



**AIRPORT ADVISORY BOARD
REGULAR MEETING
Monday, October 28, 2019**

The Rochelle Airport Advisory Board met on Monday, October 28, 2019 at 3:00 p.m. in the conference room at the Rochelle Municipal Airport.

Call to Order: The meeting was called to order at 3pm by Chairman Skip Kenney.

Roll Call: Present at the meeting Board Members: Gary Dunn, Norman Jenkins, Skip Kenney, Rick Kettley, Claude McKibben, William Siemer, Joel Thompson, Bill Tyler, and Steve Wiggins (member-at-large). Also present: Jason Anderson, Mike Hudetz, and Rob Flannagan.

Absent: Joel Thompson

Minutes: *A Motion by Mr. Jenkins and Seconded by Mr. Tyler to approve the Airport Advisory Minutes dated August 5, 2019.* Motion passed by voice vote.

Operations (Mike Hudetz):

a. Airport/Staff Activity

- Replaced remaining transformers and lights damaged by lightning in June. Received \$16,000 insurance payment to cover damage.
- Ads placed online and in *Trade-A-Plane* for Community Hangar rental availability.
- Space in Community Hangar rented to Stenstrom, several individual aircraft and two motorhomes.
- Hosted Illinois Aviation Academy Fly-In Breakfast.
- Led multiple tours to local school groups.
- Moved fire-damaged Chicagoland Skydiving Center fuel truck to back lot.
- Filled pavement cracks on south ramp.
- Attended kick-off meeting for ramp Phase 2 Project with IDOT and Quigg.
- Attended Illinois Public Airport Association Conference in Galena, Illinois.
- Attended Transportation Improvement Plan (TIPS) Meeting with IDOT and Quigg.
- Working on Kabota Tractor issues with Johnson Tractor.

- Domain name dispute ongoing with website (flyingrpj.com). Unable to update site. Waiting for option period to expire to prevent \$3800 renewal charge by uncooperative host.
- AWOS problems continue. Only weather updates possible.
- \$2500 repairs needed at the house on airport property. Water in basement.

b. Chicagoland Skydiving Center

- 2019 Skydive season ended October 27. Facility scheduled to re-open April 17, 2020.
- New student business increased by 42% and bookings rose 90%. Weather plagued operations most of the season. Planes have been relocated – Otter (Arizona), Pack (Las Vegas) and Caravan (San Diego).
- Flight support for Navy Seals in San Diego 7-10 days a month this winter.
- Bidding on military contracts for 2020 in Rochelle. Interest shown in leasing the Community Hangar (CH). (Estimated cost to operate CH is \$72,000 annually not including maintenance.)
- Busy banquet season at Flight Deck Bar & Grill until mid-April 2020. Winter hours Tuesday-Saturday 11am-9pm. Closed Sunday.
- Unable to locate the title for the fuel truck that recently ignited.

c. A&M Air Sports

- 150 Lessons taught in 2019 but nearly the same number cancelled due to inclement weather.
- Conducted multiple flight reviews, proficiency and practical tests, check rides.
- Training flights suspend at Thanksgiving or when the temperature goes below 30 degrees.

New Business:

- a. Adams Aviation** – Mechanic with an A&P Certificate (airframe and powerplant) issued by the FAA with an IA (inspection authorized) credentials from the Cottonwood Airport, Rockford. Mobile truck leases Community Hangar workspace as available by the day to service tenants and other customers. Security deposit required. Daily rate (\$40 per day for non-tenants of Rochelle Airport and \$20 per day for tenant work.) Arrangement can be terminated with 30-day notice.
- b. Hangar Permits for 2020** – Lengthy discussion about the consideration and justification for incrementally raising hangar rates over the next four years. Mike Hudetz shares a draft of the new Hangar Permit - Rochelle Municipal Airport for review. Four categories of hangars include unpaved sliding doors, non-rodent/non-bird proof (no waiting list); paved sliding door (waitlist); Paved bi-fold door (waitlist); and Community and FBO Hangar with paved floor, bifold and hydro swing doors, washrooms, heat, compressed air, shop sink, fully lit hangars (utilities included per sq. ft rate) 2/3 full but City prefers one tenant occupy whole Community Hangar. Lease rates have remained same since 2017. Two hangar rows exist (A&E Categories 2 & 3) that have been full since 2017. Rising annual utility costs effecting the FBO (\$7000) and Community (\$13,000) Hangars. The per sq. ft rate includes utilities in these hangars and have been artificially low since 2017 due to the recently-terminated lease with Rochelle Avionics. Time to normalize rates. No

