

AIRPORT COMMISSIONERS MEETING MINUTES

Monday, July 10, 2017 Flight Service Building 2 PM

Meeting was called to order by Doug Phair. Present were Doug Phair, Patrick Lifo, Philip Emmons, Jeff Langkau, Keith Holmlund, Bob Lunde and Dorothy Willems (Secretary). Absent: Mayor John Hollowell & Paul Grutkowski
Guest: Craig Canfield, Ben Holman, and Clint Worman.

APPROVAL OF PRIOR MEETING MINUTES

- Pat Lifo made a motion to approve the June 12, 2017 minutes. Bob Lunde seconded the motion. Discussion. Motion carried.

OLD BUSINESS

Land Lease or Purchase (Ben Holman)

- Email from Quinn Wright (DOWEL Engineering) regarding relocation of a common boundary line under MCA 75-3-207 (e) at a cost of \$2600. This does not include any county/city review fees or filing fees.
- Ben asked about Lot Line Adjustment and he will check with DOWEL Engineering regarding rules and regulations.
- Discussion regarding FMV was felt \$4000 per acre with utilities plus the cost from FAA to change Land Use to Non Aeronautical Property and Survey cost (estimated at \$5000). Jeff will investigate whether City must sign off on the sale.
- Keith Holmlund suggested checking with Bill Ellis (City Planner) and the Sanitarian on the "Subdivision" rules and regulation requirement in the sale of the property.
- Bob Lunde made a motion to approve the sale of the property (\$4000 per acre) to Ben Holman contingent on FAA Approval to Land Use Non Aeronautical Property at an estimated cost of estimated \$5000 survey cost, relocation of a common boundary line under MCA 75-3-207 (e) at a cost of \$2600 (if permitted), and pending investigation of Subdivision rules and regulations. Pat Lifo seconded the motion. Motion carried. Jeff will advise the City Finance Committee of the approval and asked that it get on the City agenda for approval.

Airport Hanger Building Option (Clint Worman)

- Doug Phair presented Clint Worman with the Miles City Minimum Construction Standards for Non-Commercial Aircraft Hanger and hanger planning map of the airport for review. Craig Canfield reported the Environment Requirement are up to date and good for 3 years. Doug Phair advised Gas, Electric, & Phone is accessible but water is not. The septic system rules were discussed along with satisfactory construction of the structure.
- Clint asked about the length of the lease and was informed FAA doesn't care for really long leases so the current lease on a new hanger has been set up for 20 years. Clint advised he was thinking of a 60 X 80 hanger with a 30 year lease. Clint also asked about sleeping in the hanger and was advised FAA will not approve a hanger with living quarters. Types of doors were also discussed. Doug Phair will email Clint a copy of the lease to qccranch@orange.web.net.

Hanger Building Project Options

- Doug Phair reported on a project involving USDA with Midrivers as a sponsor to get Airport InterCap Loan funds for emergency services such as Stat Air Plane to provide Air Ambulance medical services out of Miles City by providing a Hanger big enough to accommodate there planes. This program works through a Coop like Midrivers and works with hospital and Economic Development to determine Grant Funds Distribution (10 year loan with zero percent interest). Doug Phair will continue to investigate the possibility of Miles City Airport qualifying for the funds and what needs to be done. SE MT Economic Development may be able to apply for funds to help with the project.
- Discussion of options for a hanger the airport may be able to build was 70X80 or 100X80 with a door large enough to accommodate large planes with an estimated cost of \$300,000. Sip System Wall Panels from a manufacturing company out of Belgrade will be investigated.
- A meeting with SE MT Economic Development, the Hospital Board, and Midrivers will be arranged to coordinate.

Water Rights application for Irrigation Farm Lease Land to the Airport (872 acres)

- Pat Lifto reported we would need an application for easement from Fort Keogh before applying for a Water Right Application. Mike Ames would stake out the route to provide the easement location. Archeological Survey may be required but BLM or Fort Keogh may already have one.
- Jeff Langkau reported only Muggli Brothers, of the land owner involved, expressed interest.
- Pat Lifto will check with Mike Ames regarding power and size of pumps required for the project. No Grants are available for Irrigation Projects.

Oftedahl Construction and Sheffield Road to Moore Gravel Pit

- The Airport Board is waiting on Mayor John Hollowell for further action.

ARINC Lease and other Lease Renewals

- Jeff has reviewed all leases for 3 % escalation clause and has the new leases ready to be mailed.
- Jeff Langkau has not billed DOT regarding the \$100 year lease for the Pit usage but has been in communication regarding the FMV requirement set by FAA and has advise them of the usage of 10 acres in the Pit including maps to illustrate. Helena agrees the price is not in line and will come up with a price for the Board to approve and issue a new lease.

Solar Developer Information from Pat Lifto

- Pat Lifto's update included requiring a level spot, require electricity from the other side of the river (if the irrigation project was in place the electricity could be there), and also reported the PSC is cutting back on cost assistance for green power solar panels. Possible 10 to 12 Megwatts of power over 5 acres with revenue of \$600 per years.
- Maintenance of Solar Panels is washing them a couple of times a year.

MOU between Airport and Custer County

- Jeff Langkau will be meeting with Dale marcil regarding the College MOU and work project.
- Creating a rough out plan for the industrial site so a college project could be working on roads. Finding out the survey requirement needed and other requirements for building roads on the site may be necessary.

COMMITTEE REPORT

- **Finance --**
- **Operations --**
- **Development --**Doug Reported one inquiry for storage units.

MANAGER'S REPORT

- **Manager Report (copy attached)**
 - **Claims Vouchers were reviewed.** Keith Holmlund made a motion to accept the claims of \$62,486.22 as presented. Bob Lunde seconded the motion. Motion Carried. Fuel order is doubled again on this month claims.
 - Discussion regarding the delay in getting Aviation Fuel when more fuel delivery is needed. Jeff has fuel coming and will have to order again as soon as this delivery is here. Jeff report more 100LL Gas is needed than Jet A and wondered if the two 12,000 tanks could be used for 100LL storage and get a smaller tank for Jet A. The problem of space for another tank in the fueling area may have to be addressed.
 - Jeff reported Pit 57 Permit has been completed for the City.
 - SWPPP- Permit for Industrial Site drainage for Airport was last paid in 2014 but cannot find a record of paying for the permit since. Jeff will be investigating the need for the permit.
 - Jeff gave the Aircraft report and it was suggested to add the Medifax Count to the report.
 - The TV at the Airport Lounge is broken and a new 42" would cost \$300 from Ace Hardware. Bob Lunde will visit with Lynn about getting a discount for the Airport.
 - BLM Terminal Building has been rented to BLM for 2 months for a price of \$400.
 - DNRC has rented the Lounge, Bathroom, and Helicopter space in Hanger 8.

ADJOURNMENT

Doug Phair adjourned the meeting.