

ROCK COUNTY DEPARTMENT OF PUBLIC WORKS

Airport - Highways - Parks

3715 Newville Road, Janesville, WI 53545

Phone: (608)757-5450 Fax: (608)757-5470

www.co.rock.wi.us

Public Works Committee – **Parks and Airport Minutes**

Tuesday, September 18, 2018 – 8:00 a.m.

Southern Wisconsin Regional Airport – Voyager Room

1716 W. Airport Road, Janesville, WI 53546

Call to Order. Chair Bussie called the meeting of the Public Works Committee to order at 8:02 a.m.

Committee Members Present. Supervisors Bussie, Driscoll, Fox and Richard

Committee Members Absent. Supervisor Zajac

Staff Members:

Richard Greenlee	Rock County Corporation Counsel
Duane Jorgenson	Director of Public Works
Nick Elmer	Assistant to the Director of Public Works
John Traynor	Parks Manager
Greg Cullen	Interim Airport Manager
Cynthia Hevel	Airport Specialist

Others Present:

Floyd Finney	Parks Advisory Board
Dean Paynter	Parks Advisory Board
Tom Presny	Parks Advisory Board
Ed Madere	Ice Age Trail
Rick Leyes	Airport Tenant
Mark Graczykowski	Wisconsin Bureau of Aeronautics
Dave Haas	Meisner Aircraft
Robert Everson	Elevation Air
Robert Vega	Glen Erin Golf Club
Alex Smith	Airport Tenant
James Dillavou	SC Aviation
Randy Terronez	Assistant to the County Administrator
Bonnie Cooksey	Janesville Jet Center
Remy Konitzer	Airport Tenant Wings USA

Approval of Agenda. Supervisors Fox and Driscoll moved the Agenda. MOTION CARRIED.

Approval of Minutes of August 14th, 2018. Supervisors Richard and Fox moved the minutes of August 14th, 2018. MOTION CARRIED.

Citizen Participation, Communications and Announcements. None.

Parks Advisory Board Communications. Mr. Paynter reminded everyone that the next Friends of Rock County Parks meeting is Thursday, September 20th at 6:30 p.m. right here at the airport.

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE

PARKS BUSINESS

Resolution – Supporting the Permanent Reauthorization of the Federal Land and Water Conservation Fund. Mr. Traynor went over the Resolution explaining that the Federal Land and Water Conservation Fund (LWCF) has provided funding for land conservation and recreation for over 50 years. This funding is provided by revenues paid from offshore oil and gas drilling and not by taxpayer dollars. This Resolution supports the reauthorization of this funding which expires on September 30, 2018.

Discussion on the benefits of this funding took place and the consensus of the Committee was that it was a good idea. Supervisor Richard requested that the Resolution be amended to show that it was initiated by the Parks Advisory Committee rather than the Public Works Committee and made a motion to approve the amended Resolution. Supervisor Driscoll seconded the motion. MOTION CARRIED.

Mr. Paynter asked what the timeline was on getting this Resolution approved by the County Board and stated that it needed to be provided to Speaker Paul Ryan. Mr. Ed Madere of the Ice Age trail spoke regarding the timeliness of this matter as the original funding expires on September 30th and this needs to be attached to a bill in order to be passed. He also stated that the City of Janesville has passed a similar resolution in support of the funding. Mr. Terronez stated that this should be on the September 27th, County Board meeting.

Discussion and Possible Action – Signage at Beckman Mill Park Regarding Camera Usage. Mr. Elmer told the Committee that it was recommended that he speak with the camera installer for their recommendation regarding signs notifying the public of cameras in use. The installer recommended that two signs be put in place, one by the entrance near the camera and another on the building. Mr. Traynor stated that this could be done in house for a minimal cost. Supervisor Driscoll made a motion to add signage at the park regarding camera usage and Supervisor Bussie seconded it. MOTION CARRIED.

