

Rock County, Wisconsin



Ad Hoc Airport Planning Committee – Minutes Tuesday, August 1, 2023, at 8:00 a.m. Southern Wisconsin Regional Airport Terminal Conference Room 1716 W. Airport Rd. Janesville, WI 53546

Call to Order: Mr. Cullen called the meeting of the Ad Hoc Airport Planning Committee to order at 8:00 a.m.

Airport Board Members Present: Mr. Chris Anderson, Mr. Greg Cullen, Mrs. Cynthia Hevel, Mr. Sean Kennedy(virtual), Mr. Rick Leyes, Mr. Brady Schultz, Mr. Steve Vidruk, Mrs. Connie Winter

<u>Staff Members Present:</u>	Larissa DeLair,	Secretary II
	Kevin Smith,	Airport Superintendent

<u>Other Members Present:</u>	Dave Haas	Meisner
	Joe Quint	Blackhawk Aircraft Maintenance
	Alex Smith	Citizen

Adoption of Agenda: Mr. Vidruk and Mr. Leyes moved the Agenda. MOTION CARRIED

Citizen Participation, Communications, Announcements, and Information: Mr. Cullen informed this was the first Ad Hoc Airport Planning Committee meeting. Committee members introduced themselves and their relation to the airport.

Updates, Discussion and Possible Action

Select Vice-Chair: Mr. Cullen informed that per policy; the Rock County Board of Supervisors approves the chair for the Ad Hoc Airport Planning Committee. That selection will be confirmed on August 10, 2023; however, a vice-chair can be selected. Mr. Cullen stated the Ad Hoc Committee will probably wrap up in September or October of this year. Mr. Cullen discussed the reason the Ad Hoc Committee was formed. Mr. Cullen stated this was due to information brought up at the airport board meeting regarding the future of the T-hangars. There was a request to form an ad hoc committee to explore options of the current T-hangars. Supervisor Winter and Mr. Anderson moved to elect Mr. Cullen as Vice-Chair. Mr. Cullen accepted and stated he will be as unbiased as he can and would provide data to the committee as requested. MOTION CARRIED

Discuss Current T-Hangars: Mr. Cullen about the resolution which was drafted for the purpose of determining if the Airport should continue to maintain and rent existing T-hangars, determine if the Airport should build new aircraft storage units in the form of T-hangar units or multiple aircraft storage hangars within the next 5-7 years, or establish a timeline for the demolition of the oldest T-hangar buildings.

Mr. Cullen informed the oldest T-hangars are buildings 4 and 5. They have the most visible signs of deterioration. Mr. Cullen stated the buildings have not been painted in a long time but are structurally sound for the most part. Each building has 10 storage units with a pully system to open the doors and has asphalt flooring. Mr. Cullen discussed the current monthly rate for the T-hangars. Buildings 4 and 5 are \$243.00 per month plus tax and 14 out of 20 are occupied. Building 6 and 7 are 100% occupied and currently have a waiting list. Two T-hangars are used for Airport storage of equipment. The cost of rent for building 6 is \$260.00 per month plus tax and building 7 is \$286.00 per month plus tax. Building 6 and 7 are the newer hangars built in 1980, have electric doors and a little wider and taller. Mr. Cullen stated in January 2020, Mead and Hunt conducted a survey seeking feedback from airport users to assist with the Airport Master Plan and 47 people responded. Mr. Cullen provided the data in the packet.

Mr. Cullen stated he has been approached and been in conversation with tenants regarding the old t-hangars. Some tenants are interested in expanding or building their own hangars. He also talked about the WI Bureau of Aeronautics data survey. This annual report came out in July. It provides data about all WI airports to include averages of rates to rent t-hangars.

Mr. Cullen informed in 2009, there were older t-hangars that were removed. One building cost over \$69,600 and another for \$81,300 to be removed. Mr. Cullen stated that one estimate he received to remove buildings 4 and 5 would be over \$200,000.

Mr. Cullen stated new construction costs for t-hangar buildings are currently unknown. The Airport is seeking data from other airports currently building similar hangars.

Supervisor Winter questioned whether the Airport's current hangars are heated and if not, could they be heated. Mr. Cullen stated we do not have any heated hangars. Mr. Smith stated there is no insulation in any of the current buildings. The Airport has had inquiries from callers of those seeking heated hangars over the years.

Mr. Leyes stated the T-hangars are good for recreational flyers and could possibly be fixed up which would make sense economically and financially. Supervisor Winter questioned how much it would cost to upgrade the current hangars. Mr. Cullen informed he reached out to a contractor earlier this year for a quote to paint buildings 4 & 5. The quote was approximately \$36,000 for both buildings. The committee requested a cash flow report for income and expenses for all four buildings. Mr. Shultz provided information from a construction perspective of what would be needed and what to look for whether keeping current buildings or upgrading to new ones.

Establish Future Meeting Dates and Times: Mr. Cullen discussed some possible days of the week and times that would work for the committee. After discussion, the next meeting date was established for Friday, August 25th, 8 am in the conference room.

Tour Existing T-Hangars: Mr. Cullen and Mr. Smith provided a tour to committee members for the old T-hangars. Mr. Cullen showed two older T-hangars. It was discussed what could be improved for the current T-hangars or if new ones were built. They also showed the two T-hangars that are currently being occupied by Airport equipment.

Committee Requests and Motions: In addition to a cash flow report, it was suggested to send out a survey to all current tenants on their feedback asking questions about the existing hangars and potential future hangars. Also, they would like to know new estimated construction costs for hangars with or without heat.

Next Meeting Date and Time: Friday, August 25, 2023

Adjournment: Mr. Leyes and Mr. Anderson moved to adjourn at 9:10 a.m. MOTION CARRIED

Respectfully Submitted,

Larissa DeLair
Secretary II