



ROCK COUNTY DEPARTMENT OF PUBLIC WORKS

Airport - Highways - Parks

3715 Newville Road, Janesville, WI 53545
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www.co.rock.wi.us

A G E N D A

Public Works Committee Meeting – Airport, Parks, and Highway
Tuesday, October 24, 2017 at 8:00 a.m.
Southern Wisconsin Regional Airport – Voyager Room
1716 W. Airport Rd.
Janesville, WI 53546

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of August 22, 2017
4. Citizen Participation, Communications, and Announcements
5. **AIRPORT BUSINESS**

 - a. Discuss/Consider Approval of First Addendum to Lease Agreement Between Southern Wisconsin Regional Airport, County of Rock, Wisconsin and Prent Corporation
 - b. Discuss/Consider Approval of Second Addendum to Agricultural Lease Between Rock County and Whilden R. Hughes
 - c. Event Update – Sonic Boom
 - d. Airport Accounts Receivables
 - e. Update on Status of Airport Management
6. **PUBLIC WORKS BUSINESS**

 - a. Resolution: Recognizing Ronald Burdick
 - b. Discussion and Possible Action on County Administrator’s Recommended 2018 Budget
 - (1) Airport
 - (2) Highway
 - (3) Parks
7. **EXECUTIVE SESSION**: Pursuant to Sec. 19.85(1)(e), Wis. Stats. negotiating the terms of a lease for a possible restaurant at the Southern Wisconsin Regional Airport
8. Next Meeting Date: To be determined
9. Adjournment

2018 Projects

Upgrade Operations and Maintenance Building

State Aid @ 80/20

\$280,000 State / \$70,000 Sponsor

Total \$350,000

The building was built in 1980 and is in need of improvements. The building houses administration offices that have been relocated to the main terminal building, aircraft rescue and firefighting (ARFF) equipment, electrical vault for airfield lighting and snow removal, mowing, and maintenance equipment. Work would include: repurposing admin space for part and equipment storage, insulation upgrades, replacement of HVAC, and installing energy efficient lighting.

Snow Removal Equipment Wash Bay

State Aid @ 80/20

\$500,000 State / \$125,000 Sponsor

Total \$625,000

Construct a building suitable for washing snow removal and de-icing equipment. Building would provide high pressure wash to clean equipment from contaminants and corrosive materials after a snow event extending its useful life.

Reconstruct Apron Southeast Terminal Area

State Aid @ 80/20

\$240,000 State / \$60,000 Sponsor

Total \$300,000

This project would remove and replace deteriorating asphalt southeast of terminal that accommodates four aircraft storage hangars. This area was last reconstructed in 1986. The pavement has severe longitudinal and transverse cracking, joint spalling, and shrinkage due to age.

Runway Safety Area's Survey and Clearing

State Aid @ 80/20

\$80,000 State / \$20,000 Sponsor

Total \$100,000

Work would include surveying the approach surfaces to all three runway to meet FAR 77 guidelines. This is required by the FAA to ensure the approach to each runway is clear of hazards for aircraft to operate safely.

Construct New Ten Unit Aircraft Storage Hangar

100% Local Funding

Total \$750,000

Currently SWRA owns four t-hangar buildings. Two of them were constructed in the early 1950s. These two hangars are deteriorating, have become difficult to repair, and are under sized. This project would replace one of these vintage hangars and would be constructed in the development area southwest of the terminal. The new building would be built with concrete floors instead of asphalt which would support the static load that stationary aircraft create. Other amenities would include restrooms, running water, floor drains, and insulation should the user want heated storage. These units would bring in a higher rental rate given the additional amenities that will be provided.

Revised 08/15/2017

FIRST ADDENDUM
to
LEASE AGREEMENT
Between
Southern Wisconsin Regional Airport
County of Rock, Wisconsin
and Prent Corporation

WHEREAS, the County of Rock, Wisconsin, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, hereinafter referred to as LESSOR, and Prent Corporation, hereinafter called LESSEE (as the successor in interest to Avent, LLC), entered into a certain Corporate Lease that commenced on the 1st day of June 2003 (the "ORIGINAL LEASE").

