

Rock County, Wisconsin



Airport Board Meeting - Minutes
Monday, January 20, 2020 at 8:00 a.m.
Southern Wisconsin Regional Airport Terminal Conference Room
1716 W. Airport Rd.
Janesville, WI 53546

Call to Order. Chair Fox called the meeting of the Airport Board to order at 8:00 a.m.

Airport Board Members Present. Supervisors Fox, Mawhinney and Richard, Mr. Eric Baker, Mr. Larry Barton, Mr. Dick Cope, Mr. Greg Johnson, Mr. Joe Quint, and Mrs. Katie Reese.

Members Absent. None.

Staff Members: Greg Cullen Airport Director
 Cynthia Hevel Airport Secretary II

Others Present: Rick Leyes T-hangar Tenant
 David Haas Jetson Aviation
 Russ Podzilni Chair, Rock County Board of Supervisors
 Bonnie Cooksey Janesville Jet Center
 Josh Gowey Interested Citizen
 Jared Armstrong Interested Citizen
 Jim Dillavou SC Aviation
 William Gempeler Interested Citizen
 Everett Reese Elevation Air

Adoption of Agenda. Supervisor Richard and Mr. Barton moved the Agenda. MOTION CARRIED.

Approval of Minutes of December 16, 2019. Supervisor Mawhinney and Mr. Barton moved the minutes as written. MOTION CARRIED.

Citizen Participation, Communications, Announcements, and Information. None.

Consent Calendar

Transfers. None

Review of Payments. The review for December was completed.

Updates, Discussion and Possible Action

Discussion/Possible Action – Request to Purchase a Riding Lawn Mower Utilizing the State Contract. Mr. Cullen explained that there is a program for state and county government that allows us to purchase

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equipment without going through the bid process each time. While the airport has never used this program before, we would like to use it now to purchase a riding lawn mower. This purchase was approved during the budget process. The vendor will be Reinder's. Supervisor Mawhinney and Mr. Cope moved to approve the purchase. Mr. Barton asked if Mr. Cullen was happy with the proposal and Mr. Cullen stated that he was happy, the mower was spec'd out exactly as we requested. MOTION CARRIED.

Discussion/Possible Action – Request to Purchase De-icing Fluid. Mr. Cullen informed the Board that over the last several weather events, the airport has almost completely depleted their stock of liquid runway deicer and currently, there is only one truck load left. The airport budgeted for a tanker load and because of the cost, Board approval is required. The deicer costs \$4.77 a gallon so we try to use it sparingly and only on the primary runway, but we still go through quite a bit. Supervisor's Richard and Fox made a motion to approve the purchase. Discussion on what the product (E-36) is took place. This product is non-corrosive and approved for use by the FAA. MOTION CARRIED.

Business View Magazine. Mr. Cullen reminded the Board that several months ago they approved Mr. Cullen giving an interview to Business View Magazine so they could write a feature story about Southern Wisconsin Regional Airport. His hesitation in giving the interview was that he was unsure about their marketing tactics. He has been notified that they did market our tenants, but no one has complained about them. The magazine article was very nicely done and Mr. Cullen stated that he was happy with it and he also said that he would provide an e-mail link to the Board members so they could go and look at it. Supervisor Mawhinney asked that he send it to the entire County Board and Mr. Cullen said that he would.

Discussion/Possible Action – Approve Lease with William and Shelly Truax. Supervisors Richard and Mawhinney moved the Lease agreement. Supervisor Fox asked if there were any questions. Mr. Barton stated that he had looked over the Lease Agreement and he was concerned that paragraph relating to yearly rate increases was capped at 4%. His concern stems from the chance that inflation could be much higher than 4% and the County's hands will be tied for increasing the rent to try and cover the cost to continue. It was mentioned that all of the airport's Land Leases contain this same language and it would be difficult to change it for new tenants now when we just approved two leases with the same language a month ago. Supervisor Fox stated that he doesn't disagree with Mr. Barton but we don't know enough and asked Mr. Cullen to provide history on the past CPI rates along with rate increases. Mr. Cullen said that he could provide that information. Mr. Johnson stated that most airports do have a cap, he knows that Rockford airport has one. Supervisor Richard wondered if the County would ever even increase the budget as a whole by 4%. Supervisor Fox called for a vote. MOTION CARRIED on the following vote. Ayes – Supervisors Fox, Mawhinney and Richard, Mr. Baker, Mr. Cope, Mr. Johnson, Mr. Quint, and Mrs. Reese. Noes – Mr. Barton.

