

AIRPORT COMMISSIONERS MEETING Discussion

Monday, October 9, 2017 Flight Service Building 2 PM

Meeting was called to order by Chairman Doug Phair. Present were Doug Phair, Patrick Lifo, Bob Lunde, Jeff Langkau, and Dorothy Willems (Secretary). Absent: Mayor John Hollowell, Paul Grutkowski, Philip Emmons, and Keith Holmlund.

APPROVAL OF PRIOR MEETING MINUTES

- No quorum so no approval of minutes.

OLD BUSINESS

Agri Industries Inc /Irrigation Project Feasibility

- Doug Phair visit with Vince Muggli regarding the irrigation property and he seems was very much in favor of it.
- Doug Phair has no reports from Mike Arnes or Bill Derosier regarding Agri Industries income projection regarding a more detailed 5 year plan, cost estimate, production estimates, grant funds available, and available funds in loans (DNRC Loan and if there are limits to the loan), and MDU getting electricity for the irrigation.
- Jeff Langkau reported Fort Keogh would be very receptive to an easement if they could get water to two stock tanks. Jeff Langkau will be working with Bill Derosier to map out an irrigation route.
- Review of the Airport Maps produced question regarding including more property in the irrigation project. Jeff Langkau will check with the DEQ & USDA for Grant Funds or Low Interest Loans regarding water and fencing. Spring Water Development maybe a possibility on some of the property where there is a spring on airport property.

MT DOT Pit Lease

- Emailed from Walt Kerttula with a counter offer to amend the current lease to \$600 annually for the remainder of the lease to June 24, 2024. After discussion with the member it was felt accepting the offer is in the best interest of the Airport. Doug Phair and Jeff Langkau will work on an amendment to the present lease including the new lease price, FAA required Subordination Clause, and an Escalation Clause of no more than 5%.

USDA-Middrivers Program for Grant Funds to build new hangers

- Doug Phair has no further information regarding any funds available with grants for building new hangers at the airport through the USDA-Middrivers Program. Doug will follow up with Middrivers regarding the program.

Land Lease or Purchase (Ben Holman)

- Jeff Langkau and Doug Phair will come up with a lease for the \$500 annually over 20 years with an Escalation Clause. The lease will require a property description but until the property is sold a survey should not be needed. Ben Holman is getting ready to have the road put in to the property.

STAT Project Ambulance Service (Coop Airline STAT Air)

- Chairman Doug Phair reported the fund raiser event a St Vincent's he attended and requested information regarding with the STAT Project was met with a less than positive attitude.
- Doug Phair will get more information about specialized services provided by STAT Project which is needed by the hospitals.

Second Jet A Tank

- The Airport Board requested Jeff Langkau get bids for cost of a 12,000 gallon coated tank for a second tank for Jet A Fuel to purchase and store fuel when prices are lower.

Pit 57 Reclamation (Prince Inc)

- City of Miles City has had Prince Inc completed the required open cut mining reclamation required to pull material out of the wet lands and complete a burr for drainage.

New Hanger Discussion

- Add new hanger discussion to next meeting. Discussion regarding size of hanger for better use of space and cost to put up. Doors on both ends for longer building. Doug will bring designs for next meeting. What size of building requires Sprinkler System will be needed.

NEW BUSINESS

CORS Antenna Payment Schedule

- Lorrie Pierce requested permission to pay the CORS Antenna Lease annually instead of monthly by JV each July. Airport Member agreed with the payment restructure.

3 Car Heated Garage Rental

- Doug Phair got a request for renting the 3-car garage for \$200-\$300 per month. The garage door would have to be replaced before renting the building. Jeff Langkau has a bid of \$3500 to replace the garage door. Doug Phair will verify renters before garage door replacement. Request to put on next month agenda for approval.

COMMITTEE REPORT

- Finance –
 - Check account balance \$198,502.65
 - Account Receivables expected after October 1st billing \$42,139.34
 - August Salaries and City Charges (\$15,000.00)
 - City Charges for Accounting (\$1,607.67)
 - Estimated Revenue balance as of October 2017 - \$224,034.32
 - Just a reminder of the estimated \$21,000 Project Loan Payment March 2018
- Operations –
- Development –

MANAGER'S REPORT

- **Manager Report (copy attached)**
 - **Claims Vouchers** could not be approved with no quorum.
 - **Miles Community College** –No more communication.
 - **Taurus Review** –Taurus has been repaired and seemed to be working just fine.
 - **Summer Helper from College or High School next summer**- Bob will check on possible prospects for summer employment. Possible help for the months of June, July, and August.
 - **Jet: A Fuel Pricing**-Jeff asked about lowering the price of Jet A seasonally to get more traffic in the off season. The Board Members present thought it was something Jeff could try, keep track of the results, and report back.
 - **Charter Member**- Jeff will do some checking to see if investing in some kind of Charter Membership would be beneficial to the airport.
 - **Hanger 8 Utilities**-review the cost of Hanger 8 utilities with new occupancy in the hanger. Dorothy will check on the utility to see what facts can be determined. Federal Express had been paying the utility bills since before 2016 so we may not have those records.
 - **Sweeper Disposal**-Discussion to move the sweeper and find other ways of disposal.
 - **Fire Truck purchased by Frank Hartman** –has not been removed from the Airport but Jeff says Frank is working on part to get it moved.
 - **Airplane Jack**-Jeff requested another Airplane Jack like the one Pat and Doug built for the airport. Jeff will look for Pat's drawing. Pat and Doug will look at building a second one.
 - **Seal Coat on Helipad** –Jeff reported Top Gun Pavers had extra material and asked about installing on the Helipad in exchange for donation letter. Jeff will provide them with a letter and if it doesn't work for donation we can pay for it. Bob Lunde will talk to him about selling the milling material at the airport. The board will check with Philip Emmons about tax donation in this situation.

fuel

ADJOURNMENT

Doug Phair adjourned the meeting.