

MINUTES OF A REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
ST. LOUIS REGIONAL AIRPORT
October 20, 2022

A Regular Meeting of the Board of Commissioners of the St. Louis Regional Airport was held at the airport administration building #8 Terminal Drive, East Alton, IL 62024 on October 20, 2022 at the hour of 4:30 P.M. On call of the roll, the following Commissioners answered present: Robert LaMarsh, Steve Futrell, Brian Keister, Chris Herzog, Amber Baileygaines, and Dave Wilson were present. Also, present: Airport Director Danny Adams, Accounts Payable Crystal Geisen and Attorney David Livingstone. Commissioner Matt Kelly and Accounts Receivable Denine Anderson were absent.

Guests at the meeting were: Barry Stolz with Hanson, Terri Keister with Bethalto Chamber of Commerce, Julie Kramer with EAA 864, Larry Schmitt, current farmer, Alan Helmkamp, Ken Balsters, Tom Peters with Farmers National, Brain Garkie CMT Inc, Michael Kennedy, Farm Credit, Tim Kruckeberg with Kruckeberg Farms, Jeremiah Grant and David Birk with Teamsters and Laren Zeller Teamster Rep 525.

Commissioner LaMarsh moved to appoint Commissioner Futrell as Chairman Pro Tem. Commissioner Baileygaines seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Herzog-	aye
Commissioner Futrell-	aye
Commissioner Keister-	aye
Commissioner Kelly-	absent
Commissioner Baileygaines-	aye
Commissioner Wilson-	aye

The motion passed by a unanimous vote of the Board in favor.

Commissioner Futrell presented the minutes of the Regular Board Meeting September 15, 2022 and the Special Meeting Minutes for September 27, 2022. Commissioner Keister moved to approve the minutes with a minor change in wording on the special meeting minutes. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Herzog-	aye
Commissioner Futrell-	aye
Commissioner Keister-	aye
Commissioner Kelly-	absent
Commissioner Baileygaines-	aye
Commissioner Wilson-	aye

The motion passed by a unanimous vote of the Board in favor.

Commissioner Futrell presented the financial statements for the fourth month of fiscal year 2022/2023. Commissioner Keister moved to approve the statements as printed. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Herzog-	aye
Commissioner Futrell-	aye
Commissioner Keister-	aye
Commissioner Kelly-	absent
Commissioner Baileygaines-	aye
Commissioner Wilson-	aye

The motion passed by a unanimous vote of the Board in favor.

Commissioner Futrell presented the bills for approval. Commissioner Keister moved to approve the accounts payable. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Herzog-	aye
Commissioner Futrell-	aye
Commissioner Keister-	aye
Commissioner Kelly-	absent
Commissioner Baileygaines-	aye

Commissioner Wilson- aye

The motion passed by a unanimous vote of the Board in favor.

The following bills were paid prior to meeting:

	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
ACE HARDWARE				
	10/06/2022		6274 · 26	23.98
	10/06/2022		6502 · General	26.99
	10/06/2022		6235 · Shop, tools, sm equip	33.58
	10/06/2022		6241 · 1	-48.97
	10/06/2022		6251 · 11	15.99
	10/06/2022		6660 · Cash Discounts	<u>-5.16</u>
Total ACE HARDWARE				46.41
AMERENIP				
	09/27/2022	Bldg # 5 acct 9943966898	6731 · Electric	-110.61
	09/27/2022	bldg # 5 acct 9943966898	6731 · Electric	<u>45.92</u>
Total AMERENIP				-64.69
AT & T				
	10/01/2022		6712 · Cellular	<u>57.68</u>
Total AT & T				57.68
BETHALTO WATER DEPT				
	10/01/2022		6732 · Water	184.21
	10/01/2022		6241 · 1	<u>25.36</u>
Total BETHALTO WATER DEPT				209.57
Charter Business				
	10/01/2022		6550 · Operational Expense	104.96
	10/01/2022		6711 · Office/Internet	<u>252.19</u>
Total Charter Business				357.15
Cheryl Dossett				
	10/06/2022	Band for fly-in	6200 · Fly-in	<u>500.00</u>
Total Cheryl Dossett				500.00
CUMMINS MIDSOUTH				
	10/06/2022		6400 · Maintenance of Equipment	<u>96.75</u>
Total CUMMINS MIDSOUTH				96.75
Delta Dental				
	10/01/2022		6150 · Health Insurance	<u>637.60</u>
Total Delta Dental				637.60
Envision				
	09/30/2022		6150 · Health Insurance	137.67
	09/30/2022		6150 · Health Insurance	25.40
	09/30/2022		6150 · Health Insurance	40.33
	09/30/2022		6150 · Health Insurance	32.68
	09/30/2022		6150 · Health Insurance	31.38
	09/30/2022		6150 · Health Insurance	28.56
	09/30/2022		6150 · Health Insurance	195.00
	09/30/2022		6150 · Health Insurance	358.80
	09/30/2022		6150 · Health Insurance	50.00
	09/30/2022		6150 · Health Insurance	43.17
	09/30/2022		6150 · Health Insurance	112.46
	09/30/2022		6150 · Health Insurance	90.76
	09/30/2022		6150 · Health Insurance	302.00
	10/06/2022		6150 · Health Insurance	<u>100.00</u>
Total Envision				1,548.21
ILLINOIS MUNICIPAL RETIREMENT FUND				
	09/29/2022		6581 · IMRF	<u>6,851.80</u>
Total ILLINOIS MUNICIPAL RETIREMENT FUND				6,851.80
Illinois Public Risk Fund				

