



Minutes

AIRPORT ADVISORY BOARD MEETING

September 20, 2022

6:00pm

Albert Lea Airport

In attendance were:

Board Members

	<i>Present</i>	<i>Absent</i>
Michael Bowman	x	
Craig Ludtke	x	
Jerry Morstad	x	
Gerald Molkenthin	x	
Chuck Sandager	x	
Darren Schone		x
Paul Stieler		x

Ex-Officios

Steven Jahnke, City Engineer/Director of Public Works
Robert Rasmussen, Councilmen
Jim Hanson, Airport Manager
Jill Steinhauer, Public Works Office Specialist
Matt Wagner, Mead & Hunt
Rob Sims, Mead & Hunt

The Airport Advisory Board meeting was held at the Albert Lea Airport.

Jerry Morstad called the meeting to order.

The past minutes were reviewed. It was noted that Item 3 under Master Plan Study Priorities should be SRE not CRE. Craig Ludtke made a motion to approve the past minutes with correction as noted, Chuck Sandager seconded it. The minutes were approved.

Master Plan Study

Rob Sims gave an update on the Master Plan. The presentation is attached.

The majority of the discussion was about the Airport Layout Plan (ALP). The Master Plan was submitted to FAA but after further discussion with Jim Hanson and the City the ALP has been revised to incorporate a clearway to the end of runway 17. The FAA is considering the clearway, however there are several obstructions that would affect the clearway. They are:

1. Move taxiway lights at the end of runway 17 – These lights could be moved out of the taxiway and to the side to allow for more clearance. These lights are also fairly old and could use replacing.
2. Purchase the land to the north of runway 17 – This purchase would allow for a much larger safety area off the end of the runway. That property is shown on page 8 of the presentation (parcel 19 shaded in yellow). This property is also within the RPZ (Runway Protection Zone), therefore the purchase of the land is eligible for federal funds (95%).
3. Utility Poles to the north west - These poles are large transition poles, it would cost approximately \$300,000 to remove these poles and bury the lines.

Option one is a feasible option to allow for the implementation of the clearway which would gain 1079' of runway without impeding the safety areas. Options two and three could be implemented in the future if needed. Option two will be added to the airport CIP.

Craig Ludtke motioned to approve the Master Plan & alternatives as shown, implementing option one with options two and three as future possibilities if warranted. Jerry Morstad seconded, the Master Plan & alternatives were approved.

Mead & Hunt will resubmit the revised Master Plan to the FAA and will be presenting the plan to the City Council at the October 10, 2022 council meeting.

Tree & Fence Project Update

Albert Lea Tree Service has removed all the trees. Rolling Green Fencing has not started the fence relocation due to the Catex that was required for this project. Rolling Green Fencing will likely not start the project until November, the completion deadline is December 15, 2022.

Pavement Rehabilitation Project

The project was completed by American Road Maintenance. The construction started September 7th and finished on September 18th. The construction went smoothing lasting only 12 days of work with limited full closures.

Fuel Master/Fuel System State Grant

The current fuel system is unreliable. City staff has been researching and working towards getting a new fuel system. A State grant has been approved for the fuel system upgrade, however the City has not officially received the grant. The City will continue to communicate with the state to get this grant executed.

Hangar Rent Rates

The last rate increase was in 2017. The attached spreadsheet shows rates for surrounding communities, Albert Lea's rates are still considerably lower. Hangar rates proposed for 2023 will increase the rates from \$105/month to \$115/month for the t-hangars and \$2080/year to \$2280/year for the larger stand-alone hangars.

Concerns of the current hangar conditions were expressed (door issues and pitted floors). The City plans to perform some maintenance to the hangars including floor repairs, re-roofing and some other minor repairs as needed.


New Business

1. The annual maintenance of the hangars will start next week (September 26th) and last approximately two weeks. An email will be sent to all hangar tenants.
2. Paul Stieler's second term expires at the end of this year, a new board member will be needed. Gerald Molkenthin's first term expires at the end of this year as well, he indicated he would serve another term.
3. The airports minimums have recently been raised, it is believed that an existing tower on the court house is the cause for these changes. Mead & Hunt & the City will be working to identify the cause and resolve the issue to get the minimums lowered (back to what they were).

