

	APPROVED MINUTES IOWA COUNTY AIRPORT COMMISSION MEETING HELD 8/25/20 – 5:00pm Health and Human Services Center 303 W. Chapel St Dodgeville, WI	Iowa County Wisconsin
1	Meeting called to order by Chair Sup. Deal at 5pm	
2	Roll Call – Benish, Christen, Storti, Masters, Meives, Deal, and Meek. Also Present Highway Commissioner Hardy, Dave Aschilman, Kurt Wedig, and Gary Tibbetts. And, via zoom - Airport Manager Langbecker, County Administrator Larry Bierke,	
3	Approve the Meeting agenda, Motion by Benish, second by Storti. Motion approved unanimously	
4	Approve the minutes of 5/18/20 meeting, Motion by Meek, second by Storti. Amendments to the 5/18 minutes per Masters regarding Roll call, attendance, and motion for election of members corrections. Motion to approve as amended; unanimously.	
5	Report from the committee members and members from the audience; Dave Aschilman – Discusses land he owns near Ludden lake. Presents the commission with a map indicating where his land lies. Mr. Aschilman explains the families intent to divide the parcel. Mr. Aschilman is looking for a variance to subdivide this property to lot sizes less than 10 acres, which is smaller than allowed in the airport zoning ordinance for zone (2B). Hardy notes that his project is one of three, which he will update the commission on under item 9(c). Kurt Wedig – Discusses a development that he is proposing and is looking to put a 3-5 acre pond on. Mr. Wedig presents a map to the commission. Mr. Wedig informs the commission that he has spoken with the DNR and as of now they have no objection. Mr. Wedig notes that there are currently pilots that live in the development and have no issue with the pond. Benish asks which zone the proposed pond would fall into. Hardy states it is in zone 4 and that Mr. Wedig's request is also part of 9(c) on the agenda.	
6	Revised 2021-2025 Airport Capital Plan; Hardy notes changes to the 2021-2025 Cap plan. Josh Holbrook from the Bureau of Aeronautics indicated recently to Hardy and Langbecker that funding has become available to move the rehab of runway 11/29 up to 2021. Hardy notes that the lower apron project scheduled for 2020 has been delayed due to lack of bids. Subsequently the lower ramp and runway 11/29 projects will be scheduled to be completed concurrently in 2021. This led to the movement of entitlements and projects as noted on page 5 of the meeting packet. Most notably 2022 will feature no projects but will instead be used to payback entitlements used in the projects of 2021. Deal inquires why the BOA moved the runway up a year. Hardy notes the discretionary funding was available from the FAA and we had the resources to secure our end of the agreement. Benish notes the deficit of \$3,920 in the fund following the completion of 2021 projects and inquires where this will come from. Hardy notes that we can look at the operating budget and transfer as appropriate, in addition we may have excess revenues over expenses from 2020 to allocate as well. Hardy reviews the capital plan and proposed costs, which he comments are estimates as the actual amounts will be based on bids received. Hardy states the Highway Department has approached the subject of performing the lower taxiway work as a Local Force Account project with the	

	BOA. Christian questioned the project timing and Masters the highway Department's ability to complete the project and requirements for bidding on the project. Hardy states that the lower ramp will have the same bidding requirements as let by the BOA initially. The Highway Department will have the same quality control and assurance requirements as the bidders would be required to complete.
7	2021 Airport Budget Request, Operations Fund Balance, and Capital Fund Balance; Hardy discusses revenue outlined on page 7 of the meeting handout. Hardy discusses expenses broke down on page 8 of the meeting handout. Hardy notes account 355 is broke down into three separate accounts one for maintenance of equipment, one for projects on buildings and hangars, and one for grounds upkeep. In 2021 we will be looking at rehabbing the gravel road to the AWOS system for easier access. Benish asks about the manager contract expiring 4/21. Hardy notes that conversations have not begun on extending or putting it out to bids. Hardy notes he is using historical data and that a budget amendment is possible if that number changes. Hardy details the calculation worksheet on page 9.
8	2nd quarter 2020 Revenue and Expense Statement; Hardy details the calculation worksheets on pg. 11-12. Hardy notes changes from the budget. CARES act funding was secured by MRJ and will provide \$30,000 for operations and maintenance of the airport. An expense of \$22,153 will be reimbursed as it is an insurance job awaiting completion. Hardy notes that fuel revenue is at \$74,000 with our tanks in good shape for possibly the remainder of the year. Benish notes that the airport is doing well financially and he hopes to continue to see that in the future.
9	Highway Commissioner's Report: A. Waterway Re-Establishment Project update: Hardy indicate 3 waterways were re-established on the airport property. Hardy notes that subsequent rainfalls have ruined the waterways twice. Hardy indicates that we will try again. Benish asks if the renters had a role in destroying the waterways. Hardy indicates it is a progressive issue that goes back over multiple renters and cannot be tracked to just one incident. Hardy notes the current renter has been spoken to about the waterways. B. CARES act funding: Hardy notes that KMRJ is eligible for \$30,000 in grants from the CARES act legislation. Hardy notes that the funds can be used for anything that would fall under operations and maintenance. C. Airport Zoning Overlay Impact on Properties – Information; Hardy brings up a presentation on the Airport zoning. Hardy notes that the zoning ordinance was developed with BOA and FAA funding. Hardy explains that there are multiple zones and rules regarding what building and land use can take place in those zones.. Hardy notes there are currently three requests that are asking for variances or exemptions from zoning restrictions. Kurt Wedig – Hardy displays a map indicating where Wedig proposes a pond. Hardy notes it falls in zone 4. Zone 4 allows ponds require for compliance with W-DNR stormwater management plans and permits, which drain within 48 hours. The ordinance prohibits long term retention ponds, which retain amounts of water for indefinite timeframes or known as a pond or lake. Hardy notes that this would require an amendment to the zoning ordinance. Amendments could include changing the rules that apply within zone 4 or changing the zones to accommodate the request. Benish indicates that allowing the change to happen could jeopardize funding.