	10/01/2022	6145 · Workers Comp Ins	<u>4,653.00</u>
Total Illinois Public Risk Fund			4,653.00
J.F. Electric			
	09/22/2022	6738 · Office Equipment/Furniture	<u>6,291.00</u>
Total J.F. Electric			6,291.00
John Deere Financial			
	10/06/2022	6411 · 10	<u>20.76</u>
Total John Deere Financial			20.76
MGI Risk Advisors			
	09/16/2022	6200 · Fly-in	<u>1,693.00</u>
Total MGI Risk Advisors			1,693.00
Neumayer Equipment			
	10/06/2022	Vault Fuel Tank 6735 · Capital Improvements	<u>10,000.00</u>
Total Neumayer Equipment			10,000.00
PRINCIPAL			
	10/01/2022	6165 · Life Insurance	162.60
	10/01/2022	6160 · Disability Insurance	<u>1,432.45</u>
Total PRINCIPAL			1,595.05
Republic Services			
	10/06/2022	6267 · 25-Allstate 12/21/2017	60.18
	10/06/2022	6268 · 25-Diamond Nails	60.18
	10/06/2022	6269 · 25-Edwards Jones	60.18
	10/06/2022	6270 · 25-T & E Coins	60.20
	10/06/2022	6550 · Operational Expense	<u>205.35</u>
Total Republic Services			446.09
SOUTHWESTERN ELECTRIC			
	09/27/2022	6731 · Electric	<u>9.44</u>
Total SOUTHWESTERN ELECTRIC			9.44
United Health Care			
	10/01/2022	6150 · Health Insurance	8,750.28
	10/01/2022	6150 · Health Insurance	<u>8,750.28</u>
Total United Health Care			17,500.56
VSP			
	10/01/2022	6150 · Health Insurance	<u>194.81</u>
Total VSP			<u>194.81</u>
TOTAL			<u><u>52,644.19</u></u>

The following bills were approved:

	<u>Date</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
AMERENIP				
	10/14/2022		6731 · Electric	<u>4,701.21</u>
Total AMERENIP				4,701.21
AMERIGAS				
	10/14/2022		6235 · Shop, tools, sm equip	<u>48.19</u>
Total AMERIGAS				48.19
AT & T				
	10/14/2022		6711 · Office/Internet	<u>70.16</u>
Total AT & T				70.16
Belle Street Key Service				
	10/14/2022		6251 · 11	<u>98.85</u>
Total Belle Street Key Service				98.85
Bethalto Police Safety Fund				
	10/20/2022		6180-2 · Community	<u>400.00</u>
Total Bethalto Police Safety Fund				400.00
BETHALTO WATER DEPT				
	10/14/2022		6732 · Water	<u>221.42</u>
Total BETHALTO WATER DEPT				221.42

