



Airport Advisory Commission Minutes, January 19, 2023
City Hall, Galesburg, Illinois

Meeting was called to order by Aaron Repp at 3:01 P.M.

Roll Call: Present: Members: David Carlton, Aaron Repp, Ken Springer, Phillip Wolford, Dave Christensen, Ex-officio members: Don Miles, Park Superintendent, Wayne Carl, Airport Manager/Director of Public Works
Council Liaison: Council member Bradley Hix

Absent:
None

Additional persons present: Jeff Olson, Airport Engineer from Hanson Professional Services, Bill Hurley, airport user, Dean Maupin, airport user, and three other audience members.

Minutes: Minutes of the December 15, 2022 meeting were reviewed. Motion to approve by Springer, 2nd by Wolford, 5 ayes, 0 nays, motion carried.

Airport Manager Report:

- Jeff Olson provided an overview of the federally funded 5 year program for the Airport, (2023 to 2027). Highlights of his report included:
 - o City receives credit of \$150,000/year federal entitlement funds for the airport
 - o The entitlement funds are used for capital projects at the airport with 90% of the project costs funded from federal funds, 5% funded from State funds, and 5% funded from local funds.
 - o There are also federal “discretionary” funds that the Feds and State can agree to use for high priority projects. These funds supplement the Entitlement funds but are based on specific projects that meet certain scoring criteria.
 - o Federal Bipartisan Infrastructure Law (BIL) is providing an additional \$159,000 per year credit to the City that can be used on capital projects.
 - o City received two State Rebuild Local Project grants, one for a new fuel island and one for resurfacing the driveway into the airport and reconfiguring the parking lots.
 - o Hanson Prof Services is the airport engineer for half of the airports in the State, 40 of the total of 80 airports.
 - o In 2023, Brandt Construction will be resurfacing Taxi-way B and Hanson will begin work on the Airport Layout Plan (ALP). BIL funds will be used to pay for the ALP.



- o Jeff reviewed the need to address the runway safety areas which are the areas past the ends of the runway. 200 feet is required. The south and west ends of the runways are the biggest costs due to the amount of fill that would be required. Also, the approach runway lights need to be moved to increase the safety areas.
- The power sliding gate on the west side of the hangars was discussed. It is desired to move the gate and add pavement so that it can be used to allow keycard access to the private hangars without having to drive out onto the runway apron. This would improve safety.

Old Business:

- The City hangar rental agreement was discussed. It was recommended for the City to start paying the property taxes for the rental units instead of requiring the tenants to pay them. It was reported that one of the tenants isn't current on the property taxes which is an argument that the City should be paying them. Likewise, the City would need to raise the monthly rental fee in order to cover the taxes due. There was a motion by Springer to have the City be responsible to pay the taxes and increase the rental rate accordingly in order to cover the taxes effective January 1, 2024. 2nd by Wolford, all voted in favor, motion passed.
- The Construction of private hangars was discussed. Dean Maupin would like to build a 62 feet wide x 56 feet deep Erecta-tub steel hangar with a 16 feet high door at the airport on City owned property. It would be proposed for the City to provide a land lease to Mr. Maupin who would then construct his privately owned hangar on the property. The hangar would be required to be constructed on approved materials. It was discussed that the hangar lease would be a 40 year lease with optional 10 year extension. After that time, the hangar would revert back to the City's ownership. In addition to the hangar, additional pavement would be required in order to access the hangar. A concept site plan would need to be provided that shows storm sewer, water, electrical, proposed pavement, and proposed private hangar. Federal funds cannot be used to pay for any of the required work. Director Carl said that he would put a tentative lease together and send it to the City Attorney for their review.

New Business:

- The Airport page on the City website was discussed. It was suggested to add more information to the existing page as well as additional pictures to make the website more vibrant and useful for airport patrons. Some of the items suggested include; hangar rental rates, link to the FBO, gas prices, Master Plan update, link to the visitor's- tourism guide,



hotel/motel information, updated Airport Layout Plan, AirNav link, Navigational Aids, and Airport Manager contact information.

- Taxiway lights were discussed. City maintenance personnel said it has become very difficult to get replacement light bulbs for the taxiway lights due to company's phasing out their use. Jeff Olson stated that it would be very expensive to upgrade all of the lighting and it the estimated cost would be \$2.5 to \$3.0 million based on the high electrical prices they are seeing currently. City staff should contact 3rd party lamp providers. Jeff Olson stated that most airports in Illinois use this same type of lighting and that the City should contact other airports to find out where they are getting their light bulbs.

Citizen Comments:

- Bill Hurley stated he agrees with moving the gate and said he prefers not to have to drive on the apron to get to his hangar. He also suggested the committee to consider having a uniform requirement for the style and color of the private hangars, require that it can't be used for living quarters, construction must comply with the City's building codes, and not allow temporary hangars. Mr. Hurley also suggested if the fence is required to be moved, to increase the height of the fence to at least 8 feet.

Motion to adjourn by Springer, 2nd by Christensen, all in favor
Meeting adjourned at 4:50 P.M.

Wayne Carl, Director of Public Works/Airport Manager