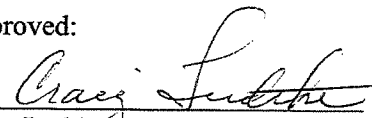
The next meeting will be held **Tuesday, October 18, 2022 at 6:00pm** at the airport.

Michael Bowman made a motion to adjourn, Craig Ludtke seconded it. The meeting was adjourned.

Respectfully submitted,


Jill Steinhauer
Public Works Office Specialist

Approved:


Craig Ludtke
Airport Advisory Board Secretary

Airport Advisory Board

Meeting #13

September 20, 2022



Meeting Agenda

- **Master Plan Status**
- **Clearway**
- **Final Steps**

Master Plan Status



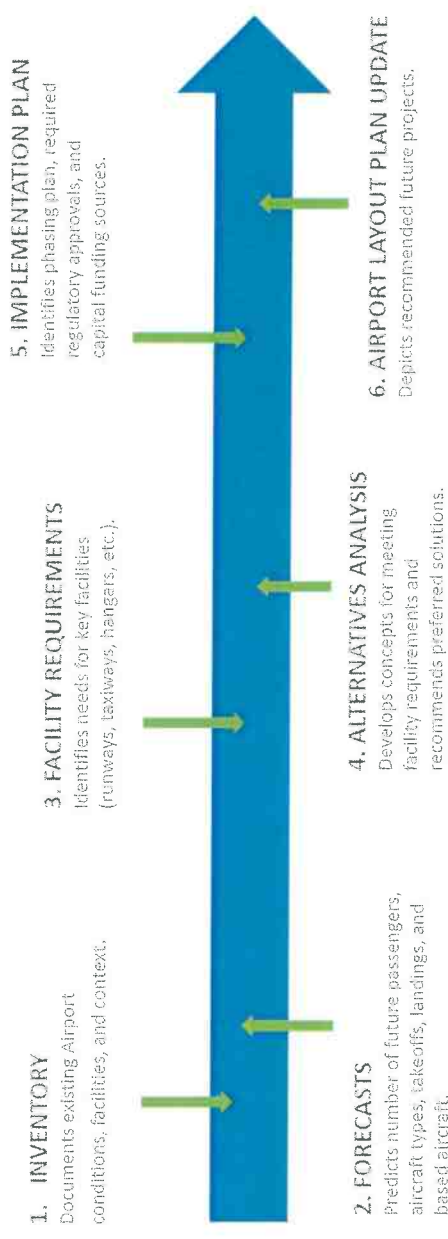
Master Plan Status

✈ Submitted Chapters

- Entire Master Plan, ALP and Exhibit A have been submitted

✈ Outstanding Items

- Clearway meeting resulted in some changes
- ALP and Chapter 4 will be resubmitted

