

## AIRPORT COMMITTEE

Time and Place: Wednesday, January 8, 2014 at 6:00 p.m. at the Wausau Downtown Airport Terminal Conference Room

Members Present: Nagle, Brezinski, , Mohr, Pauls, Gehrt, Kellbach

Members Excused: Rasmussen

Others Present: John Chmiel, Airport Manager, Tara Alfonso, Assistant City Attorney

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and copy sent to the Daily Herald in the proper manner.

Chair Nagle called the meeting to order at 6:00 p.m.

### Minutes of Previous Meeting

The minutes of October 29th, 2013 were reviewed and placed on file. Mohr moved to approve the committee minutes as submitted, second by Rasmussen. Motion approved 6-0

### Airport Manager's Report – Chmiel

Chmiel explained the Airport Manager's Report for January 2014; and the report was placed on file. Mohr moved to approve the manager's report as submitted, second by Brezinski. Motion approved 6-0. See copy on file.

### Airport Budget Review - Groat

Groat was unable to attend so the airport budget discussion was deferred until the next airport committee meeting.

### FBO/Airport Manager Evaluation

Groat was unable to attend so the FBO/airport manager evaluation discussion was deferred until the next airport committee meeting.

### Consider Request For "Spring Clean-Up" For Hangar Tenants – Mohr

Mohr questioned whether the City/DPW can extend "spring clean up" services to the tenants of the Wausau Downtown Airport when they pick-up in District 1. There are many tenants on the airport that may have items they would like to get out of their hangars. Chmiel stated that an area inside the fence could be designated for a drop-off area to prevent the general public from dropping items at the airport for pick up. Brezinski & Nagle agreed with the idea. Mohr made a

motion to have airport management contact DPW to arrange for “spring clean up” services at the airport. Second by Brezinski. Motion carried unanimously.

### Consider “Through The Fence” Opportunities At Wausau Downtown Airport

Chmiel stated that the FAA had recently changed its position on Through The Fence (TTF) agreements for public airports, and described a TTF as the ability of an adjacent property owner to have access to airport property directly from their adjacent property. A TTF agreement between an adjacent property owner and the City could allow the private property owner the ability to build a hangar just inside the airport fence and gain access to it from their back yard through a gate in the fence. Nagle questioned whether a property owner could build the hangar on their own property but have it open to the airport property. Chmiel stated that it could work either way and that would be specified in the TTF agreement.

Chmiel went on to explain that the private property owner would have to meet certain requirements in order to allow an FAA accepted TTF agreement. According to an article on AIN Online, “The FAA has issued a final policy statement that permits general aviation airports to enter into residential through-the-fence (RTTF) agreements with property owners or associations representing property owners. To gain access, the property owner is required to pay access charges; bear the cost of building and maintaining the infrastructure necessary to provide access to the airfield; maintain the property for residential, noncommercial use for the duration of the agreement; prohibit airport access from other adjacent or nearby properties; and prohibit any refueling on the property.”

Chmiel stated that this opportunity could present itself at Wausau Downtown Airport in the future with the neighborhood south of Lakeview Drive with the homes adjacent to airport property. Pauls questioned if anyone was currently interested in TTF. Chmiel stated that one airport tenant had expressed interest but that involved purchasing airport property currently located outside the fence where a private home could be built. Chmiel stated that selling airport property due to FAA requirements is a long and arduous process and that the City/airport policy traditionally has been to buy property to create a buffer rather than give up property surrounding the airport. He felt it that selling airport property and developing TTF policy for Wausau Airport were two separate issues. It is more important for the airport committee to determine whether TTF policy allowed Wausau airport to enter into such an agreement without jeopardizing future FAA funding. If TTF cannot be executed at the Wausau Airport there is no reason to sell airport property. Nagel recommended that the City Attorney’s office investigate the process of selling airport property while the airport committee investigates TTF. Pauls questioned whether there were known TTF agreements for any public airports in Wisconsin. Gerht questioned whether TTF agreements could have a positive/negative impact on the airport’s pursuit of capital project funding for runway reconstruction that was coming up. Nagle questioned how TTF could positively impact the neighborhood adjacent to the airport and how the airport could be used as a selling point opportunity in this southeast side neighborhood.

Chmiel stated that creating a TTF agreement specific to the Wausau Downtown Airport that would take all affected parties into consideration will be a long process and that it could be a future opportunity at the airport and we should start working on it now, so we would be ready when the opportunity presents itself. Chmiel stated that he would communicate with the Wisconsin Bureau of Aeronautics about TTF, see if there were existing TTF agreements in the state that could be used as a model, and confirm the FAA's position on TTF. Chmiel stated that unless TTF was FAA endorsed there was no point in pursuing it any further. The committee agreed. No further action taken.

Brezinski moved to adjourn the meeting, second by Mohr. Motion carried unanimously and meeting adjourned at 7:15 p.m. The next monthly meeting is scheduled for March 12, 2014.