Dan Wedig – Hardy displays a map indicating where Wedig would like to start an RV Park/Campground by Ludden Lake. Hardy notes that the proposal lies within zone 2B which prohibits campgrounds. Zone 2B is established due to the approach path to runway 29. Hardy notes that the ordinance would have to be amended. Amendment would have to change zone 2b to allow campgrounds, which would then allow them anywhere within zone 2B.

Dave Aschilmann – Hardy displays a map of Aschilmann property where he would like to subdivide and build a home. Part of the Aschilmann property falls in zone 2b. Zone 2b restricts subdividing to a minimum of 10 acre lots. Hardy notes that Mineral Point Extra-territorial Zoning District also has zoning restrictions which would apply. Hardy notes a variance to the ordinance is possible in this instance because the ordinance restricts, but does not prohibit, subdivisions.

Hardy notes that both amendments or variances would have to go thru the zoning Board of Adjustment. Hardy notes that the ordinance was developed with funding from the BOA and FAA and was formed using guidance provided by the Land Use Handbook and the Zoning Ordinance Template. Hardy notes that the BOA indicates it is a decision for the county to make, however it may affect funding. Hardy notes that if zoning regulations do not permit an operation (both Wedig projects) a permit cannot be issued, if a variance is the issue a permit can be conditionally granted. Deal asks if we can get a determination from the BOA prior to any airport commission decisions. Hardy notes a determination is not made by the BOA until after the county level decision. Benish feels that the pond issue will hurt funding based on conversations he has had. Benish also fears that making amendments to the existing ordinance may affect funding in the future. Christen expresses concerns over changing existing ordinance. Deal inquires whether Aschilmann could create via multiple Certified Survey Maps. Hardy notes that there are timeframe restrictions which govern when CSM's can occur, which may not fit with their plans. In addition, for this parcel the limitation, which is imposed is regarding lot size by the County Ordinance, therefore it must comply or a variance to allow be granted. Storti expresses her concern over the pond attracting waterfowl. Benish inquires if we are looking for a resolution tonight. Deal indicates this is just informational. Hardy indicates Deal has authority to determine if an item is to be placed on the agenda or not for this commission. An Ordinance amendment would have come up out of this commission or the Board as a whole. Benish inquires if it would go before zoning. Hardy indicates that a Zoning Amendment would come from the commission, then a recommendation to the County Board. A request for variance could go directly to the Board of Adjustment via a zoning permit request; but the Board would defer to the Airport Commission for a recommendation prior to acting upon it. In the end, the decision on a variance would lie with the Board of Adjustment, based on the commissions input. Hardy indicates that the airport commission's role is just to make a recommendation to the board of adjustments. Benish asks for the size of the Aschilmann lots. Hardy indicates two lots of approximately 26 acres and of 7 acres. Benish asks Wedig why he wants to build a pond. Wedig indicates he believes a pond would be a nice addition to his development on otherwise unusable land.

Hardy notes that forecasts presented by the engineer's have been accepted for the ALP – Airport Layout Plan masterplan.

Airport Manager's Report

A. Buildings and ground report; Langbecker indicated grounds are generally maintain good

	condition. Langbecker notes there was some cleanup associated with heavy rainfalls. Langbecker notes no major repairs of equipment. Langbecker notes routine maintenance on equipment is occurring. B. July Fuel report; Langbecker reports a good July despite Oshkosh being canceled, pg. 17. Langbecker notes we will experience a sales headwind in August as we replaced our tanks in 2019 and had to quickly sell our remaining product. September will be an opportunity to recapture some of those sales. Langbecker notes that Jet-A sales will surpass last years total sales by the end of August this year. C. Hangar Agreement update; Langbecker notes that T-3 was exited. Langbecker states he is working on the waiting list to fill the vacancy. D. Automated Weather Observation System (AWOS) insurance repair update; Langbecker notes we are almost complete on this project. Langbecker laments this project has taken over a year to complete. Langbecker states that all that is needed to complete the project is an adaptor which the electrician is anxiously awaiting so he can close out the project and get paid as well. Langbecker expects it to be complete within the next two weeks.
11	Airport Commission Chair Report – Deal states he is honored to be the chair. Deal states he is happy at the financial status of the airport. Deal thanks Benish for his time as chair.
12	Adjournment – 6:27 by Storti second by Meek, motion carries unanimously. Commission to meet upon call of chair based on business at the time – To Be Determined - TBD
Minutes prepared by Adam Langbecker; Gone Flyin Aviation	