CARD SERVICES

10/14/2022	6180 · Advertising/Marketing	-172.38
10/14/2022	6530 · Office Supplies/Furn/Equip	38.99
10/14/2022	6230 · Uniform	185.41
10/14/2022	6220 · Janitorial Supplies	26.84
10/14/2022	6550 · Operational Expense	995.83
10/14/2022	6265 · T-hangar	148.54
10/14/2022	6722 · Meals	94.98
10/14/2022	6251 · 11	<u>75.11</u>

Total CARD SERVICES 1,393.32

Culligan Water

10/14/2022	6550 · Operational Expense	<u>60.80</u>
------------	----------------------------	--------------

Total Culligan Water 60.80

D & D Tire

10/14/2022	6429 · 26- 2012 Fire Truck	<u>500.00</u>
------------	----------------------------	---------------

Total D & D Tire 500.00

EAA CHAPTER 864

10/14/2022	6200 · Fly-in	<u>2,000.00</u>
------------	---------------	-----------------

Total EAA CHAPTER 864 2,000.00

FIRE SAFETY

10/14/2022	6450 · Fire-Radio Equip	<u>4,091.75</u>
------------	-------------------------	-----------------

Total FIRE SAFETY 4,091.75

Get Logo'd

10/14/2022	6180 · Advertising/Marketing	<u>337.00</u>
------------	------------------------------	---------------

Total Get Logo'd 337.00

Great Lakes Chapter AAAE

10/14/2022	6680 · Dues/Fees	<u>35.00</u>
------------	------------------	--------------

Total Great Lakes Chapter AAAE 35.00

HANSON ENGINEERS

10/14/2022	aln-4840 6177 · 2018 Bond Expense	<u>33,213.38</u>
------------	-----------------------------------	------------------

Total HANSON ENGINEERS 33,213.38

Hearst Media

10/14/2022	6180-1 · Paper/Magazine	<u>202.20</u>
------------	-------------------------	---------------

Total Hearst Media 202.20

J.F. Electric

10/18/2022	6738 · Office Equipment/Furniture	<u>6,291.00</u>
------------	--------------------------------------	-----------------

Total J.F. Electric 6,291.00

Kane Mechanical

10/14/2022	6251 · 11	<u>135.00</u>
------------	-----------	---------------

Total Kane Mechanical 135.00

LOWES

10/14/2022	6251 · 11	<u>60.31</u>
------------	-----------	--------------

Total LOWES 60.31

MCKAY

10/14/2022	6413 · 12	125.60
10/14/2022	6403 · 2	<u>32.61</u>

Total MCKAY 158.21

PART STOP

10/18/2022	6403 · 2	21.98
10/18/2022	6404 · 3	<u>15.14</u>

Total PART STOP 37.12

PETTY CASH-SLRA

10/20/2022	6230 · Uniform	210.24
10/20/2022	6550 · Operational Expense	19.22
10/20/2022	6530 · Office Supplies/Furn/Equip	2.08
10/20/2022	6540 · Vending Expense	<u>67.67</u>

Total PETTY CASH-SLRA 299.21

QUILL

	10/14/2022		6530 · Office Supplies/Furn/Equip	<u>117.81</u>
Total QUILL				117.81
Rydin Decal				
	10/14/2022		6550 · Operational Expense	<u>571.16</u>
Total Rydin Decal				571.16
SAMS CLUB				
	10/14/2022		6220 · Janitorial Supplies	55.24
	10/14/2022		6550 · Operational Expense	59.94
	10/14/2022		6540 · Vending Expense	<u>54.10</u>
Total SAMS CLUB				169.28
SOUTHWESTERN ELECTRIC				
	10/14/2022		6731 · Electric	<u>43.27</u>
Total SOUTHWESTERN ELECTRIC				43.27
Stobbs, Sinclair, & Livingston, LTD				
	10/14/2022		6705 · Legal Fees	<u>2,376.94</u>
Total Stobbs, Sinclair, & Livingston, LTD				2,376.94
Superior Fence & Ornamental Iron Co.				
	10/14/2022	2 12 x8 double gates	6502 · General	<u>7,368.36</u>
Total Superior Fence & Ornamental Iron Co.				7,368.36
Waltco				
	10/14/2022		6235 · Shop, tools, sm equip	<u>183.97</u>
Total Waltco				183.97
Wood River Glass				
	10/14/2022		6426 · 24	41.00
	10/14/2022		6422 · 20	41.00
	10/14/2022		6404 · 3	<u>41.00</u>
Total Wood River Glass				<u>123.00</u>
TOTAL				<u>28,306.47</u>
Debt Service approved: Heartland Bank				
	Bill	10/18/2022	6177 · Bond Expense	240,000.00 240,000.00
	Bill	10/18/2022	7226 · Bond Interest Expense 7227 · Bond Paying Agent	43,575.00 283,575.00
	Bill	10/18/2022	Fees	<u>500.00</u> <u>284,075.00</u>
Total Heartland Bank				<u>284,075.00</u> <u>284,075.00</u>
TOTAL				<u>284,075.00</u> <u>284,075.00</u>