Discussion/Possible Action – Approve Lease with Kunes Group Aviation. Supervisors Richard and Mawhinney moved the Lease agreement. Mr. Cullen explained that items 6e. and 6f. are related. King Capital is selling the building located just to the west of the terminal building and this lease is for the buyer of the building, Kunes Group Aviation. Item 6f. is to remove the building from King Capital's Lease and identify that they are keeping the self-service fuel system. MOTION CARRIED on the following vote. Ayes – Supervisors Fox, Mawhinney and Richard, Mr. Baker, Mr. Cope, Mr. Johnson, Mr. Quint, and Mrs.

Reese. Noes – Mr. Barton. Mr. Barton also noted that he feels the language in the Lease that states “rates are to be equal to the rental rates for other buildings in its category” is ambiguous and needs to define what buildings are being referenced.

Discussion/Possible Action – Approve Sixth Addendum to Fixed Base Operator’s Agreement with King Capital JJC Hanger, LLC. Supervisors Richard and Mawhinney moved the Addendum. Mr. Cullen explained that this was the second half of the building sale that removes the building sold from King Capital’s Lease and identifies the self-fueling facility they are keeping. MOTION CARRIED on the following vote. Ayes – Supervisors Fox, Mawhinney and Richard, Mr. Baker, Mr. Cope, Mr. Johnson, Mr. Quint, and Mrs. Reese. Noes – Mr. Barton.

Discussion/Possible Action – Approve Agreement for Warbird Appearance in Janesville, WI (KJVL). Mr. Cullen explained that this is the agreement for the 2020 Warbird Weekend. The Agreement is almost the same as the 2019 agreement and the event will be held the same weekend in July as last year, which is the weekend before EAA AirVenture in Oshkosh. There has been a new group formed and they are taking lead this year, the Tri-State CAF Wing. There is no cost to the airport, any expenses incurred will be reimbursed by the event. The event is already hard at work on the lineup. Mr. Cope and Mr. Johnson moved the Agreement. Mrs. Reese asked if Mr. Cullen was comfortable with the amount of event insurance. Mr. Cullen stated that it has gone through the County’s contract review procedure, so he is. MOTION CARRIED.

Discussion on Derelict Aircraft. Mr. Cullen stated that he had spoken with Corporation Counsel Rich Greenlee on the 18th of December and Mr. Greenlee was going to provide a letter that could be sent to the owners of the derelict aircraft. In Mr. Cullen’s opinion there are three derelict aircraft on the airport right now. The owner of the Aztec that is parked off of Hwy. 51 is Jim Felland and Mr. Cullen met with him regarding his plane. Mr. Felland feels there is still some value in this plane and wants to try and avoid removing the wings and was hoping that the airport could wait until some nicer weather before taking action. The owner of the Cardinal is deceased and Mr. Cullen has been in touch with a distant relative regarding the plane, but there has been nothing done regarding this plane. The owner of the Lear has been aggressively trying to sell the plane, but Mr. Cullen has not spoken with him since early December.

Mr. Cullen stated that the Airport Governance Committee has discussed this subject as well and there will be more on this at the February meeting, but he is waiting to hear back from the Corporation Counsel. Mr. Barton asked if there is any rent being paid for these airplanes. Mr. Cullen said that there is not. He feels that if we had some enforcement, we could potentially charge rent, but would we actually be able to collect it? Supervisor Fox asked Mr. Cullen if he would like to continue this at the February meeting and Mr. Cullen responded that he would. Supervisor Mawhinney and Mr. Johnson made a motion to postpone further discussion on this topic until the February meeting. MOTION CARRIED.

Airport Director’s Updates. Mr. Cullen stated that he wanted to thank the members of the Airport Governance Committee for agreeing to serve on this Committee. We have met three times so far and will be having another meeting following this meeting that should be the last one. Recommendations

will be presented at the February Airport Board meeting. He anticipates further discussion on the recommendations, so he will try to limit other items on the February Agenda.

The airport has hired Mike Harris to fill our second shift vacancy. He will be working the day shift for training for several months.

The Wisconsin Aviation Conference will be held May 3-5th at the Osthoff Resort in Elkhart Lake. Mr. Cullen is orchestrating this conference, registration is open to anyone.

Mr. Cullen stated that our project to rehab Runway 04/22 has received federal approval and plans are moving forward on this project. The intent is to have the design phase 30% complete by the end of 2020, go out for bid the summer of 2021 and have construction start in 2022. The runway will be closed for 3-4 months, but the intersections of 04/22 and 14/32, and 04/22 and taxiway B will not have to be closed because these intersections were reconstructed when 14/32 was reconstructed and are in good shape. This project is a federal airport improvement project, so the cost share will be 90% federal, 5% state, and 5% local.

Committee Requests and Motions. None

Next Meeting Date. The next meeting of the Airport Board will be Monday, February 17, 2020, at 8:00 a.m.

Adjournment. Mr. Barton and Supervisor Mawhinney moved to adjourn at 8:44 a.m. MOTION CARRIED.

Respectfully Submitted,

Cynthia J. Hevel
Secretary II