



Owosso Community Airport

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Shiawassee Airport Board

Ron Spicer, Chair—Caledonia Township
Julie MacKay, Vice—Shiawassee County
Richard (Dean) Ebert, Treas.—City of Owosso
Joy Archer—Owosso Township
Becky Smith—City of Corunna
Mona Lisa McLaughlin—Airport Pilot Rep.
Garry Csapos, Secretary—Airport Manager

SHIAWASSEE AIRPORT BOARD

Regular Meeting of November 9, 2023
Airport Terminal

MINUTES

Approved December 14th, 2023

ATTENDANCE:

Roll Call

Members Present

Becky Smith	City of Corunna
Ron Spicer	Caledonia Charter Township
Joy Archer	Owosso Township
Richard Ebert	City of Owosso
Julie MacKay	Shiawassee County
Garry Csapos	Airport Manager/Secretary
Mona Lisa McLaughlin	Airport Pilot Rep.

Members Absent: Becky Smith, Mona Lisa Mclaughlin.

APPROVAL OF AGENDA:

Motion to approve agenda by Dean Ebert supported by Julie MacKay.

Roll Call: - Approved by all present.

APPROVAL OF MINUTES:

Minutes of October 12, 2023 Meeting: Motion to approve by Dean Ebert supported by Joy Archer.

Roll Call: - Approved by all present.

CITIZENS COMMENTS:

a. None.

COMMUNICATIONS:

a. Mona Lisa McLaughlin- Airport Pilot Rep.

None.

FINANCIAL REPORT:

Garry Csapos presented the financial report showing prepaid and unpaid bills of \$3,107.07 for October 2023. A Trial Balance report from the Shiawassee County Financial Administrator was not available at the time of the meeting. The AvFuel credit balance ending September 30th, 2023 was \$70,481.74. Total revenue deposited for the month of May 2023 was \$4,824.73.

Motion to accept the financial report as presented by Dean Ebert and supported by Julie MacKay.

Roll Call: -Approved by all present.

MANAGERS REPORT:

Garry Csapos reported that fuel sales for the month October 2023 is 3,352 gallons. Total fuel sales so far for the year 2023 is 29,278 gallons. On Wednesday October 18th the toilets in the terminal building backed up again. Doug Haskins and Garry Csapos unclogged the line to the septic tank and got water flowing again. On Saturday October 21st the airport hosted a Young Eagles event. It was successful with three aircraft and over 30 young eagle participants. It appears that tree removal operations for the Phase II of the Runway 11 Approach Clearing Project started on October 30th and is proceeding. Operation Good Cheer will be happening again this year and is scheduled for December 2nd. We had two aircraft visit the area and required over night hangar space. One of the two visitors rented the rental car for two days. The Monthly Legislative Report from the MAAE has a section on the Local Airport Revitalizing Program. This is to provide capital to assist general aviation airports with obstruction removal, pavement rehabilitation, fuel facility construction and terminal improvements. Mia Hall gave birth to a new baby boy. We hope to see him at the controls of an airplane soon.

UNFINISHED BUSINESS:

- a. Ron Spicer opened a discussion about topics of interest to board members. Julie MacKay opened the discussion about hangar owners storing things in their hangars but not having any airplanes in them. Ron asked how many hangars are used as storage but no airplanes in them. Garry replied he knows of two private hangars but none of the T-Hangars that the airport rents are being used as personal storage with no aircraft in them. Ron said it is ok with the FAA as long as there is an airplane in there. Garry remarked that this is a problem that a lot of airports have. Usually what happens is that a pilot owns an airplane hangar and over the years he gets too old to fly and sells his airplane. He still owns the hangar keeps stuff in it. This is a command problem that a lot of airports have. Ron asked is the FAA funding affected? Ron explained the FAA says as long as there is an aircraft in there it's ok. Ron said he doesn't know if that involves a private hangar or a public hangar. Garry said he often gets requests to store motor homes or boats in hangars and I always tell them we can't. Julie MacKay asked what would happen if the FAA come out to inspect and we were in violation. We have never had an inspection here since I have had the management position. Dean Ebert asked if there is an approval process before someone can sell a private hangar to someone new. Ron asked if the manager can do some digging and find out if privately owned hangars with no aircraft affect the airport's obligation. Contact MDOT and see how they are handling it. Ron Spicer also asked about some hangar tenants that are behind in their rent payments. Garry said that one particular tenant is substantially behind. Ron said we may have to take legal action. According to our lease we can lock the hangar up. The board members discussed options that could be taken. Ron said that our lawyer says we can't do anything and that the tenant in question has filed for bankruptcy and did not list it. We would have to go back and file against the bankruptcy and that would probably cost us more than the money he owes us. After more board discussion Ron Spicer said we should send him a letter every month. He owes us money and he has a lease. If we don't let him know we want our money he will never pay us. It is our due diligence to collect the money he owes. There may be a statute of limitations of seven years.