WHEREAS, LESSEE wishes to amend the ORIGINAL LEASE to add additional land to the PREMISES described in the ORIGINAL LEASE, which additional land is described and shown in Exhibit A (updated on September 14, 2017) which is attached hereto, for the purpose of erecting an addition to their current hangar building to accommodate LESSEE'S aircraft and the aircraft of any tenant of LESSEE who may occupy any portion of the PREMISES.

THEREFORE, LESSOR and LESSEE agree to amend the ORIGINAL LEASE provisions as follows:

ARTICLE 2 – TERM

Section 2.1 of the ORIGINAL LEASE is deleted and replaced as follows:

2.1 Term

Subject to earlier termination as provided in the ORIGINAL LEASE, the term of the ORIGINAL LEASE, as amended by this First Addendum (collectively the "LEASE") shall commence on the Effective Date of this Addendum and extend through December 31, 2042 (the "Expiration Date"). Between six months and one year prior to the Expiration Date, LESSEE may request, in writing, that the COUNTY negotiate a new Lease with LESSEE. If such timely notice is given to COUNTY, COUNTY shall meet with LESSEE in good faith to negotiate a new Lease. LESSEE or its assignees shall have the option to renew the LEASE for an additional term of twenty-five (25) years commencing on the Expiration Date upon like terms and conditions as those contained herein.

ARTICLE 3 – CONSIDERATION

Sections 3.1 and 3.2 of the Original Lease are deleted and replaced as follows:

3.1 Consideration

LESSEE agrees to pay to LESSOR, the sum of \$9,154.65 (Nine Thousand One Hundred Fifty-four Dollars and 65/100s) per year for the use of the leased PREMISES, representing a rental charge of .1119 cents per square foot (2017 rates) for 81,811 (Eighty-one Thousand Eight Hundred Eleven) square feet of unimproved land. It is further agreed that annually during the month of December, rental rates shall be re-negotiated by the parties and will be based on the urban rate of inflation, not to exceed 4% annually. Said rates are to be equal to the rental rates for other buildings in its category and be effective January 1. Rental rates are subject to Public Works committee approval.

3.2 Payment

As provided in Section 3.1, the rental charge shall begin on the Effective Date of this First Addendum. Monthly payments in the amount of \$762.89 (Seven Hundred Sixty-two Dollars and 89/100s) representing \$9,154.65 (Nine Thousand One Hundred Fifty-four Dollars and 65/100s) per year shall be paid on/or before the 1st of each month.

ARTICLE 39 – NOTICE

Article 39 of the Original Lease is deleted and replaced as follows:

Any notice required to be given in this Lease by either party is to be by registered or certified mail with return receipt requested, by Federal Express or similar nationally recognized courier, or by personal service. Notice to LESSOR shall be sent, delivered to, or served upon the Airport Director, Southern Wisconsin Regional Airport, 1716 W. Airport Rd. Suite 100, Janesville, Wisconsin 53546. Notice to LESSEE shall be sent, delivered to, or served upon Prent Corporation, 2225 Kennedy Road, P.O. Box 471, Janesville, WI 53547. Either party may designate a different address by delivering, sending or serving written notice of such change of address upon the other party.

IT IS HEREBY ALSO AGREED that this First Addendum may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, provided that all such counterparts, in the aggregate, shall contain the signatures of all parties hereto. Copies of this First Addendum as executed by any party hereto and delivered by facsimile or a pdf or image sent by e-mail to the other party hereto, shall be deemed to be original counterparts for all purposes.

This First Addendum shall become effective as of the date on which both LESSOR and LESSEE have signed this First Addendum as indicated below (the “Effective Date”).

Except as otherwise expressly set forth herein, the Original Lease, as amended by this First Addendum, remains unmodified and in full force and effect. Hereinafter, the Original Lease,

together with the First Addendum, shall be the LEASE AGREEMENT. Certain capitalized terms used in this First Addendum shall have the same meaning as corresponding capitalized terms in the ORIGINAL LEASE.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this First Addendum to become effective as of the Effective Date set forth herein.

