

AIRPORT COMMITTEE

Date and Time: Thursday, July 11, 2019 @ 5:15 pm., at the Wausau Downtown Airport

Members Present: Pat Peckham (C), Lisa Rasmussen, Doug Diny, Dennis Smith, Dennis Seitz, and Fred Prehn (*entered late*)

Members Excused: Karen Kellbach

Others Present: John Chmiel, Tara Alfonso, Valerie Swanborg, Dawn Herbst, Bradley Lewitzke, Scott Feldbruegge, Dave Conrad

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner and a quorum was present. The Airport Committee meeting was called to order by Chairperson Peckham.

Public Comment

None

Consider Minutes of Previous Meeting (April 10, 2019)

Motion by Rasmussen, second by Diny to approve the minutes of the previous meeting on 4/10/19.

Motion carried 5-0.

Discussion and Possible Action Regarding Construction Request of an 80' X 80' Hangar in the East Hangar Development Area by Wisco Base, LLC. - Lewitzke/Chmiel

Chmiel stated Brad Lewitzke is an aircraft owner currently based at Central Wisconsin Airport and is interested in a land lease so he can construct his own hangar. He indicated he wants to locate that hangar next to or just north of Tom Turner's hangar, in the East Hangar Development Area.

(*Fred Prehn entered the meeting.*)

Alfonso stated Mr. Lewitzky's attorney wrote to her with three comments concerning the lease. One of them has to do with the timeline in the lease. Lewitzky would have to wait for city approval before starting the work, so the attorney would like to change the commencement of construction of the hangar to be one year from date of approval of the city. The second is to make a modification to the indemnification provision so that there is a mutual release and indemnification. The third is, if the city damages a hangar as a result of its performance of obligation, the city agrees to repair the damage to the hangar. Alfonso commented we have had the same lease for every tenant and have not adjusted leases to be unique tenant by tenant for a management standpoint.

Chmiel explained one of the reasons they have the distance limitation on snow removal is because of concerns regarding damaging private hangars, so that would cover winter operations. Tenants are responsible for mowing with 10 feet of their hangars, which also minimizes the city's liability. There isn't a reason for city equipment to be within 10 feet of a hangar.

Lewitzky questioned if the airport had ever had any issues with indemnification. Rasmussen stated private hangars are insured by the hangar owner and along with it comes a liability policy to cover them for their personal liability for anything they are responsible for that occurs at their hangar. This would apply before any indemnification would be necessary. Chmiel stated in 27 years there has not been a situation that needed to be addressed.

Prehn commented that as Alfonso implied, if they start fragmenting the leases with different wording in each one, it is going to be a mess in 5 or 10 years. He did not feel leases should be negotiated or everyone will start lining up to do the same thing.

Motion by Rasmussen, second by Prehn to approve the hangar construction proposal using the standard lease and move the plan forward. Motion carried 6-0.

Discussion and Possible Action Regarding Request for the Installation of a Sign by the Learn Build Fly Hangar - Conrad

Dave Conrad, President of Learn Build Fly, stated they would like to install a 36” X 96” permanent free standing sign and presented a picture of the proposed sign to the committee. Conrad indicated he would place it at the corner of the building. Prehn questioned why it wouldn’t be on the side of the building and Chmiel stated that he had suggested the corner because he felt it would get more exposure at the northwest corner on about a 45 degree angle. This would make it visible from the park as well as for people entering on Pied Piper into the airport parking lot.

Prehn suggested there be two signs, on the building on the north and west sides versus a sign that identifies an entrance; label the hangar building, not the area. Conrad indicated he would have no problem with that. Chmiel also liked this idea, but pointed out this committee does not make this decision and it will still have to go to a public hearing at the Plan Commission. The committee gives input, but does not have the final say.

Motion by Prehn, second by Seitz to approve Learn Build Fly signage on their hangar on the north and west sides of the building near the corner and to proceed to the Plan Commission. Motion carried 6-0.

Adjourn

Motion by Diny, second by Smith to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:35 pm.