NEW AND MISCELLANEOUS BUSINESS:

- a. Ron Spicer said that he has a letter for Rudy the person that want's to temporarily park some vehicles on airport land near his house. He is on vacation and was not available to sign it. We have a draft from our lawyer so we can get with Rudy and get all necessary information. We will have it ready for the next meeting.
- b. Ron Spicer gave each board member some handouts with cost details of the Phase II Runway 11 Approach clearing project. Ron Referred to the blue sheet to look at unit costs and contract costs. The \$61,045.00 was what we originally signed the contract with Alpine Tree Services for the tree removal. After that was signed, they talked with some of the residents who changed their mind from pruning to complete tree removal. Some of this fell into the trees that were previously pruned that the FAA and MDOT agreed to cover. This changed the price of what was originally covered to an additional \$15,710.00 which is in the yellow column. We are waiting to here from MDOT to see if they will now cover that amount. That amount may go up again to \$19,000.00 because of some changes that are not reflected in this document. Long story short our original costs of \$61,045.00 went up to \$67,000.00 and then dropped to \$51,000.00. Our out of pocket went down \$9,000.00 but the coverage amount went up so we are waiting to see if they are willing to

pay for the tree removal. If they don't the \$51,000.00 will go up to about \$70,000.00. We are still within the budget numbers. Ron said he is pretty confident the numbers that are forthcoming will be within the budget. The \$19,000.00 drove up the original cost up over 20%.

CITIZENS COMMENTS:

- a. Rick Musson said he thinks the board is doing a great job!

BOARD MEMBER COMMENTS:

- a. Ron asked if all members that represent the entities have to be elected? Rick responded that in Shiawassee County and Owosso they are appointed. In Ron's township it always has been. The township could decide. The airport board doesn't care as long as someone is appointed from the township. Ron said he will have to look that up. The reason Ron asked is because, on the ambulance and fire department it is specified in the by laws that certain positions have to be elected. Rick said that it has always been the policy of the individual municipality. Here is the reason I ask because at the end of next year I will probably step down from everything. I was trying to find out how we can make it work. I will not run for township. Rick said if it comes up and you need someone to fill in. I am now a property owner in your township. You have at least one volunteer in your township. If the trustees accept that I will be willing to step back in. Rick said that your board would have to accept that. Ron said that he enjoys this but he has the ambulance and the fire department the township along with the airport. It's a lot of work. Rick commented that Ron worked through one of the hardest issues we have had in a long time with trees. The fact that you have seen that through, this airport could ask no more from you. Ron said he enjoyed working with everyone but at the end of next year I am done. The board member discussed how the last couple of years have been. Ron also informed the board the he submitted the airport budget to the county. He said he put 3% in for wages and used the same numbers and has not heard back from them. Rick said there is some more deer sausage. Joy Archer asked in regards to the septic tank. Does it need to be pumped? Is that why there so much trouble with toilets? Ron asked how long has it been since it has been pumped and maybe it should be done once a year. Garry said I can't remember when was the last time but I could look it up. Garry explained that the last time we had Bartz pump it he didn't think it needed it but we had it pumped anyway. Doug and I have devised a long rod made of pieces of PCV. We open the tank and push it in backwards to get it flowing again. Some where between the terminal building and the tank it gets clogged. It works ok at the Café but doesn't work in the terminal. Maybe its paper. Rick said it is something you may want to come out and watch. The board said thanks for the offer but they would pass.

ADJOURN: Motion to adjourn made by Dean Ebert and supported by Joy Archer and all present.

**Sponsor Members: Shiawassee County - City of Owosso
City of Corunna - Caledonia Charter Township - Owosso Township**