

EPHRAIM-GIBRALTAR AIRPORT COMMISSION
THURSDAY, AUGUST 15, 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, Marty Franke, Gary Chadoir, Myrv Somerhalder and Arvid Munson
Members absent: Don Freix

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

Approve Minutes of Previous Meeting: *MOTION (Franke, Chadoir) to approve the minutes of July 18, 2013 as written. Carried*

Public Comment: None

Airport Compliance Report – Volleyball Court Lease, Possible Property Encroachment: Michael Helm and Lauren Bremmer were present to represent the Volleyball League. Neville stated that FAA is tightening up enforcement on compliance issues. Franke added that the FAA wants to prevent possession issues. The league is a not-for-profit organization. Helm stated that if a small lease agreement is needed he is OK with it. The sticking point appears to be the value; are there comparables? Hackbarth stated there is a lack of comparables. The league maintains the area – mowing, garbage, portables and utilities. This maintenance could be used for a portion of the value per the FAA but the in-kind would not negate the entire value. Munson stated that a modification to paragraph 4B would need to be made to allow dumpsters and portables. Franke will make the adjustment. Neville stated a letter of compliance has been sent to Hal Davis of the BOA. *MOTION: (Somerhalder, Franke) to add a paragraph to allow 2 dumpsters and portables. Carried MOTION: Munson, Chadoir) to adjust the term of the lease to 3 years. Carried*

Franke stated that this is an opportunity to bring in additional revenue for the airport, noting that the town charges for everything done at the airport. Franke stated the lease should be between the owners of the airport and the Gibraltar Parks Department. The Parks Department would have the option to give a no-cost lease to the league. Hackbarth stated he would rather have the land carved out of the airport and made into a municipal park. Munson recommended leasing the land as raw agricultural ground. Neville stated the easement with Glojek is precedent setting as well as the \$1 FOEGA lease. A lease for \$1-100 would be no problem per Neville. *MOTION: (Munson,) agree to insert a \$1 annual fee in the lease. The motion died for lack of a second. MOTION: (Somerhalder, Chadoir) to insert \$150 annual fee plus maintenance of the property. Carried* Franke will make the balance of the changes to the lease draft.

Review New Through the Fence Regulations: Franke stated that the FAA is now encouraging residential through the fence (RTTF) agreements at a fair market value. Neville stated there is currently one RTTF at the airport. The RTTF is with Gary Glojek. Somerhalder stated that Glojek's hangar should be measured and he be charged the same as leased hangars on airport property. Somerhalder asked if Glojek is out of compliance with the new regulations. Neville stated Glojek is grandfathered in and there is no issue until his contract is up.

AWOS Update: Neville stated the project is out of the state hands and in those of the contractor. The contractor in speaking with Neville stated the installation most likely will not take place until the spring of 2014. Local excavators are aware of the ground situation which will be helpful.

Review Monthly Income/Expenses: Monthly financials were reviewed. Low activity continues to be noted.

Chairman Report/Comments: None

Airport Report: NOTAM reporting will be changed from the current domestic format to ICAO format by the end of September; Neville and Hagen will take the training after August 20th. Fuel sales in July were 2,051 gallons. The Airport Operations & Land Use Seminar will be held in Wisconsin Rapids on September 25th and 26th. Commission members wishing to go are to let the office know so reservations can be made. Conference funds were budgeted.

The next meeting is scheduled for September 19, 2013 at 9 a.m.

Friends of the Airport Report: Membership is up to 86; 92% of 2012 membership. FOEGA members volunteered again for mowing detail paying \$175 for mower rental. The Friends building will be re-carpeted within 30-60 days.

Adjourn: MOTION: *(Munson, Chadoir) to adjourn at 10:12 a.m. Carried*

Respectfully submitted,

Beth Hagen, Clerk