ambassador and income. The Commission recommended 2% that Grizzly had requested. The Town Board insisted the lease remain at 5%. It was then forwarded to the Village Board, they did not approve the change made by the Town Board and stated that the Commission should direct the operations of the airport without the interference of the Town or Village. The Town has made a decision that is going to negatively affect the Village of Ephraim. Freix agreed with the value of Grizzly at the Airport. Franke felt there may be a chance to get Grizzly back. Neville stated his greater concern is the Town micromanaging the airport; the Village understands the Commission, the Town does not. Franke added that the statute is very clear. Mike McCutcheon asked if the Commission would contact other prospering airports to see how they operate and what is the leverage that they have over their owners. Franke asked if the Commission could enter into a lease agreement with Grizzly. Hagen stated to the best of her knowledge lease agreements are to be between the property owners (Town and Village) and Lessee. Neville stated this will be on the next agenda. Freix suggested asking that the operation of the Commission be put on a Town agenda for an open discussion. Franke asked McCutcheon if a conversation could be had between the Village President and Town Chairman.

Friends of the Airport Report: There are currently 78 members. The Friends will have a lemonade stand at the Summer Festival with anticipated funds to be raised of \$1,000. Young Eagles was incredibly successful; no complaints were received.

Adjourn: MOTION: (Freix, Chaudoir) to adjourn at 10:25 a.m. Carried

Respectfully submitted,

Beth Hagen, Clerk