



## ROCHELLE AIRPORT ADVISORY BOARD

REGULAR MEETING

Monday, April 25, 2016

The Rochelle Airport Advisory Board met on Monday, April 25, 2016 at 3:00 p.m. in the conference room at the Rochelle Community Airport.

**Call Meeting to Order:** The meeting was called to order at 3:00 p.m. by Greg Sparrow.

**Roll Call:** Board present; Greg Sparrow, Noah Carmichael, Bill Tyler, Roy Jones, and Skip Kenney. City Staff in attendance; Airport Manager, Mike Hudetz, City Manager, Dave Plyman, Mayor Chet Olson, Jason Anderson, Rob Flanagan, and Joanne Peters. Also present; Jeremy, Rochelle Avionics, Gary Dunn and William Siemer.

**Absent:** Norm Jenkins, Steve Katzman and Joel Thompson.

**Approval of Minutes:** Motion by Mr. Carmichael and second by Mr. Tyler: **"I move the minutes of September 21, 2015 be approved."** Motion passed by voice vote without dissent.

**Introductions** – Dave Plyman introduced newly hired Airport Manager, Mike Hudetz. Mr. Plyman advised that the City's goal was to make the airport self-supporting, prosperous and to add more growth. Also newly appointed Board Members, Roy Jones and Skip Kenney were welcomed.

Jason Anderson asked the Board to be willing to review, discuss and support the suggested changes and improvements that will be brought before them from Airport Manager Hudetz. Mr. Hudetz brings 35 years of business and aviation experience. Jason added that the Airport budget started FY15/16 in the red \$9,912 and YTD was a negative \$54,518 and the City would like to provide great services and yet break even. The Board requested review on the monthly financial statements at future meetings. Chairman Sparrow suggested more frequent Advisory Board meetings during the beginning as Mike reviews and updates the business items for the airport.

### Old Business:

- a. *TIP* – All projects are on hold until a State Budget is passed.
- b. *Fuel Sales* – Mike Hudetz advised 8,000 gallons of jet fuel was added last week and 7,500 gallons of low-lead will be purchased in the next couple of weeks. Mike reported that fuel rates will be controlled by the surrounding area costs vs. purchased costs and our intent is to stay competitive. The Board requested a fuel sales report for review at future meetings.
- c. *Farming Plan* – Mike is developing a new farm land lease as the current agreement is over 30 years old.



**New Business:**

- a. *Hangar Lease Pricing* – Mike Hudetz reported his initial review of the hangar leases indicates some inconsistencies and recommends that the different hangars be categorized and pricing layers established. The City wants to find a fair balance while staying competitive with area airports.

Mike noted some of the hangar differences:

- hangars with dirt floors while others are concrete
- bi-fold doors and sliders
- Some with electricity and others without

Mike had a few questions regarding airport operations:

- “moth balling” planes
- hangars being used for storage
- tenant using large amounts of electricity via extension cords
- Fire Department has noted numerous code violations
- no tie down fees and some planes are sitting out there for months
- how to evict tenant with a plane – refer to City Attorney

Bill Tyler advised that many of Mike’s concerns have been discussed in past Airport Advisory Meetings. There are written provisions in both the Rules & Regulations and by City Ordinance. Mr. Sparrow suggested that Mike review the old meeting minutes to find verification. Mr. Sparrow also suggested that the Airport Advisory Board get more involved in recommendations that go before the City Council in order to establish and enforce various issues and violations.

- b. *Hangar Replacement* – Some of the old hangars need to be replaced and the question was raised as to private investor options. Skip Kenney said it was discussed in the past but there was a land lease issue. Mr. Dunn inquired if the City would sell the Airport which Mr. Kenney advised they cannot because Federal Funds have been used for airport improvements, but it could be leased. Mr. Sparrow will check into the lease land for improvements option.
- c. *Fuel Cabinets* – The used fuel cabinets that were bought and refurbished are sitting in storage. There’s an additional cost of \$60,000 to get them installed, but that won’t complete the issue for single point fueling on jets or the “prist” additive. A temporary alternative is to pump the fuel by borrowing the sky diving truck but that can’t take care of the “prist” additive. Mr. Tyler inquired about the liability for using the CSC truck and suggested that the City purchase a fuel truck.



**Public Commentary:** Gary Dunn said he rents a hangar and was concerned about all of the changes at the airport as he's observed a lack in general customer services. Mr. Dunn inquired about the possibility of leasing the land to build a new hangar in order to take out some of the obstacles that the City faces. Jason brought up the CSC tax situation as they were miss-informed about the tax exemption when they built their facility. Mr. Dunn added that he likes the area and the Rochelle Airport and wants to stay invested, but the tax issue is a concern. Mr. Sparrow challenged the tax and suggested that it should be a "lease hold" tax and he intends to schedule a meeting to look into the issue further. Mr. Siemer added that he too leases a hangar and encouraged the board and City to be aware of the value of their tenants.

**Operations:**

- a. *Rochelle Avionics* – Jeremy reported steady work flow and customers from Chicago were keeping them busy. The FAA mandated ADS-B compliance system was bringing in more customers.
- b. *CSC* – No representative, however sky diving began three weeks ago and they are extremely busy on the week-ends. There appear to be more frequent "cut a ways" than in the past. Mike added that the nice weather brings in additional flight traffic to eat at the Flight Deck.
- c. *A&M Sports* – Mike reported he has ten (10) students in various stages of training. He intends to base two (2) trikes at the airport beginning in May. August and September are typically his busy months.

**Announcements:** Greg Sparrow suggested the next meeting be June 6<sup>th</sup> at 3:00 p.m.

**Adjournment:** Mr. Tyler motioned and seconded by Mr. Kenney to adjourn at 4:17 p.m.

Submitted By,  
Joanne M. Peters