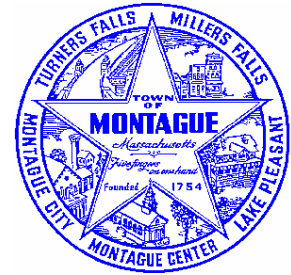


Town of Montague Municipal Airport Commission

Meeting Minutes

September 10, 2012



The meeting was called to order at 7:00 PM in the Airport Admin Bldg.

Commissioners present: David Brule, Keith LaRiviere, Peter Golrick, Mike Sokolosky, Brian Carroll, and Rod Herzig

Others present: Mickey Longo (MANAGER), Brian Smith (GALE ASSOCIATES), Josh Simpson, Bruce Bohonowicz, Bill Bonnette, Richard Kulis, Steve Johnson, Frank Keefe, Kip Miskinis

Keith made a **MOTION** to approve the minutes of 8/13/2012, seconded by Mike, passed unanimously.

GALE REPORT

AIP-11 – Nothing new; AIP-12 – Still open only for Tribal money; AIP-14 – Awaiting FAA PAPI check, getting last minute stuff done; Phase II – On hold until other Tribal issues are resolved, discussion of marking T/W 34 closed so it can be seen from the air – Gale is looking into it; AIP-15 – Nothing new; MassDOT CIP meeting with FAA present tentatively scheduled for 10/12 at 9:30 with 1:30 a second choice. Full report attached.

MANAGER REPORT

Mickey expects to have a draft report on the FAA Release of Land for our next meeting; Doug Harris claims that tree clearing on the hill will be done the last week of Sept.; Clearing on Millers Falls Road complete; Mike to resume Treasurer's duties; Deck 99% complete; Received another noise complaint from Mr. Manning; discussion of insurance issues. The AIP-16 grant was submitted to the FAA by courier. Mike made a **MOTION** to accept and approve a Section 19 letter with updated figures, seconded by Keith, after discussion passed 5-0-1 with Brian abstaining. Full Managers Report attached.

PILOT, TENANT, USERS GROUP, AND PUBLIC COMMENT

Rod recused himself from this discussion. Kip Miskinis proposed a simplified lease with rates on the order of 22 to 28 cents per square foot. The 3.5% increase every year is too much, should be more like every 5 years. \$1,000,000 insurance coverage costs between \$700 and \$900 per year. We need events to cut expenses to the seven hangar owners. There is concern over the \$30 per month per plane and that it continues to increase each year. At least three prospective purchasers have turned away with these rates; we need to set our rates comparable to other airports. Private owners are paying almost 90 cents per square foot – commercial and private should be the same rate. There was a brief discussion of how the solar project is intended to reduce the burden on the aviation users. Josh stated that the rate was 28 cents per square foot at Orange as of 3 weeks ago. Josh claimed that at Orange and Simsbury it only costs between \$93 and a \$100 a month to own a hangar, and that departing tenant Hanrahan sold his hangar to Mike Sweeney's neighbor. We need a rate that will bear the test of the market. Brian Carroll agreed that the commercial rate was too high, but also pointed out that there have been no commercial operators looking for adjustments; that insurance should be in place, and that we have limited opportunities for events. Frank Keefe indicated that at Northampton the rate is the same as a tie-down \$50 a month. Because it is just a hobby for him, it is too expensive to spend \$2 to \$3 thousand a year above the cost of purchasing the hangar. Let's look at the cost per square foot per hangar. Keith suggested that we look at 30 cents per square foot to see what we need from the Town to make up the difference. Rich Kulis indicated that some of the hangars that were built for around \$50K, would now cost around \$100K, he can't afford a new lease. The hangars were specified as "take-down" style hangars so that they can be moved. The insurance cost of \$1,200 to \$1,800 per year is excessive. Steve Johnson would like us to review the terms and conditions of the leases and make them friendlier. He also would like us to consider sending a single bill to each hangar owner each year to avoid confusion over what is owed. This item will remain on the next several Agendas so that the discussion can continue.

COMMISSIONER UPDATES

None this meeting.

9:02 Mike made a **MOTION** to adjourn, second by Keith, passed unanimously.

Respectfully submitted: Peter Golrick

Voted ____ (Aye) ____ (Nay) ____ (Abstain) at an Airport Commission Meeting on: ____/____/____

(Airport Chair Signature)

Documents used:

Managers Report Gale Associates Monthly Update

Acronyms: **FAA** is the Federal Aviation Administration; **AIP** is Airport Improvement Plan; **SHPO** is State Historic Preservation Officer; **THPO** is Tribal Historic Preservation Officer; **FCFC** is the Franklin County Flying Club