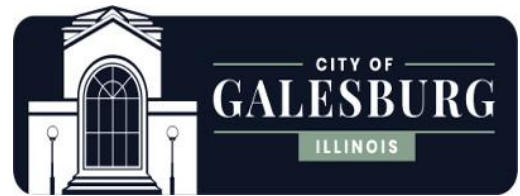


Airport Advisory Commission



MINUTES

February 19, 2026 3:00 p.m.

International Stearman Community Center, Stearman Building, Second Floor

1. Call to Order

The meeting was called to order by Aaron Repp at 3:01 p.m.

2. Roll Call:

Present

Aaron Repp (Chairperson)
David Christensen
Ken Springer (KCAP Rep)
Phillip Wolford (FBO Rep)
Greg Saul (Council Liaison)

Ex-Officio

Aaron Gavin (Director of Public Works)
Don Miles (Director of Parks & Recreation)

Absent

David Carlton

Public Members in Attendance

Scott Delawder
Toby Myers
Bill Hurley

3. Approval of Minutes: January 15, 2026, Meeting

Ken Springer made a motion to accept the minutes of the meeting as presented and seconded by David Christensen. The motion passed unanimously.

4. Updates and Reports:

a. FBO Update (Phillip Wolford)

Phillip Wolford provided an update stating that he had met with Susan Zellers of Hanson Professional Services to discuss Jet Air's operations in an effort to help justify the runway length and width for the Airport Master Plan. It was asked if the AWOS was still out. Phillip stated that it was but that there were other options. David Christensen asked if this is a problem at other airports and Phillip confirmed that it was. There was also a discussion on the drive through gate. It is still having issues. David Christensen stated that sometimes the wind causes issues and the sensor is not tripped.

b. Airport Manager Update (Aaron Gavin)

Aaron Gavin provided the Airport Manager update stating that bids were opened for the terminal building demolition. The bid prices were very good and the City has accepted a bid that is well below the amount budgeted for the project. The contractor has completed FAA Form 7460 for construction on airport property which started a 45 day waiting period

before they can start. Aaron stated that the 45 day waiting period should be up at the end of March and he expects demolition to start immediately.

Aaron also provided an update on the Airport Master Plan stating that we are waiting on comments back from IDOT on the working papers that were submitted for review. In the meantime, the consultant has started on the overall facility requirement analysis.

IDOT will have staff at the airport next week to discuss an update of the Illinois Economic Impact Analysis. They would like a representative from the FBO to be present to confirm information that will go in the survey.

The fuel farm contracts have been executed. It is planned to have a preconstruction meeting soon to discuss the project. A start date has not been determined.

Philip Wolford asked about the medallion on the terminal building and whether it could be salvaged. Aaron Gavin stated that he had let the contractor know about wanting to salvage it. Phillip also asked about the electrical relocation work for the parking lot project. Aaron stated that the City had gotten pricing and was in the process of approving the work.

Aaron Repp asked about the status of the solar farm installation. Aaron Gavin stated that to his knowledge they had not received their final FAA approval but still intended to complete construction this year.

c. Airport Maintenance Update (Don Miles)

Don Miles provided a maintenance update stating that after a slow winter with not a lot of plowing the last couple of months that staff was prepping for Spring.

5. Old/Tabled Business:

None

6. New Business:

a. Proposed Hangar Land Lease discussion – Donovan Godsil

Aaron Gavin presented details on a proposed hangar development from Donovan Godsil. Mr. Godsil would like to lease the land where the current terminal building sits to construct an 80x80 hangar for use with his aircraft maintenance business. Aaron stated that he did not think that Mr. Godsil had acquired financing for the building yet but provided a business plan. David Christensen asked what something like that would cost and there was discussion among the Commission speculating on building costs. Phillip Wolford stated that that location should require a minimum 100'x100' hangar with a 24' door height. It is a prime location along the apron. David Christensen stated that he agreed with Phillip and that we should ensure that he has the financing and a sufficient business plan before agreeing to a lease. Bill Hurley stated that in similar cases he has seen that the bank and the municipality had to sign off. Scott Delawder stated that when

he proposed to build a hangar years ago, the City required him to have funding set aside before they would agree to review the plans for the project. Phillip asked if he might be interested in building near the T-hangars instead of along the main apron and that a smaller 80x80 hangar would be more appropriate in that location. Aaron Gavin stated that he would bring this feedback back to Mr. Godsil.

b. Proposed Hangar Land Lease discussion – Midwest Custom Ag

Aaron Gavin provided the Commission details on a proposed hangar land lease from Midwest Custom Ag. They propose to construct a hangar for purposes of operating their crop-dusting business. They had originally requested to be at the very south end of the apron. Due to the amount of fill material needed to construct in that area, they recently reached out to ask if it was option to instead build a hangar in the area between the fuel farm and the existing maintenance building. Aaron Gavin stated that unless the maintenance building was demolished, there is only room for a 80' wide hangar at most, and maybe less depending on offset requirements from the fuel farm. Midwest Custom Ag had indicated they would want to construction an 80x80 hangar in this area to save costs. Toby Myers stated that there was equipment in the maintenance building necessary for the existing fuel farm and he wasn't sure it could be moved until the new fuel farm was constructed.

There was discussion on what the proposed door height would be and what size hangar was appropriate for that area where the maintenance building sits. The Commission reviewed a handout showing potential hangar locations along the apron. Phillip asked if there was offset requirement from the electrical vault and felt we needed clarification on the offset requirements from the fuel farm as well. Phillip also stated that the maintenance building location should be reserved for larger 100x100 hangar with a minimum 24' door height. David Christensen asked if they would be buying fuel and water and if they would be storing chemicals. There was discussion on their operation and where it fit best within the apron area. The consensus was that the most appropriate location was at the very south end and that an 80x100 hangar would be okay at the very end. The Commission agreed that we needed additional information on offset requirements and that we needed to further investigate a potential layout of hangars for the future before we commit to a land lease with either development. This would ensure it didn't hinder development projects in the future. Ken Springer stated that the Commission should also prioritize developments that have secured financing. Aaron Gavin stated that he would provide feedback to Midwest Custom Ag and gather additional information from them and the consultant and bring this information back to a future meeting for discussion.

7. General Discussion of other Airport Related Topics

Toby Myers asked if the downspout on their building was going to be run under the parking lot with the upcoming parking lot project. Aaron Gavin stated that he thought it was going to be tied into a new catch basin along the building.

8. Citizen Comments

Scott Delawder asked why he receives calls from Aaron Young asking about his N-number. Aaron Gavin stated that it has to do with our based aircraft inventory and this is important to keep that inventory up to date. There was discussion on the based aircraft inventory and that there are issues when an aircraft is based at more than one airport. The City has to update the inventory and show that the aircraft based at the airport meet based aircraft requirements.

9. **Next Meeting:** The next scheduled meeting will be Thursday, March 19, 2026 at 3:00 p.m. However, the Commission discussed moving the meeting up to March 5th or 12th to avoid conflicts for several members on the 19th. Also, this would allow a sooner decision on the hangar developments that are wanting to move forward. Aaron Gavin stated that if he could get the required information in time, he would move the meeting up and notify the members.
10. **Adjournment:** A motion was made by Ken Springer seconded by David Christensen, to adjourn the meeting at 4:20 p.m.