

**STEVENSVILLE AIRPORT BOARD
MEETING MINUTES**

**MAY 10, 2022 – 5:30 P.M.
STEVENSVILLE TOWN HALL**

STEVENSVILLE AIRPORT BOARD:

- Craig Thomas – Airport Board Chairman
- Rich Perry
- Dustin Wood
- Don Whitehair
- Kelly Weed

STEVENSVILLE AIRPORT REPRESENTATIVES:

- Shaun Shea – Airport Engineer (MMI)
- Tyler Reed – Airport Engineer (MMI)
- Tim Smead – Airport Manager (via phone)

OTHERS PRESENT:

Marilyn Wolff – Council Representative

1. CALL TO ORDER AND ROLL CALL

- Meeting began at 5:30 PM

2. APPROVAL OF MINUTES

- Minutes from April were approved.

3. CORRESPONDENCE

- None

4. FINANCIAL REPORT

- Tim said they need to do a special meeting on budget, there is too much to take on this meeting. Craig was proposing a meeting the 17th so they can get it updated before the Town's budget. Rich asked Tim how far he was with the budget. Tim said he was still working on it.

5. ENGINEER'S REPORT

- Tyler updated the Board on the Gate project.

6. AIRPORT BUSINESS: DISCUSSION / DECISION

- a. **Budget, Current Value and Expected Expenditures.** None.
- b. **County Commissioner Discussion.** Craig and Tim met with Mr. Chilcot, discussed the possibility of adding County tax revenue to Stevi Airport. Mr. Chilcot was skeptical they would have any luck. He said most likely what would happen is people would be unhappy about the proposal. Even though the County is growing you don't see the revenue for about two years. Tim thought the outcome was good, some good take-aways.
- c. **99's Painting of Runway Verbiage.** Kelly showed the Board some photos of examples of what the 99's can paint on the airfield. There are a couple options. One option is to have the name and elevation painted. The other option would be a compass rose but it would have to be surveyed. The 99's love doing it. They've painted the Lincoln Airport, Poplar, Philipsburg, etc. 99's provide the paint. If it needs to be repainted, they can come back. It should take about an afternoon. Motion was passed to paint the Apron.

- d. **Terminal Building Model.** Craig showed his 3D painted model. It's conceptual. There is an opportunity here, would suggest it goes where the firehall is on the ALP. It would be taller than the SRE building. It would be about \$150/SF. Dusty thinks the Board should focus on the infrastructure and the road needs to be rehabilitated. Rich thinks they need to focus on infrastructure first. Tim mentioned the master plan called for a multi-user water and sewer system.
- e. **Purchase of Millings.** The Airport sold some millings to Mr. Pope. They were sold at \$10/CY. Motion passed to allow the Airport Manager to sell the millings at market price.
- f. **Discussion/Decision: Amendments to Ordinance 104, Chapter 3, Article 2, Sections 3.33 and 3.34.** Craig asked if everyone had reviewed the document and made their changes. Kelly noticed some typos. The Airport Board has had three special meetings about this. Motion passed to send it to legal council for their review to pass it on to Council.

7. OLD BUSINESS

- None

8. NEW BUSINESS

Airport Lease for the Museum of Mountain Flying INC. Marilyn would like to make the motion based on new information. It was from citizen Cindy Brown. The Town Attorney reviewed the lease. The lease agreement was a simple proposal. The proposed airport board changes will be published twice – needs legal review. This means there's nothing unique about this. Cindy – I understand that you're in the mix of modifying/changing. This document is already recorded and a public record. The new lease in October 2021 had a signature line for the Mayor and attested by the Town Clerk. Cindy did not receive the email that the bank was notified. Its deed of trust had been recorded in public record; it is stamped with County Clerk and recorder's office. Cindy said that in reality, you're going to go in front of the Council to make changes June/July and change something that was done in April.

Cindy explained the lease was recorded and the deed of trust was recorded. Tim - part of the issue we have with this, the lease itself. It's very vague. The lease says you can't sublease, it has to be a new lease, etc. The documents themselves are totally confusing. The underwriter asked who is the lessor? The lessor should be The Town of Stevensville. Tim - the current lease on the airport was done in 2015. Dustin asked why is this not at the new lease rate? There are 5 entities paying it. Cindy said because it was a museum and it's nonprofit. Rich asked who owns the building? The building was purchased by Lorenzen and he added sewer and water. Cindy was sick when the recording happened. For the ones at the County, we have to wait until we have the County's blessing. Craig thinks they should follow the lawyer's recommendation. Marilyn recommend they table the airport lease of Mountain Flying by town resident Cindy tabled. Cindy is the title supervisor. They cannot proceed with issuing a title policy. They have a special policy they switched from "fee" to "leaseholder". Craig thinks the decision making is above the control of the Board. Motion to table carried - three yays, one nay (Dusty).

8. AIRPORT MANAGER'S REPORT

- Thursday, a tractor and brush hog will be delivered from Mom's Rental. There has to be some kind of grant out there for parts?
- AWOS. OSI doesn't have a contract. Tim wants to look at the cost to maintain the AWOS compared to the cost to shut it down.
- Received the green light for an Airport Facebook Page.
- Bills are going out this week. Also have 2-weeks of Forest Service Lease to bill out. Tim will take care of Friday.
- Mentioned signage. This may be a good opportunity to come up with a logo with an airplane or something. Maybe the kids/schools could help out.

8. ADJOURNMENT

- Meeting Adjourned at 6:54 p.m.

Next Meeting – Tuesday, June 14th, 2022 @ 5:30 P.M. (Town Hall).