

Rock County, Wisconsin



Airport Board Meeting - Minutes
Monday, February 15, 2021 at 8:00 a.m.
Southern Wisconsin Regional Airport Terminal Conference Room / Teleconference
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 in Person. Supervisor Brent Fox, Mr. Eric Baker, Mr. Greg Johnson and Mr. Joe Quint, Mrs. Katie Reese.

Airport Board Members Present via Teleconference. Supervisors Homan and Richard, Mr. Dick Cope.

Members Absent. 1 Vacancy

<u>Staff Members Present in Person.</u>	Greg Cullen	Airport Director
	Cynthia Hevel	Airport Secretary II

<u>Others Present in Person.</u>	Jamie Keraka	Bessie's Diner
	Bonnie Cooksey	Janesville Jet Center
	Jim Freeman	Helicopter Specialties
	Everett Reese	Elevation Air

<u>Others Present Via Teleconference.</u>	Wes Davis	Vice-Chair, Rock County Board of Supervisors
	Terry Donovan	Mead & Hunt
	Rick Leyes	Hangar Tenant
	Earl Arrowood	MATC Tower Manager

Adoption of Agenda. Supervisor Fox notified the Board the Mr. Meisner of Burlington Development had contacted him and asked that Item 6e First Addendum to Lease Agreement – Burlington Development, be removed from the Agenda, and Mr. Cullen stated that he did not have any Director's updates to report and requested that item 6f Airport Director's Updates, be removed from the Agenda. Mr. Quint and Mr. Johnson moved the Agenda as amended. MOTION CARRIED.

Approval of Minutes of January 25, 2021. Mr. Quint and Mr. Johnson moved the minutes as written. MOTION CARRIED.

Citizen Participation, Communications, Announcements, and Information. None

Consent Calendar

Transfers. None

Review of Payments. The review for January 2021 and December 2020 was completed. Mr. Cullen explained that one of the items in the bill report appeared misleading because the descriptions were reversed, but the amounts in the accounts were correct.

Updates, Discussion and Possible Action

Lease Between Southern Wisconsin Regional Airport, County of Rock, Wisconsin and Jon S. Vesely Revocable Trust. Mr. Cullen explained that he had been approached by Mr. Jon Vesely regarding building a hangar. He would like to build between Chris Anderson and Janesville Jet Center and his hangar would take up that whole corner. He has plans for a building right now but may reduce the size of the building. Mrs. Reese and Supervisor Fox motioned to approve the Lease Agreement. MOTION CARRIED.

Resolution: Awarding Contract for New Gate and Opener at Southern Wisconsin Regional Airport and Amending Budget. Mr. Cullen explained that the Airport has been replacing gate operators over the last couple years and this particular one is the main gate on the airport for maintenance and emergency service response. This gate was budgeted for \$20,000 and sent out for bid. Two bids were received and the lowest came in at \$27,750 which is \$7,750 over budget. The Resolution amends the budget to pay for the gate and awards the contract to The Tschudy Corporation DBA American Fence Co. Mr. Quint and Mr. Johnson motioned to approve the Resolution: Awarding Contract for New Gate and Opener at Southern Wisconsin Regional Airport and Amending the Southern Wisconsin Regional Airport Board Budget. MOTION CARRIED.

Disposition of Runway 18/36. Mr. Cullen gave a short recap of the options for Runway 18/36 that Mead & Hunt presented to the Board at January's meeting. Mr. Cullen is asking the Board to make a decision on the options as presented so that the Airport Layout Plan (ALP) can be completed. Making this decision does not mean that there is a contract to begin this work, it just allows the airport to complete the ALP for future planning. Supervisor Fox asked for clarification "Does getting it on the plan, open it up for funding?" Mr. Cullen replied that it does, but it is considered non-essential from an FAA Standpoint, 14/32 and 04/22 are the primary runways and runway 18/36 will not get funding from the FAA. It will be up to the Rock County to fund any improvements.

The options for Runway 18/36 are:

1. Shorten the runway by 1,000 feet and create a connector to taxiway "D" and fix the associated geometry.
2. Lengthen Runway 18/36 which would cross runway 14/32 and create associated taxiways.
3. Remove the Runway altogether and alleviate the hotspot and geometry issues.

Mr. Cullen feels the best option is the first option which is to shorten Runway 18/36 by 1,000 feet. This allows the airport to remain useable during construction. Some general discussion on the number of operations that use that runway during the year and comments in support of Option 1 took place.

Supervisor Fox made a motion to adopt alternative #1 for the Airport Layout Plan. Mrs. Reese seconded the motion. MOTION CARRIED.

Mr. Cullen mentioned that he is in the process of getting bids for a slurry seal that will hopefully extend the life of Runway 18/36 for another five to seven years. Mr. Arrowood asked if the shortened Runway would build in a safety area and Mr. Donovan replied that it would be turf, but there would be a safety area.

Bessie's Diner's Proposal for Outdoor Dining. Ms. Keraka, Bessie's manager told the Board that she was there today to ask to Board to approve their request to build an outdoor dining area. The area would be approximately 15' x 27' and have 5 to 7 tables. They estimate that it will increase Bessie's revenue by 25%, Bessie's will pay for all expenses to have the area installed and will follow all rules and regulations as required by the Airport.

Mr. Cullen informed the Board that currently Bessie's has a five-year lease with a yearly Lease rate of \$1.00 unless they have adjusted gross sales of \$800,000 a year. If the adjusted gross sales exceed \$800,000 then they will pay 7%. Bessie's opened for business in August of 2018 and had \$257,118. In 2019 they had adjusted gross sales of \$711,457 this was the year of the SAFECON event. In 2020 they had adjusted gross sales of \$583,331 even with COVID. He also stated that he thinks the restaurant has done a good job listening in regards to the design and the need to reduce FOD. Supervisor Fox asked if the panels enclosing the area are glass or if they are screen and Ms. Keraka replied that they are tempered glass. Mr. Cullen said they he will have to explore painting some lines on the ramp for plane parking, but the airport was going to do that regardless of this proposal.

Some additional conversation took place regarding the restaurant's utilities, public access to the dining area and fire codes took place.

Mrs. Reese made a motion to allow Bessie's Diner to proceed with planning to install an outdoor dining area according to the presented plan. Supervisor Homan seconded the motion. Supervisor Fox stated that because of his relationship with Geronimo Hospitality (the restaurant's parent company) he will have to abstain from voting. Motion Carried on the follow vote. 6 AYES, 0 NOES, 1 ABSTAIN, 1 VACANT.

Committee Requests and Motions. None.

Next Meeting Date. The next meeting date will be March 15, 2021 at 8:00 a.m.

Adjournment. Mrs. Reese and Supervisor Homan moved to adjourn at 8:33 a.m. MOTION CARRIED.

Respectfully Submitted,

Cynthia J. Hevel
Secretary II