

**TWIN COUNTY AIRPORT COMMISSION
2801 22ND STREET
MENOMINE, MI 49858
906-863-8408**

REGULAR SESSION MEETING JULY 11, 2007

MINUTES

CALL TO ORDER: 9:00 AM, July 11, 2007

**ROLL CALL: Present: Commissioners Lang, Dill, Berman, Johnson, Furmanski and Sauve
Absent: None**

REVIEW AGENDA: Additions: None

Deletions: None

MOTION by Furmanski to approve agenda. SUPPORT by Johnson.

MOTION CARRIED.

**REVIEW MINUTES: Regular Session June 12, 2007. MOTION by Johnson to approve minutes.
SUPPORT by Berman. MOTION CARRIED.**

PUBLIC COMMENT/USER CONCERNS:

Krysiak thanked the EAA for their efforts in repaving entrances to the terminal. Gary Anderson thanked the airport employees for assisting in repaving of those entrances.

Anderson requested the airport courtesy car be available for transportation of the T-34 pilots

Ron Busch requested permission to put on a static and aerial display of model aircraft during the Open House. Krysiak requested he coordinate with the airports insurance agent to make sure the airport is properly insured for that activity.

OLD BUSINESS: 1. Deeding of Hangar Ownership to TCA. Dan Hass.

Dan Hass delivered his opinion on whether the airport would be taxed on hangars, which may be deeded to the airport. He advised that the TCAC should not proceed with the effort to take ownership of the hangars. This was based on his dialog with the Executive Secretary of Michigan Tax Commission who advised the hangars will continue on the City of Menominee tax rolls and an appeal of the tax levy would have to go to the Michigan Tax

Commission. He also advised, in his opinion that “tax exemptions are strictly

construed against the taxpayer and in favor of the taxing authority.” Discussion took place regarding Hass’ opinion and its accuracy. Further discussion took place regarding how to test the Tax Commission on the issue and how much it may cost in legal fees to do so. **MOTION** by Berman to table the issue until the next regular session. **SUPPORT** by Johnson. **MOTION CARRIED.**

2. Dialog with Enstrom Helicopter.

Krysiak related that Enstrom has decided to re-hab the old Ansul hangar. In the process of looking at the airport’s big hangar Jerry Mullins wanted to know if he could get a price on renting the whole (Airport’s) hangar if it became necessary for him to do so. Orders have been slow, but there is still a good possibility that one or more large orders could come in making it necessary to find additional production room in a short time. **NO ACTION TAKEN.**

3. FY 2008 Budget

Krysiak presented the FY 2007 to compare with the proposed FY 2008 budget as requested by the Commission. Since the Commission is contemplating replacing the old heating/air-conditioning unit with a new, more energy efficient unit, Krysiak inquired as to whether we should show that expenditure on the FY 2008 budget. The Commission agreed that we should do so.

NEW BUSINESS: 1. Replacement of HVAC System.

As discussed in item three (3) above, it was decided to replace the HVAC. A preliminary, non-binding estimate of \$25,000 was obtained. **MOTION** by Johnson to add the expenditure to the FY 2008 budget and put the project out for bid. **SUPPORT** by Berman. **MOTION CARRIED.** Krysiak will put the request for bids in the Eagle-Herald, Peshtigo Times and Menominee County Journal.

2. Savings Account Resolution.

Krysiak presented the resolution, which establishes a separate savings account to be used for capital improvements and maintenance. **MOTION** by Berman to approve and adopt the resolution. **SUPPORT** by Johnson. **MOTION CARRIED.**

3. Open House of County Commissioners.

Discussion took place regarding a private open house for Marinette and Menominee County Commissioners. It was decided to not have an open house, as the feeling was there would not be many who would attend. A copy of the flyer, which has been posted in the area, will be sent to each County Commissioner as a reminder.

4. Five Year Plan – Bill Malinowski

A review of Twin County Airport's Five Year Plan took place with Bill Malinowski of URS Corp. heading the discussion. The Plan was left as is with no changes. The possibility of adding a Fuel Farm Re-Hab to the FY 2011 Plan exists, but Bill Malinowski will have to determine if the funds will be available.

Bill also discussed the necessity to create a new Airport Layout Plan (ALP) if the airport succeeds in having land released for the purpose of relocating Lloyd's Manufacturing. The cost involved in creating this new drawing would include the Environment Assessment study, which will be required by the FAA and the Michigan DEQ. The estimated cost of creating these drawings and reports is around \$45,000 to \$50,000 according to Malinowski. These costs will have to be borne by the developer if, indeed, the project goes forward. Krysiak will monitor the status of the project and relate the necessity of having these reports done to the developer. MOTION by Furmanski to reaffirm the Five Year Plan, as it exists. SUPPORT by Johnson. MOTION CARRIED.

- MANAGER REPORTS:**
- 1. Income/Expense Summary and Airport Traffic for June 2007**
MOTION by Johnson to accept report. SUPPORT by Furmanski.
MOTION CARRIED.
 - 2. Check Reconciliation for June 2007**
MOTION by Berman to accept report. SUPPORT by Dill.
MOTION CARRIED.
 - 3. Accounts Payable for June 2007**
MOTION by Furmanski to accept report. SUPPORT by Dill.
MOTION CARRIED.
 - 4. Accounts Receivable for June 2007**
MOTION by Berman to accept report. SUPPORT by Johnson.
MOTION CARRIED.
 - 5. Check Detail for June 2007**
MOTION by Johnson to accept report. SUPPORT by Furmanski.
MOTION CARRIED.

NEXT MEETING DATE: August 24th, 9:00 AM at the Airport Conference Room

PUBLIC COMMENT: Gary Anderson urged the Commission to establish a long-term airport plan.

He also stated the brush attachment for the mower caused undo wear on the tractor tires. He also agreed the brusher could be used more.

DIALOG BETWEEN AIRPORT MANAGER AND TCAC:

Krysiak related three issues to the Commission:

First was the issue of replacing the heating/air-conditioning system. That topic was settled earlier in the session.

Second, he related a problem that exists with the underground runoff piping. There is a leak that has developed. He stated that an underground camera will be used to determine the extent of the corrosion and steps taken to make the proper repairs.

Third, the old gate at the terminal building is not reliable and needs to have extensive repairs. There are two choices in making the repairs:

1. Repair it with all new parts and use the same system as it was installed

Or

2. Replacement the existing system with a chain-driven gate like the system on the new gates. The cost to do this is approximately \$4500. Krysiak feels that replacing the old design with a chain-driven one would be the best course to take. He will proceed with arranging the work.

ADJOURNMENT: MOTION by Johnson to adjourn. SUPPORT by Dill. MOTION CARRIED. Meeting adjourned at 11:13.