

Menomonie Airport Commission
Meeting Minutes
February 19, 2024

The Menomonie Airport Commission was called to order by Mayor Knaack at 6:00 pm on Wednesday, February 19, 2025 in the Council Chambers at City Hall. Commission Members present included: Dr. Dan Johnson, Randy Sommerfeld, Earl Wildenberg and Steven Lee. Kerry McCauley was absent. Others in attendance included: Eric Atkinson (City of Menomonie), David Schofield (City of Menomonie), Darrel Gibson (Gibson Aviation), Reuben Riek and Tim Olson

Knaack asked for public comments. No public comments were received.

Wildenberg moved to approve the January 15, 2025 minutes. Seconded by Sommerfeld. Motion carried.

Sommerfeld moved to approve the January 29, 2025 minutes. Seconded by Wildenberg. Motion carried.

Commission discussed potential adjustments of private hangar lease rates. Knaack noted that he has tasked city staff to identify methods of increasing revenue in all departments and that increasing private hangar lease rates would be one possibility. Schofield noted there are seventeen private hangar leases not including the multi-hangar or the FBO hangar. All are for 20 years and have a lease rate of \$240 per year. The leases allow for periodic lease rate adjustments but no adjustments have been made since at least 2009. Johnson suggested that the adjustments, when made, should be tied to the Minneapolis Federal Reserve Inflation Index. Schofield noted that the \$240 in 2009 dollars was worth \$351 in 2024 dollars. Schofield noted that the current rate works out to approximately \$0.09 per square foot whereas Boyceville and Eau Claire were at \$0.21 and \$0.34 per square foot as of July 2023. Knaack asked Olson and Riek of their opinion on the matter and both indicated that an inflationary increase was reasonable. Knaack asked Gibson of his opinion on the matter and Gibson indicated that the Commission should review lease rates for New Richmond, Osceola, Amery and Siren and that WisBOA does a survey or airport rates that might be helpful. No action taken.

Gibson provided the Airport Manager's Report which included inspection checklists. Gibson noted that UW-Stout will be holding a super mileage event in April. Gibson noted that the runway lights on 18/36 would not turn off, which was repaired by NEO Electric. Knaack asked about fuel prices. Schofield noted that he had reviewed fuel prices on the website suggested by Gibson, 100LL.com, and found that KLUM's prices for 100LL and Jet A were approximately \$0.75 and \$1.12 less per gallon, respectively, than the average of all self service providers within 100 nautical miles. Riek noted that he had recently purchased full service Jet A in Waukesha for only \$0.39 more than KLUM's current self service cost. Gibson noted that KLUM's low prices draw in transient customers. Commission discussed the courtesy car and generally felt that markings should be added to ensure pilots understood which vehicle it was. Atkinson noted that the City recently hired a

communications specialist who could assist with marketing of the airport. Knaack thanked Gibson for the detailed report. No action taken.

The next meeting was tentatively set for Wednesday April 2, 2025. No formal action taken.

Wildenberg moved to go into closed session under Wisconsin Statutes 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified business, whenever competitive or bargaining reasons require a closed session to discuss Gibson Aviation Services, LLC Performance Review. Seconded by Sommerfeld. Motion carried unanimously on a roll call vote.

Sommerfeld moved to reconvene in open session under Wisconsin Statutes 19.85(2). Seconded by Lee. Motion carried unanimously on a roll call vote.

Lee moved to direct Johnson to finalize and send a letter to Gibson Aviation Services, LLC as discussed in closed session. Seconded by Wildenberg. Motion carried unanimously.

Sommerfeld moved to adjourn at 7:33 pm. Seconded by Wildenberg. Motion carried.

Submitted by: David Schofield, Recording Secretary