

12 December 2019 Airport Commission Meeting

Minutes by Eric Bagelmann

1) Present - Dennis Hansen, Lee Hinrichs, Kris Glaser, Irv Swieter, Mike Cherry, Eric Bagelmann and Tim Kangas.

Absent - Jane Wollenzien

Guests - Diane Foelske

2) Approval of Meeting Minutes - Motion to approve the November Meeting Minutes by Eric Bagelmann & seconded by Kris Glaser. Approved.

3) Review Financial Report & Approve Bills - No bills to approve. Question on the Financial Report concerning land rent as to when payments occur. On Monday night, City Council is to approve the new agreements. Motion to approve the Financial Report made by Lee Hinrichs & seconded by Eric Bagelmann. Approved.

4) Reports and Announcements - Motion to approve the Traffic Report made by Kris Glaser & seconded by Lee Hinrichs.

2019 Waverly, Iowa Airport Monthly Traffic Report

Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Agriculture	0	0	0	0	0	0	114	193	45	21	0		373
Business	8	31	88	157	152	131	342	166	53	63	79		1270
Training	34	5	15	13	6	23	0	0	17	101	24		238
Pleasure	0	2	4	7	11	8	64	25	25	39	21		206
Total	42	38	107	177	169	162	520	384	140	224	124		2087

2019 Waverly Iowa Airport Monthly Fuel Sales

Fuel	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
100LL	139.3	91	268.3	508.8	555.9	782.2	1750.9	1984.5	385	554.3	318.9		7339.1

Dennis Hansen reported the traffic report could be increased by 6 as he flew to become "night current". Irv did indicate the traffic camera only captures an aircraft as it enters or exits the runway, not for an aircraft operating on the runway. Irv also informed the Commission that Air Methods might want to use the Waverly Airport while construction occurs at the Hospital, but needs 24-hour access to Jet A fuel. Irv has told them that he can make that happen. Elsamiller Electric informed Irv that the 24-hour Credit Card Reader is in the process. The light pole is in but the lights are not installed. Hopefully this will be fully completed within the next 3-4 weeks.

5) Unfinished Business - None

6) New Business - Preliminary Budget for 2020 - 2021. Mike indicated the Summary Spread Sheet was missing but that it would be emailed out tomorrow. This is the corrected budget and Account Detail Report from the October Airport Commission. Commission discussed hangar rents and whether or not an increase is necessary. Rents were last raised in 2012. Currently 16 of Waverly Airport's 17 hangars are occupied, a 94% occupancy rate. In comparison to other local airport hangar rents, Waverly is priced about right, but when factoring inflation, Waverly Airport is low. After much discussion, it was agreed to increase the rents by \$5.00 a month starting July 2020. The T-Hangars rental rate would become \$100.00 a month, the Small Stand-Alone Hangars would become \$170.00 and the Large Stand-Alone Hangars would become \$195.00. Notices will go out to all tenants. Motion made by Eric Bagelmann to raise the hangar rents by \$5.00 a month, seconded by Lee Hinrichs. Approved.

Farm land rent will decrease in the next budget as 7 acres are permanently lost from the Runway 29 Extension Grading Project. Some tillable land may be picked up following obstruction removal from the Schmidt and Clan properties.

Motion to approve the corrected 2020-2021 Budget with the updated hangar rents for City Council made by Eric Bagelmann, seconded by Kris Glaser. Approved.

7) Tabled Items - None

8) Project Status Report - Runway 29 Extension Project. No updates.
- Obstruction Removal Project. No Updates.

9) Group Discussion - Presentation to the City Council Study Session went well. Kris indicated on feedback he received, the council wants to see how busy the airport is. A question was raised at the Study Session as to how many businesses use the airport. Dennis Hansen looked and found an article about Cuna building a hangar in Madison for their business. Eric Bagelmann had talked with the owner of CMI and he wanted to see if he could get his jet into Waverly. He cannot. He needs at least a 4000' runway. The current Runway 29 Extension to 3200' still will not allow jets to operate in and out of the Waverly Airport, though it will allow for safer aircraft operations.

Kris Glaser indicated this was his last Airport Commission meeting as a serving member, 5 years. He is going to serve on the Waverly City Council, representing Ward 2. The Commission thanks Kris for his many years of service, his valuable input and insight on the airport and its working environment. He will be missed.

10) Adjournment - Motion to adjourn by Eric Bagelmann, seconded by Kris Glaser. Approved.