Discussion and Possible Action – Parks Reservation Policy/Procedure. Mr. Traynor stated that he has received lots of questions regarding the Park's reservation policy. Right now reservations are accepted beginning the first day of business after January 1st of every year. The only thing that he was able to find in writing regarding this policy was in the Park's brochure. He would like to open reservations up for up to two years in advance and put the process on-line. One of the reasons to open this up for advance reservations is so that people that want to use the parks for weddings or other large events can plan ahead. Discussion on this matter took place and the Public Works Committee verbally support allowing reservations be made further in advance but feels that there should be written policy. Mr. Jorgenson stated that a written policy could be written and brought back to the Committee for approval.

Parks Manager Report. Mr. Traynor gave a verbal recap of the items listed in his report (Copy of Parks Manager Report Attached).

Mr. Traynor also stated that in reference to the Carver Roehl Park Tree ID program there will be a delay in the placement of permanent signs. This is due to formatting and photography issues with the data received. They will be placing temporary signs for the October 7th event with the permanent signs being placed later.

Mr. Traynor also informed the Committee that he has some questions and concerns with the Kayak launch at Turtle Creek Parkway. He wants to take some time to meet with the engineer and look over the plans before the launch is installed. The launch will stick out 35' into the water and he wants to make sure that it won't be damaged by flood waters and/or debris.

Mr. Traynor, Mr. Finney, Mr. Paynter and Mr. Presny left the meeting at 8:25 a.m.

AIRPORT BUSINESS

Supervisor Bussie stated that she had been approached by some constituents who were concerned with the speed in which changes were being made based on the Ad Hoc Committee recommendation specifically relating to removing the airport from Public Works and changing the governing board. Supervisor Bussie made a motion to amend the Agenda and table item 7e. Resolution - Revising Board Rules and Establishing Airport Board. MOTION FAILED for lack of a second.

Discussion and Possible Action – Approve Glen Erin's Request to Build a Banquet Hall. Supervisors Richard and Fox moved to approve the request. Mr. Cullen explained that that Glen Erin would like to build a banquet facility within their leased area and this is allowed by their lease with permission from the Committee. Mr. Cullen introduced Mr. Vega, the General Manager of Glen Erin to the Committee.

Mr. Vega passed out some artist renderings of their proposed banquet facility and provided information to the committee on the building design, size, location and the scope of services of they intend to provide. Discussion on various aspects of the proposal took place and the general consensus of the committee was in favor of the facility. Corporation Counsel Richard Greenlee's recommendation to the Committee was that they could approve the motion in principal with the design plans to be submitted to the County's Facility Management Department head Brent Sutherland for final approval of the building plans.

MOTION CARRIED on the following roll call vote. Supervisors Bussie, Fox and Richard voted in favor. Supervisor Driscoll abstained, Supervisor Zajac was absent. AYES – 3. NOES – 0. ABSENT – 1. ABSTAIN – 1.

Discussion and Possible Action – Approve Glen Erin's Request to Restructure Lease. Mr. Cullen informed the Committee that Mr. Vega had included the request to restructure the lease with his request regarding the banquet hall. At this time he does not have any figures and put this on the Agenda so that the Committee would be aware of what was going on. Mr. Vega stated that for today he just really wanted to get some dialog started. His primary concern is that in 12 years, his rent will go up 80%. He would like to renegotiate the payment schedule and length of his lease, he would like to have a 99 year lease.

Supervisor Fox stated that he is glad we are talking about it. Glen Erin is making a significant investment but he is not sure about a 99 year lease, 25 years might be more agreeable. Supervisor Richard was concerned that if we allow one tenant to restructure his Lease Agreement then we may open the door for other requests to re-negotiate leases in the future. Mr. Greenlee stated that government is generally cautious of tying up public land for longer than the depreciable assets on the land and to be careful when negotiating.

Mr. Vega stated that they currently have a 59 ½ year lease with four 10 year options to renew at their discretion so his primary concern is restructuring the payment schedule as in the future his rent will be over \$200,000 a year. Supervisor Fox felt that this was a good discussion to have.

