

Minutes of the Iowa County Airport Commission

April 13, 2009

1. Chairman Larry Steffes called the meeting to order at 6:03 PM at the Iowa County Airport.
2. Roll Call – Present were Larry Steffes, Arnie Christen, Clinton Fruit, Eric Anderson, Ronald Berg and Bob Bunker. Phil Mrozinski was excused.

Others present: Pat Ripp, Mike Raymos, Mike McVay and Randy Terronez.
3. Certification of Open Meeting Law – Motion by Ronald Berg and seconded by Eric Anderson that the meeting was legally posted. Unanimously approved.
4. Motion by Eric Anderson and seconded by Bob Bunker to approve the minutes of the February 16, 2009 meeting. Unanimously approved.
5. Motion by Bob Bunker and seconded by Ron Berg to approve the April 13, 2009 agenda. Unanimously approved.
6. A request by Randy Rule to expand an area presently zoned as A-1 to AR-1 in zone 5 was considered and discussed. A motion was made by Eric Anderson and seconded by Ronald Berg to recommend approval of the rezoning request as long as it is in compliance with the Airport Land Use Ordinance and a Fair Disclosure document is signed. Unanimously approved.
7. A possible specialized aviation service operator's agreement with Jim Hughes was considered and discussed. The Commission expressed approval for an agreement under Section 2 (Definitions and Applicability) part 2.4 (Variance or Exemption) part 2.4.3 of the proposed draft of the Iowa County Minimum Standards for Commercial Aeronautical Activities which states, When a specific product, service or facility is not currently being provided at the Airport, the County may enter into an Agreement with an FBO or SASO with terms and conditions that are less than those outlined in these Minimum Standards (e.g., lower Minimum Standards, etc.), only for a limited period (i.e., pioneering period). The duration of the pioneering period shall be specified in the Agreement and shall only be valid during that specific period of time. A motion was made by Ronald Berg and seconded by Eric Anderson for Kevin King and Clinton Fruit to prepare a commercial lease agreement for Jim Hughes which would be valid for a maximum of one year before being reconsidered and would terminate upon the establishment of a business, based at the airport, providing the same service. Unanimously approved.
8. Mike Raymos was present and was seeking direction on the possibility of building a commercial hangar on the lot to the west of Pat Ripp's. Mike stated that he and his partner, Debra Dolphin, were considering several options for the type of service they would be conducting but provided no definite plan. Mike stated they would like to build a hangar sixty(60) feet wide. Airport Manager, Kevin King, said he had Mead and Hunt come to the airport to review the lot and provide direction. He said Mead and Hunt told

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him a hangar fifty-nine(59) feet wide would be legal but they recommended a hangar no wider than fifty-seven(57) feet wide because of drainage problems. The hangar to the west of the lot was built six(6) to eight(8) inches low, which makes drainage a problem.

The Commission asked Mike to provide the following at the next meeting:

1. Building plans drawn by a registered engineering firm and state approved.
2. A definite and detailed business plan.
3. The operator's qualifications to operate the business.

The Commission also provided Mike with the following information:

1. Building must be constructed under the guidance of a registered engineering firm.
2. Building construction must be completed within 12 months of the signing of the commercial lease.
3. If the Special Operator terminates operation the commercial lease will terminate also and the building will have to be sold or removed.

A motion was made by Clinton Fruit and seconded by Eric Anderson to limit the width of a hangar built on the lot immediately west of Pat Ripp's hangar to fifty-seven(57) feet, because of Mead and Hunt's recommendation due to the drainage situation. Unanimously approved.

Mike stated he might consider building on the first commercial lot across the taxiway north of Pat Ripp's hangar because he really wanted a hangar sixty(60) feet wide and had invested in design of that size building.

No other action was taken.

9. At 6:25 PM Chairman Larry Steffes opened the floor welcoming comments from the public on the following proposed ordinances.
 - a. Ordinance No. 800.03 Iowa County Airport Rules and Regulations.
 - b. Ordinance No. 800.04 Iowa County Airport Minimum Standards.

At 6:40 PM Chairman Larry Steffes ended the comment period with no comments from the public having been made.

A motion was made by Ronald Berg and seconded by Eric Anderson to approve Ordinance No. 800.03 Iowa County Airport Rules and Regulations and forward it to the Iowa County Board for consideration. Unanimously approved.

A motion was made by Bob Bunker and seconded by Arnie Christen to approve Ordinance No. 800.04 Iowa County Airport Minimum Standards and forward it to the Iowa County Board for consideration. Unanimously approved.

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10. Airport Manager, Kevin King, reported to the Commission that Mike McVay had approached him with an offer for the Airport to purchase his house and land which is in the Runway Protection Zone(RPZ) off the end of runway 22 of the Iowa County Airport. Kevin stated that the State Bureau of Aeronautics were willing to participate in funding the purchase, since the house is located in the RPZ, up to the appraised value of the house and land. The county's share of the cost would end up at 2.5% if the sale went through.

Airport Manager, Kevin King provided Option Four for the Airport Projects for 2009 as follows.

Design new hangar site-State Aid-\$28000.00-----	sponsor \$7,000.00
LPV-Survey-----AIP & State--\$117,000.00-----	sponsor \$3000.00
Purchase mower-----State Aid--\$12,000.00-----	sponsor \$3000.00
Land/House purchase—Land loan & AIP--\$29,000.00-----	sponsor \$750.00

Total Sponsor--\$13,750.00

A motion was made by Eric Anderson and seconded by Bob Bunker to authorize Airport Manager, Kevin King, to move forward in arranging for a Bureau of Aeronautics approved appraisal of the property. Unanimously approved.

11. Airport Manager, Kevin King, reviewed the manager's report with the Commission.
12. A motion was made by Ron Berg and seconded by Bob Bunker to adjourn at 7:05 pm. Unanimously approved.

No date was set for the next meeting.

Minutes by Clinton Fruit, Secretary