

EPHRAIM-GIBRALTAR AIRPORT COMMISSION
THURSDAY, JULY 18, 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 9:02 a.m.

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

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

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

Approve Minutes of Previous Meeting: MOTION (Chadoir, Somerhalder) to approve the minutes of June 20, 2013 as written. Carried

Public Comment: Hackbarth asked if the sign quote was received.

Airport Compliance Report – Volleyball Court Lease, Possible Property Encroachment: Neville stated the BOA is requesting a response to their 3 concerns by August 3rd. Non compliance could have a negative effect on grant petitions. Neville and Thomas walked the north end of the 14 runway and there was no property encroachment found.

Another concern was the volleyball court; a non aeronautical activity at the airport. The BOA in their response stated a requirement for a short term lease agreement, less than 5 years, and it must provide a fair market value to the airport. Somerhalder stated the VFW and the Airport Committee traded property to the north for the baseball diamond (located immediately to the south of the current courts). Somerhalder was not aware of any documentation only a verbal agreement. Somerhalder will look in the old records and minutes this winter. Neville wanted to go on record that he likes the volleyball court, citing that it brings the community together, it is not a threat. If we could put a lease together that would satisfy the BOA. Franke stated this came up at the time of creating the Master Plan. Munson stated the paths that lead from the volleyball courts to the grass runway should be blocked off. Franke stated the paths have grown over. Neville recommended no trespassing signs. Brian Hackbarth stated that deer hunters that are hunting the airport land and neighboring property owners mowing paths on the airport need to be addressed, as well. Hackbarth questioned where the pressure was coming from. Is this something we should get our congressman involved in? Franke stated when this issue came up three years ago it was a Park and Rec Department function, Perhaps the lease should be between Park and Rec and the Airport. However, the village should get something out of this; mainly it is used by Gibraltar people. Neville stated the League is used by the Northern Door community. Franke speaking for the village stated this is the time for the airport to get value out of this. The whole court area is 250' square. The sand court alone is 88' square. Neville said fair market value is the concern if 250 square feet were used. The airport lease rate value would be \$28,750. Franke suggested a trade of services with the League for example - mowing the entire airport. Munson recommended writing a lease for \$1 He also stated the BOA states that the fair market value should be similar to off airport land opportunities. There are a number of non-profits that have \$1 leases. Hackbarth stated the town and village incur no costs in relation to the volleyball court. The League takes care of the cost of garbage pickup, portables, purchase of sand, maintenance of the area and volunteers do the mowing. Hackbarth asked that the Commission take into account, the time of the meeting for League member participation as a number of the individuals have day jobs. MOTION: (Somerhalder, Franke) that the Commission draft a lease. Carried Franke will draft the lease. MOTION: (Somerhalder, Munson) to invite the League and Parks & Lands Chairman to the next meeting. Carried

Airport Commission Responsibilities and Authority: Neville stated this is in response to some issues with the town recently, specifically Grizzly. We lost Grizzly (2012 annual income of \$1,000 - \$2,000) possibly due to the action of the Town of Gibraltar The Commission needs to impress on the Town that the Airport

Commission has a purpose and is governed by state statute. If the Town is not going to take the Commission's recommendations the Town can run the airport. Somerhalder stated that the joint owners of the airport by statute control the finances. To solve this problem there needs to be a joint meeting of the village and the town to hash this out. Chadoir reported his finding from 2 other airports (Washington Island and Oconto County) and Mike Pope, Director of Aviation for the State of New Mexico (retired). Somerhalder stated Commission has a narrow view and should step carefully. Franke stated the reason we have the Commission is because of the ownership structure. Hackbarth stated he appreciated Myrv's wisdom. Hackbarth expressed concern that the Commission wanted to do everything that the FAA/BOA asked but wanted to ignore the airport owners. Munson stated the Neville has a legitimate concern to go back to the town and village board with the revenues that will be lost as a result of this, put it in writing and have a meeting with them about what has been discussed here. **MOTION:** (Munson, Somerhalder) to get together with the village president and town chairman. Carried Somerhalder left the meeting at 9:45 a.m.

AWOS Update: Neville stated the project began 2.5 years ago. The contract number has now been given to Visila. It is moving along at the BOA but slowly.

Review Monthly Income/Expenses: Monthly financials were reviewed. Neville stated that Witt Ford took one of the rental cars back due to lack of rentals. Neville requested month-to-month comparisons to the previous year vs. monthly reports and year-to-date comparisons to the previous year.

Chairman Report/Comments: Neville stated 8500 gallons of fuel were purchased. At the Village of Ephraim regular meeting concern was expressed regarding non aviation use of hangar space. The Neighbors of the Airport Breakfast was held last Saturday. There were 13 attendees and a good dialogue was had.

Airport Report: Hagen stated there was nothing to report that had not been covered.

The next meeting is scheduled for August 15, 2013 at 9 a.m.

Friends of the Airport Report: Membership is up to 83; 88% of 2012 membership. A successful Lemonade Stand at the Fish Creek Summer Festival netted \$1,212. Funds raised are used for EAA youth scholarships. Lighting and a donation bucket were items to remember for the 2014 stand. FOEGA donated the cost of renting Ziegler's tractor and volunteers mowed.

Adjourn: **MOTION:** (Munson, Chadoir) to adjourn at 10:00 a.m. Carried

Respectfully submitted,

Beth Hagen, Clerk