This will come back to the Committee at a future date.

Discussion and Possible Action – Approve Continuing to Maintain FAR Part 139 Certification, Increase the Focus and Frequency of SWRA Marketing, Investigate and Target Aviation and Non-Aviation Related Activities and Events, Preserve and Enhance SWRA’s operational and Facility functions when/where possible. Mr. Cullen explained that as a result of the discussion at the Public Works Committee meeting on August 14th, he brought the recommendations of the Ad Hoc Committee as three different items. This particular item addresses all of the things that the airport is currently doing and that the Ad Hoc Committee recommended that we continue doing. Supervisor Fox made a motion to approve item 7c on the Agenda, Supervisor Bussie seconded it. MOTION CARRIED.

Discussion and Possible Action – Approve Transition from County Owned/Managed T-Hangars to Privatization if Possible and Begin the Process. Mr. Cullen reminded the Committee that the Ad Hoc Committee had recommended that the airport get out of the t-hangar business. He also stated that he has been approached at least three times by people who don’t want to see this happen. He stated that even though the t-hangar revenue has gone down a little it is still the source of over \$82,000 a year in revenue. That being said, he has also been approached by people who want to see the old t-hangars gone and new t-hangars in their place with more amenities. Discussion on occupancy rates and the revenue generated by the t-hangars took place.

Supervisor Fox stated that the Ad Hoc Committee felt that the airport should not be in the landlord business and someone who is in the landlord business could come in and provide the services and amenities that are wanted by today’s pilots. They can also provide for those pilots who just want a roof over their head and are not concerned with a lot of amenities. He does not feel that the buildings 6 & 7 should be torn down, but they should be sold.

Supervisor Driscoll asked if they cost much to maintain and Mr. Cullen replied that they have not cost much for maintenance since he has been here.

Mr. Rick Leyes, an airport tenant, had three concerns that he wished to voice.

1. He did not feel that pleasure pilots were represented on the Ad Hoc Committee.
2. It makes no sense to him to eliminate a revenue source.
3. This will price out pilots that fly strictly for fun.

Minutes of the Rock County Public Works Committee Parks and Airport
September 18, 2018

Mr. Leyes stated that even if the county sells the hangars, they will still be in the landlord business. Discussion on the land that is ready for development, rented to a developer, and why they have not developed it took place. More discussion on whether or not occupancy will increase now that there is an open restaurant took place. Supervisor Fox stated that he feels this airport is going stagnant and if we keep doing what we always do, we will continue to get the same results.

Supervisor Fox made a motion for the airport to explore privatization. MOTION CARRIED on the following roll call vote. Supervisors Fox, Driscoll and Richard voted in favor. Supervisor Bussie abstained, Supervisor Zajac was absent. AYES – 3. NOES – 0. ABSENT – 1. ABSTAIN – 1.

Resolution – Revising Board Rules and Establishing Airport Board. Supervisors Fox and Driscoll moved the Resolution. Supervisor Fox stated that the Ad Hoc Committee had recommended the establishment of an Airport Board and this Resolution will get that process started. This relates to people having a more aviation minded background help the asset of the airport be used properly. In the last 8 or 9 years economic development has had to claw tooth and nail to get things done here. The Ad Hoc Committee felt that having more people from the aviation community would help to get things moving.

Supervisor Bussie stated that she would be abstaining from voting on this matter and that she had some concerns about the ability of the Board to accept state and federal money. Supervisor Fox stated that they would be able to accept money and that this type of board is not unusual. The County already has one board of this nature, the Board of Health which oversees the county's Health Department.

Supervisor Richard stated that he thought the board would be valuable and he would like to know what Mr. Jorgenson thinks about this. Mr. Jorgenson replied that he is on the fence on this matter. He does not have a strong background in aviation but has learned a lot over the last year. There has not been a big surge in business at the airport in the four years he has been employed by the county. He feels the restaurant will be a big asset and that you need to put the right people in the right place at the right time. He will miss being involved in the airport, but that is not a factor. The change would take place during the budget process.

