

MINUTES OF THE SPECIAL MEETING OF THE WHITESIDE COUNTY AIRPORT BOARD

A Special Meeting of the Whiteside County Airport Board was held on February 20, 2020 in the Terminal Building at the Whiteside County Airport, Rock Falls, Illinois at 10:02 a.m.

Present were Board members: President Drew Wilkens, Dave Koster and Monte Van Kooten. Also present were Airport Manager Darin Heffelfinger, Scott Winter, Gary Camarano and Bill Havener.

Public Comment. None

Corporate Hangar. Wilkens said the layout plan was available for Winter and Camarano to view. Wilkens stated the current layout plan is for 100'x100' (building) but in previous meeting discussions it was for 150' wide x 100' deep. That would more than likely create grading issues but according to Google maps it should fit in the area. He noted there is a no building zone for ILS along the fence line. Wilkens said the building would have a 100' opening and be 28' tall. It was discussed if there was open space it could be filled with regular planes.

Wilkens questioned Winter if they had an in-house architect and told Winter about the idea to match up the hangar to the terminal building. Wilkens asked about a wind issue and drifting if they did a walkway between the hangar and the building. Van Kooten asked Winter if it would be a problem if another firm was hired for the terminal building and Winter said it would not. Camarano asked if the building was going to be a virtual spec or if the hangar would be owned by the airport and for rent only. Wilkens said it would be a hangar owned by the airport and for rent. Winter asked what the goal was at this point and Wilkens said looking at pricing to see how it will be paid for. Wilkens said there is money in the budget but not for the entire project and financing may be available. Koster questioned what the difference would be between 28' versus 30' (opening). Office space would be added towards Radio Ranch building. Winter recommended in between the hangar and the terminal. Koster questioned the interior and asked if the structure would be a steel structure and what kind of pitch Winter would recommend on this size of building. He recommended putting a gable roof of ¼' pitch. Koster asked what type of exterior he would recommend, and Scott said it all depended what they wanted to spend. For the interior it would be a concrete finished floor with 8" minimum of concrete.

Heffelfinger asked Winter the best way to heat this building and Winter suggested two (2) heaters since they are easy to maintain. Koster questioned radiant heat and Scott said it doesn't heat where it should be. The building would also need floor drains with oil separator and Winter asked if they wanted a long trench to the drain. Winter said there would need to be a slope to the drain and how many drains depends on how many planes they plan to put in at a given time.

Van Kooten said the building there currently would need to be taken down and asked Winter if he or the airport would need to take care of that. Winter said it would be better if airport took care of it but they can subcontract it out. Wilkens questioned if pillars would need to be installed for the 150' building. Scott said it is a big building, but it could be done.

Van Kooten asked about timeline for the building to be built and Winter said a few months for building and permits and a metal building production is 3-4 months. Camarano asked how long after the building is started. Winter said a building like this would go up in less than six (6) months and concrete could be poured before the building is here. Wilkens said the next step would be to get a quote for building and then the board needs to find out how to finance it. Foam fire suppression system would also need to be added into the building. Koster said to pay for it the board would need to look at grants and bills and other sources. There was a discussion on if there was a report showing how much the airport puts back into the economy. Camarano said another thing the board should come up with is the surrounding airports with corporate hangars, how full they are and what the need is. Van Kooten asked for a ballpark price on the building from Winter. Heffelfinger said the cost from Winter wouldn't include the removal of the current building. Camarano suggested the board send an email to Winter with all the building specs and sizes for them to look at getting a price estimate for the building. Wilkens suggested being conservative on the numbers to help them look at financing.

Camarano said talking with Duffy with the County Board and find out where funding could be found would be something to look at as well. Camarano said he will talk to the Blackhawk Hills people to look at possible grants to apply for. Camarano said putting together options to house in the corporate hangar within a 125-mile radius would be beneficial as well.

Wilkens said he wished the IPA (Tom Cleveland) project went through with network of airports to figure out best practices and issues with building a corporate hangar with the other airports. Van Kooten suggested reaching out to the other airports nearby to see if they had any issues or anything the others suggest with building a hangar. Koster asked if there was currently any TIPS money available or any that could be applied for. Wilkens suggested lobbying with the County to help offset the costs with the project with bonds. Koster questioned talking with FBO's to see if they would consider getting something set up to come to the airport and help pay for the hangar or will they go directly with Moline since it is bigger. No action was taken.

Tree Removal Project. Heffelfinger gave out bids including one from Midwest Forestry who uses a feeconning method that utilizes a big grinder on the front of skid loader for \$5,000.00. Colville was at \$9,800.00. Heffelfinger said a few are big trees which they will cut down and then go over with the grinder. Most would be mulched up and the bigger logs would be put into a pile. Van Kooten asked when they could start and Heffelfinger said they would work it in and would not leave until the project is done. Swift's bid was close to the County per hour. Renner, with the County, said they would be comparable to the others. Burger's bid was \$10,800.00 up to \$17,400.00 but they are expecting the board to do a lot of the work and burning of the brush. Heffelfinger said Midwest Forestry would also consider doing the tree line. Koster said his only issue with grinding them is the stumps will still be in the ground and tillage equipment could not run through there. Koster said he thought the farm ground that use to be tillable and includes this area should be looked at again. Koster would rather have them all pulled out including stumps instead of grinding them down. Swift's proposal includes bulldozer and a ripper to rip out the stumps. Koster is proposing approving the Broc Colville bid. Van Kooten asked when Colville could start and Heffelfinger said probably tomorrow; however, the trees may not be burned until the fall. After discussion, a motion was made by Koster to accept the proposal from Broc Colville Concrete & Excavating for \$9,800.00 and seconded by Van Kooten and passed unanimously.

There being no further business to come before the Board, Van Kooten moved to adjourn, Koster seconded and was passed unanimously. The meeting was adjourned at 11:39 a.m.

Respectfully submitted,

Secretary