

Airport Authority Chairperson Aerick Ripley called a special meeting of the Gratiot Community Airport Authority to order at 9:01 a.m. at the Ithaca City Hall. A quorum of the Board was present in the room.

Roll Call

Board members present: Kevin Beeson, Jamey Conn, David Ringle, Aerick Ripley, and Sam Smith.

Board members absent: Kurt Giles.

Others present: Dennis McDonald, Adam Flory, Jim Wheeler, Greg Mapes, Curtis Dancer, Mark Williams, and Chris Oosterhoff.

Motion by Ringle, seconded by Beeson, to approve minutes of the October 13, 2022 special meeting, as presented. Motion carried.

Yes: Beeson, Conn, Ringle, Ripley, and Smith.

No: none.

Absent: Giles.

Airport Budget

Chairperson Ripley provided an overview of the current budget, noting adjustments will need to be made to municipal contributions after a decision is made. Brief discussion followed regarding the unrestricted fund balance.

Motion by Smith, seconded by Conn, to receive financial reports. Motion carried.

Yes: Beeson, Conn, Ringle, Ripley, and Smith.

No: none.

Absent: Giles.

MDOT Sponsor Maintenance Contract

Ripley offered a brief description of the Automated Weather Observation System (AWOS) at the airport and asked for approval of a signatory resolution for renewal of a five-year maintenance contract with MDOT.

Motion by Board Member Beeson, as seconded by Board Member Ringle, to approve a resolution authorizing the execution of a contract with the Michigan Department of Transportation (#2023-0114) and the Gratiot Community Airport Authority for the purpose of setting forth the obligations and intent of MDOT and Gratiot Community Airport Authority as they pertain to the continued operation and maintenance of a Weather Observation and Data Dissemination System, also known as (AWOS), the parties agree to this undertaking at Gratiot Community Airport: and to authorize Airport Authority Chair, Aerick Ripley, to execute this agreement and any other agreements and documents related to this project on behalf of the Gratiot Community Airport Authority.

Yes: Beeson, Conn, Ringle, Ripley, and Smith.

No: none.

Absent: Giles.

Land Lease for Construction of Private Hangar

Ripley reviewed the request from Steve Meinhardt for space on airport property for the construction of a private hangar. He referred to a copy of a lease from a past similar hangar construction project with Mark Taylor, and explained that the Taylor lease was based on square footage of the building and did not include land reserved around the building. He asked for input regarding including the apron and septic system in computations for a lease amount.

Discussion followed about current lease amounts and escalator clauses. Beeson asked about the need for a private well and septic at each hangar. Discussion followed regarding existing systems and drainfields. Ringle

expressed concern about the ten-foot easement not offering enough room for maintenance. Discussion followed about property values, lease conditions for transfer and maintenance enforcement. Beeson asked about design standards and association fees for future maintenance. Brief discussion followed. Ripley will take discussion into consideration moving forward with the project.

Update on Future Airport Operation Discussion

Ripley said an agreement hadn't yet been reached and property ownership seemed to be a sticking point. He asked for a joint meeting to discuss concerns.

Smith said the consensus of the County Board of Commissioners is that one entity needs to own it. He explained the County has ideas and plans, but if the City wanted to do it, that was fine too. Ripley said the airport property owned by the city was purchased by the city for the airport. He asked if the County would consider a provision, if the airport were to go defunct, that would allow property to revert back to the city or authorize sale of the property with proceeds to revert back to respective municipalities. Smith asked why the county was needed, and why the City of Alma didn't just handle it. Ripley explained the County has the resources to run it, but the City doesn't. Smith told of plans to run it on a \$20,000 budget and get it closer to running on a balanced budget. Ripley acknowledged the plan but said the City Commission has concerns about signing over the property. Smith said the airport just needs new management, but the County Commission would be willing to meet in a joint session. Brief discussion followed about committees versus full boards. Ripley said he wanted a chance for the full boards to work together. Ripley asked for direction moving forward with agricultural leases and mowing contracts. Smith told Ripley to extend them for an additional year as any ownership transition will take time.

Airport Manager Verbal Report

McDonald provided an update on the following items in his report: registered flights, events, airport users, inspections, incidents, power outages, past and ongoing events, and fuel price increases. Discussion followed regarding fuel prices, pilot usage, and trees that need to be removed.

Public Comment

No public comments were offered.

Motion by Conn, seconded by Ringle, to adjourn at 10:05 a.m. Motion carried.

Yes: Beeson, Conn, Ringle, Ripley, and Smith.

No: none.

Absent: Giles.

Sara Anderson, Alma City Clerk

Date of Approval