Supervisor Driscoll sees moving forward with the airport board, but would like to know, since they would be changing county board rules, what was the purpose of the old rule that is being changed regarding the makeup of the committees. Mr. Greenlee stated that it was so that the County Board was in control of the budget. He also stated that this type of Committee is not unusual.

Supervisor Bussie asked if any of the members of the Ad Hoc Committee that were in the audience want to speak. Mr. Mark Graczykowski introduced himself as the Project Manager at the Bureau of Aeronautics for Southern Wisconsin Regional Airport. He stated that he had been a non-voting member of the Ad Hoc Committee and that on this topic, Mr. Greenlee had given a very good presentation and had reached out to other airports regarding their methods of governance. He felt that this topic was well vetted and that the Ad Hoc Committee had made a well informed decision.

Mr. Jim Dillavou from SC Aviation asked how members of the Airport Board would be chosen and Mr. Greenlee replied that that the County Board Chair will make recommendations and those

Minutes of the Rock County Public Works Committee Parks and Airport
September 18, 2018

recommendations would have to be approved by the full County Board. Mr. Dillavou stated that he would like to be on the Airport Board and Mr. Greenlee explained that by state law, no employee of a company that does business in excess of \$15,000 a year on the airport can serve on the board. There are currently three businesses on the airport that exceed this \$15,000 threshold and SC Aviation is one of them. He also explained that violation of this is actually a crime.

Discussion on the fact that this rule change also needs to be approved by 2/3 of the full County Board took place.

MOTION CARRIED on the following roll call vote. Supervisors Fox, Driscoll and Richard voted in favor. Supervisor Bussie abstained, Supervisor Zajac was absent. AYES – 3. NOES – 0. ABSTAIN – 1.

Update on ARFF Vehicle Sale. Mr. Cullen reported that our old ARFF Vehicle sold at auction for \$17,726. It will be going to Canada.

Update on Construction. Mr. Cullen informed the Committee that as of yesterday both of the primary runways were closed and the contractor is working on the intersection. He is hoping that Runway 32 will be re-opened tomorrow and that the project will be completed the first week of October.

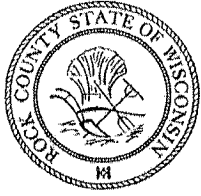
Mr. David Haase asked if in the future the room could be set up closer to the South end of the room with the audience seats further away from the North door to the room which is left open. He was told that it would be changed at the next meeting.

Next Meeting Date: October 9, 2018 at 8:00 a.m. at the Southern Wisconsin Regional Airport.

Adjournment. Supervisors Driscoll and Richard moved to adjourn at 9:39 a.m. MOTION CARRIED.

Respectfully Submitted,

Cynthia J. Hevel
Airport Specialist



ROCK COUNTY DEPARTMENT OF PUBLIC WORKS

Airport - Highways - Parks

3715 Newville Road, Janesville, WI 53545
Phone: (608)757-5450 Fax: (608)757-5470
www.co.rock.wi.us

Parks Manager Report

September 2018

Beckman Mill Park

- Update on sign recommendations from Camera Company.
- Heritage Days Festival – September 9th

Beloit to Janesville - Peace Trail

- Temporary signs installed at Townline and Duggan. – Dean Paynter
- Permanent signs placed on Afton Road - Bass Creek Road and Afton Pub Locations
- Additional signage being fabricated and installed when time and weather permits –
Wooden Trail signs.

Carver Roehl Park

- Update on Tree ID program
- October 7th – Annual Fall Fest

Happy Hollow Park

- Building fabrication started on September 6, 2018
- Estimated delivery is the Second week of October

Turtle Creek Parkway

- Kayak Launch plans – Trying to set up a meeting with the engineer to go over design questions and concerns.
- Evaluating the Mitigation Alternatives provided by Ayres and Associates.