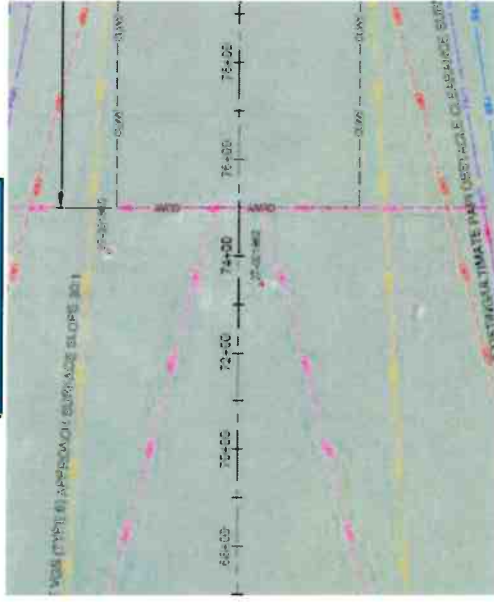


Clearway



Future Clearway Tasks

Obstacle



Land Ownership



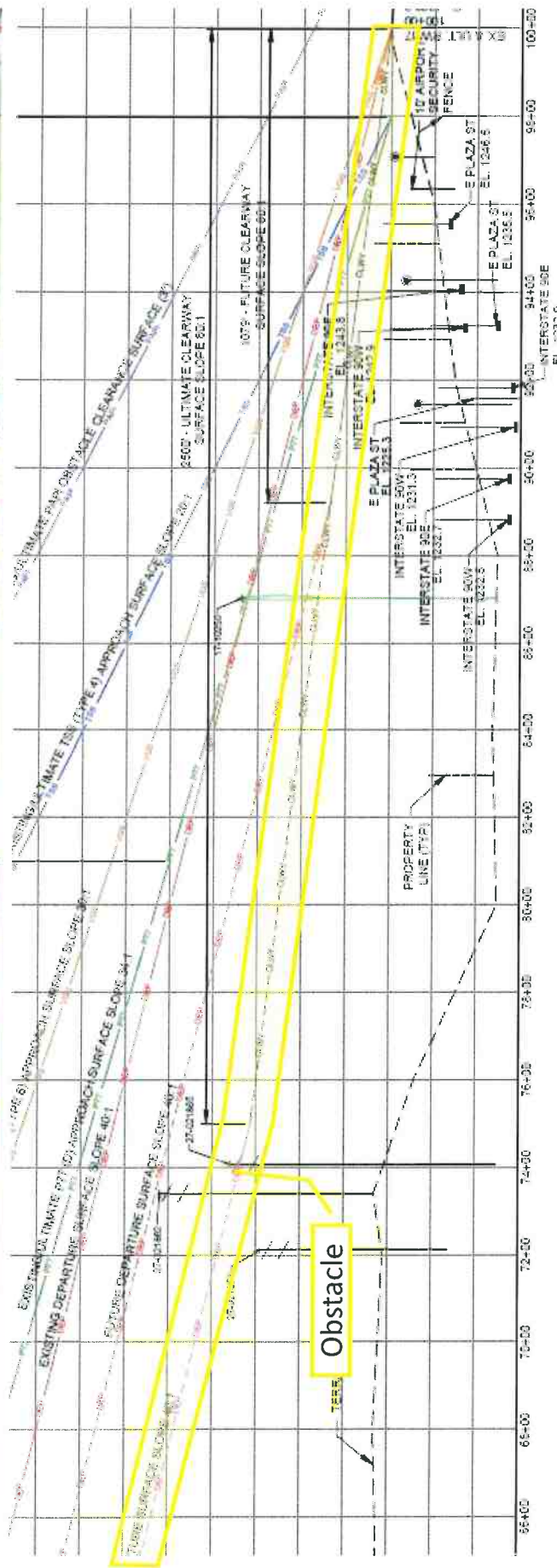
Lighting



- Power lines would need to be buried
- 1,000 feet would be approximately \$300,000 to \$350,000

- Current clearway is on Airport property
- Acquisition or easement would be required for extended clearway
- Acquisition is already shown on old ALP as it includes the RPZ

- Taxiway lights extended beyond the runway edge
- Threshold lights to be relocated



Final Steps



Final Steps

- ✈ **Resubmission of MP and ALP**
- ✈ **City Council Meeting next Monday**

Albert Lea Current Rates (since 2017)

\$105/mo T-hangars
\$2080/yr - larger, stand alone hangars (\$173/mo)

Albert Lea Proposed Rates

\$115/mo T-hangars
\$2280/yr - larger, stand alone hangars (\$190/mo)

Austin

\$145/mo single engine
\$200/mo twin engine
\$245/mo cabin class

Fairmont

\$80/mo north facing doors
\$110/mo south facing doors
\$120/mo north facing doors - hangars built in 2006
\$155/mo south facing doors - hangars built in 2006

Owatonna

\$135/mo - 1995 Hangars
\$170 - \$210 - new hangars

Dodge Center

\$275/mo single engine

Faribault

\$200/mo - older hangar w/ 38' door
\$210/mo - older hangar w/ 42' door
\$285/mo - newer t hangars
\$385/mo - newer/larger hangars