waitlist on Hangar Rows B, C & D with vacancies. Proposed hangar rate increases to begin January 1, 2020. All tenants would be required to sign Hangar Permit- Rochelle Municipal Airport prior to December 15, 2019. No increase proposed to Hangar Rows B-D Category 1. 3% Per year increase per sq. ft on Hangar Rows A & E Category 3 and 6% per year increase per sq. ft on FBO and Community Hangars. Rates will be reviewed Q4 2024.

Justification for rate increase includes higher infrastructure, utility, labor and maintenance costs. Railroad revenues have been transferred to the airport to support operating expenses. Rate increase proposal to be presented to Rochelle City Council that same evening. Board expressed strong and unanimous opposition to the proposal.

A Motion by Mr. Tyler and Seconded by Mr. Siemer to recommend that the Rochelle City Council table any action on adopting the proposal to increase hangar rates as presented until further study. Motion passed by voice vote. Claude McKibben will attend the October 28 Council meeting to share the concerns of the Airport Advisory Board during Public Commentary period.

- c. **Transportation Improvement Plan (TIPs) Meeting** – Held on October 24, 2019. Ramp Phase 2 Project delayed until 2021. A Usage Release from Illinois Department of Transportation (IDOT) must be obtained before proceeding with constructing an RV Park on airport property. IDOT to lend City radio transmission detectors to count approach and landing operations in 2020 as part of state-wide statistical analysis to determine the economic impact of municipal airports. Grant money might be available through new Multi-Modal Bill to be used for fuel cabinets, RV Park, maintenance tractors, etc. with a 90/10 match. IDOT will call for qualifying projects in January 2020. Precision Approach Path Indicator (PAPIs) may be included in the match program.

- d. **Illinois Public Airport Association (IPAA) Conference** – October 23-24, Galena Illinois. Information and highlights include IDOT Division of Aeronautics announced their staffing is down 40%; Illinois is home to 800 aviation facilities, 11 primary airports, and 66 non-primary airports; IDOT is funding Regional Economic Impact Studies on all non-primary airports in 2020 as the study will produce our impact on the region in dollar amounts; Study conducted by Gruen and Gruen will produce a PowerPoint Presentation to be used by airport management; Multi-Modal Infrastructure Bill has been approved that will provide funding of \$43 billion of which \$150 million will be earmarked for Illinois aviation facilities separate from the TIPs Program; Nutrien (Canadian fertilizer company, largest producer of potash and the third-largest maker of nitrogen fertilizer in the world) discussed grass seed and treatment products for commercial use that retard grass growth and reduce frequency of mowing; solar energy panels are being installed at more airports since the price per watt is \$1 – ROI and Glare Studies required; Commercial pilot shortage remains a dangerous long-term issue as airports are encouraged to cooperate with local

school districts to expose students to aviation; Green Earth presented methods of pavement de-icing and recommended affordable E-36 Potassium Acetate Liquid effective to -76 degrees, storable outdoors, and applicable with a spray bar unit – ½ gallon covers 1000 sq. ft; Illinois State Police discussed airport security and active shooter concerns; and future legislation will require up to 2% of the 7% sales tax charged for aviation fuel be returned to the airport where fuel is sold.

Old Business:

- a. **Center Ramp Project** – Completed. Phase 2 delay to 2021.

- b. **Taxiway Project** – 2020 Project.

- c. **Runway Refurb Project** – 2020 Project.

- d. **Runway Lights** – Completed.

Public Commentary: Skip Kenney alerted the Board of the dangers of a tall non-lit tower between Rochelle and Oregon formerly owned by local television station. Tower has been dark for several months. Sheriff's office notified FAA. Toll-free safety hotline an option.

2020 Meeting Dates Confirmed: January 20 – April 20 – August 10 – October 19.

Next Meeting: Next Airport Advisory Board meeting January 20, 2020 at 3pm.

Adjournment

Submitted by Peggy Friday