

**MONROE COUNTY BOARD OF
AVIATION COMMISSIONERS
REGULAR SESSION**

DATE: October 24, 2017
TIME: 0800 hours
PLACE: Airport Terminal Building

MEMBERS:

Dr. William Pugh, President
Mr. Ken Ritchie, Vice-President
Mr. Gene DeVane

OTHERS PRESENT:

Mr. Phillip Everson
Mr. Rex Hinkle, Cook Aviation
Mr. Gerry Harkin, EAA650
Mr. Brett Oeding, Clear Creek Homes
Mr., William Riggert, Engineer for Clear Creek Homes
Mrs. Nancy Johnson, Airport Secretary
Mr. Bruce Payton, Airport Director
Mr. Joe Worley, Hanson Professional Services

Dr. Pugh called the meeting to order at 0815 hours and requested review and approval of the September 2017 minutes. Mr. Ritchie moved to approve the minutes as presented, Mr. DeVane Seconded the motion; unanimously approved.

AIRPORT WEBSITE OVERVIEW:

Mr. Payton gave a brief justification behind the development of a marketing-based website for the airport. He introduced Mr. Phillip Everson who provided the service to design and develop this website with input and oversight from the Airport Management and Bloomington Economic Development Corporation. The purpose of this site is to direct focus to interested business and tenants to better utilize the aviation facility our community has to offer. Pilot and technical information may be included as links, but the primary focus is marketing of future development of the airport. Mr. Everson presented his outline and unveiled flymonroecouty.com to the Board and attendees.

He noted this unveiling will be made available for a few short days. Following that, he will accept comments and suggestions from the BOAC and then take the site offline while making the corrections before final opening to the world.

The Board was excited about the new step toward business development the airport has taken. They agree this will be an ever-changing site and plan, but see it as a very positive move.

CLEAR CREEK HOMES PLANNED DEVELOPMENT:

Mr. Payton asked the Board to allow an adjustment in the agenda to hear from Clear Creek Homes and their planned business development at the corner of Ord Road, and State Highway 48. The Board agreed.

Mr. Payton briefed the Board of his previous meetings and discussions regarding the potential development near the airport and along the direct flight path to our primary runway. He introduced Mr. Brett Oeding, owner and operator of Clear Creek Homes, and Mr. William Riggert who provides the professional engineering for the planned project.

Mr. Oeding gave a brief presentation of the relocation of his Modular Home Sales and Service company, and his long-term intent having purchased property immediately north of the airport. He noted this will be the location where he will display his model homes for public viewing. He explained the need for crane operations in this area that might be necessary a few times each year to place the model homes, then move them as they might sell. He explained his understanding of the airport's concerns and he is taking every action to safely work within our guidelines. He noted this property is zoned for this kind of business, but this was a stipulation of the Monroe County Planning Department for approval of his project. Mr. Riggert provided the Board and the Airport Engineer blueprints of the proposed project and a more in-depth view of the site.

Following a lengthy discussion, the Board raised concerns regarding crane operations that penetrate the approach slope to the runway, and concerns regarding the water detention pond on the site. Both of these items are part of the Federal Aviation Administration Grant Assurances documents the Board executes to receive federally assisted funding.

Mr. Payton reported to the Board that he immediately contacted Mr. Worley and Mr. Marcus Dial of the Indiana Department of Transportation following his first meeting with Mr. Oeding. The property of subject is directly in the flight path of our runway and it is important to note the airport has already purchased an Avigation Easement 50' and higher above this property. Crane operations of more than 26' would penetrate the approach slopes to the runway and will require advanced notification and approval of the FAA and the airport. The airport will be required to publish Notice to Airmen (NOTAM) and will likely have to close approaches to this runway during the times a crane will be in use. This is not unusual and should have minimal impact depending on the times of day the crane will be needed. Mr. Oeding added, when the crane will be used, it will be during control tower operational hours, and only in good weather.

After careful consideration, the Board unanimously agreed to allow Mr. Payton to continue to work with Clear Creek Homes to meet their needs yet remain within the restrictions of the FAA. Mr. Worley added the airport should contact the Planning Department and discuss the FAA's concerns and make them part of approval for this project. This will protect the airport and the petitioner as well. The Board agreed.

NEW BUSINESS:

Mr. Payton briefed the Board of the pending sale of BMG Hangar Tract 1. The current owner's wish to sell and are in the process of completing the documents for such sale. Mr. James LeSeure and Mr. Russ Goodwine plan to purchase the hangar and should have the necessary documents around the end of November. The purchasers are both pilots and are have ongoing homebuilt aircraft project they will move into the hangar. Mr. Payton explained the current concerns of the FAA and local officials with respect to hangar use. Mr. LeSeure had stated the hanger will be for aviation use. Following a brief discussion and a Motion by Mr. Ritchie, seconded by Mr. DeVane; the Board agreed to approve the exchange of the ownership of this hangar contingent upon the owners providing the airport with documents to acknowledging this agreement and upon the approval of Monroe County Attorney Jeff Cockerill. Mr. Payton will continue to procure the necessary documents.

OLD BUSINESS:

Mr. Payton presented a photograph slide show of old equipment that has been stored by the airport maintenance staff for many years. This equipment is of no value to the airport and needs to be declared surplus to free valuable storage space for other airport equipment that is still in use. This equipment will be sold or scrapped as required by laws that govern the disposal of publicly owned items. A list of this equipment will be attached to the minutes of this meeting as a matter of record, denoted and/or removed from the Capitol Asset List if necessary.

Mr. Payton briefed the Board on an extensive soil study conducted by Agrimap Services of Linton Indiana. Soil tests were conducted in April of 2017 on each individual farm field listed in the Farmland Lease Agreement. This study was necessary to establish a base-line of nutrient levels in farm fields.

The results were as anticipated, and would require moderate to heavy applications of Calcium Lime, Magnesium Lime, and fertilizer. Mr. Payton reported his plan to provide funding for lime application in 2017 and 2018 which is traditionally funded by the Landowner since lime applications can often extend beyond normal contract years. The Tenant will provide the application of fertilizer that will bring levels as recommended by the study. Funding for this Soil Study was shared between the Landowner and Tenant for the base-line study, and will be completed again at the end of the existing contract. The Board agreed with the plan to elevate the nutrient levels of the soil, and advised Mr. Payton to continue with the plan.

PUBLIC COMMENT:

Mr. Harkin briefed the Board on recent improvements the Experimental Aircraft Association has made to their headquarters on the airport. He invited the members to attend their Saturday meetings for a tour of those improvements.

Mr. Hinkle asked to Board to again review the hangar usage of items in the private hangars on the airport.

With no additional public comment, the meeting adjourned at 0904 hours. The next meeting date is for November 21, 2017 at 0800 hours.

Bruce Payton, Airport Director