LESSOR:

LESSEE:

Ronald D. Burdick, Director
Southern Wisconsin Regional Airport
Date Signed: _____

Joseph T. Pregont, President,
Prent Corporation
Date Signed: _____

SECOND ADDENDUM
TO
AGRICULTURAL LEASE
BETWEEN
ROCK COUNTY AND WHILDEN R. HUGHES

This agreement, made and entered into by and between the COUNTY OF ROCK, WISCONSIN, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, hereinafter referred to as LESSOR, and Whilden R. Hughes, hereinafter referred to as LESSEE.

The parties entered into a lease agreement dated November 22, 2011.

The parties agreed to extend the original lease on November 25, 2014.

The current Lease term expires on November 30, 2017. The parties agree that it is mutually beneficial to extend the current lease for an additional three-years with the following change:

The term of this agreement is for three (3) years commencing on December 1, 2017 and ending on November 30, 2020. LESSEE hereby agrees to pay an annual sum of One Hundred Twenty-five Dollars and 24/100s (\$125.24) per acre for 43 acres of irrigated land that is located in Parcels 6 and 44 as shown on the Airport's land inventory map; Eighty-three and 49/100s (\$83.49) per acre for 19 acres of non-irrigated land; and Fifty-two and 88/100s (\$52.88) per acre for 258 acres more or less of non-irrigated land.

LESSEE agrees to pay as rent annually the amount of Twenty Thousand Six Hundred Fourteen and 67/100s (\$20,614.67), of which one-half of the annual rent, Ten Thousand Three Hundred Seven and 34/100s (\$10,307.34) will be due on or before March 31, 2018, and the remaining balance of Ten Thousand Three Hundred Seven and 34/100s (\$10,307.34) will be due on or before December 1, 2018. For the remaining term of this ADDENDUM, one-half of the annual sum shall be paid to the County of rock on or before the following dates: March 1, 2019, December 1, 2019, March 1, 2020 and December 1, 2020.

The parties agree that all other terms and conditions of the current Lease remain unchanged and in effect.

The Rock County Public Works Committee hereby approves a second three-year extension to the original Lease with the term ending November 30, 2020.

AUTHORITY

IN WITNESS WHEREOF, the parties hereto do hereby modify the existing agricultural lease.

Date: _____

Date: _____

BY: _____
Whilden R. Hughes

BY: _____
Ronald D. Burdick, Airport Director
Southern Wisconsin Regional Airport

RESOLUTION NO. _____

AGENDA NO. _____

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Public Works Committee
INITIATED BY _____



Duane M. Jorgenson Jr.,
Director of Public Works
DRAFTED BY _____

Public Works Committee
SUBMITTED BY _____

October 7, 2017
DATE DRAFTED _____

RECOGNIZING RONALD BURDICK

1 **WHEREAS**, Ronald Burdick began his career at Rock County at the Southern Wisconsin Regional
2 Airport as an Airport Maintenance Worker on August 4, 1975; transferred to the Highway
3 Department as a Shovel Operator on May 21, 1984; transferred to Airport as an Airport
4 Maintenance Worker on June 10, 1985; and was selected as Airport Director on March 31, 1991;
5 and
6

7 **WHEREAS**, Mr. Burdick has served the citizens of Rock County for over the past forty-two years
8 and three months as a dedicated and valued employee of Rock County, and will retire from public
9 service effective November 4, 2017; and
10

11 **WHEREAS**, the Rock County Board of Supervisors representing the citizens of Rock County,
12 wishes to recognize Mr. Burdick for his long, faithful and dedicated service.
13

14 **NOW, THEREFORE, BE IT RESOLVED**, by the Rock County Board of Supervisors at its
15 regular meeting this _____ day of _____, 2017, directs that a sincere expression of
16 recognition be given to Ronald Burdick for his forty-two years and three months of service and
17 expresses to him best wishes for the future.

Respectfully submitted,

PUBLIC WORKS COMMITTEE

COUNTY BOARD STAFF COMMITTEE

Betty Jo Bussie, Chair

J. Russell Podzilni, Chair

Brent Fox, Vice Chair

Sandra Kraft, Vice Chair

Eva M. Arnold

Eva M. Arnold

Brenton Driscoll

Henry Brill

Rick Richard

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Alan Sweeney

Mary Mawhinney

Louis Peer

Terry Thomas