During public participation Tim Kruckeberg with Kruckeberg Farms stated that he would like to see the airport keep it with a local farming company. Julie Kramer with the EAA briefed on the Young Eagles flights, they flew 270 kids and also regarding the F3 Company that the EAA thinks that is sounds like the tv show bar rescue. That maybe at one time the airport needed help but now we have happy employees and it seems that the F3 proposal is all or nothing and it doesn't sound like a real good idea.

Unfinished business:

Discussion and Action was proposed for the farm bids. The bidding process was extended and Director Adams decision remains the same with awarding the bid to Woodland Group for the farming of the airport for the upcoming farming season. Commissioners Keister and Baileygaines would like to see the farming stay local. Commissioner LaMarsh did a bit of research on the Woodland Group and they do have experience within an airport. This is just for a year and let's get through this season and move forward with next year's options. Commissioner Herzog asked our farm manager on his thoughts. Woodland does have experience with airports. Commissioner LaMarsh is going off the Director's recommendation and making the motion to award the bid to Woodland Group. Commissioner Herzog seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Herzog-	aye
Commissioner Futrell-	aye
Commissioner Keister-	no
Commissioner Kelly-	absent

Commissioner Baileygaines-
Commissioner Wilson-

aye
abstain

The motion passed by a majority vote of the Board in favor.

Discussion took place regarding F3 Airport and Director Adams stated this was a hot topic and all staff is not a fan and we can do everything F3 is proposing and this is a huge insult to all employees. Commissioner Baileygaines stated this seems like an overreach. Commissioner Futrell said that we need help with the budget and we need to be proactive and not reactive. Commissioner Keister would like to see committees to help with things like the budget but no one seems to want to be a part of them. Commissioner Futrell would like more information on the consultant portion. Commissioner LaMarsh said they are only managing two airports and that they were desiring to run the airport. There were flaws with past management and we need to give the new director a full year to see how things function as far as budget and the airport and maybe look at just marketing and development. Attorney Livingstone said the proposal looked like management and employees would be F3 employees and additionally questioned whether there was an appropriation for the expenditure in the current budget and appropriation ordinance. This will be an agenda item for November.

Airport Director Adams said that we have received 14 qualified applicants for the position of Assistant Airport Director. The candidate he would like to extend the job offer to has a master degree in airport management and will be able to help with several other roles as far as compliance, FAA regulations and training among other items. Commissioner LaMarsh asked if this person was local? Director Adams stated no but has ties to the area. Attorney Livingstone said board approval is needed for hiring and Commissioner Keister stated they gave Director Adams approval to hire who he thinks would be the best applicant for the airport and the position with Commissioner Baileygaines agreeing. Commissioner Futrell would like to see a resume. Director Adams provided all commissioners with the resume of the potential candidate. Commissioner Futrell stated he supported Director Adams and he is ready to make the job offer. Director Adams advised he would make the job offer.

The airport restaurant has had a couple potential interested parties. Director Adams gave the commissioners a list of items that are fine and items that needed to be replaced or repaired. Commissioner Herzog stated that he thought the board was told it was turn key from prior management. The cooler/freezer is the biggest item that needs to be taken care of. The commissioners gave Director Adams the go ahead to move forward if we have a lease to spend the necessary money. The costs could be 40 to 50 thousand dollars for repairs and or replacements. The Village of Bethalto has a grant that we might be able to recover some of the monies spent.

Discussion took place on real estate appraisals for the following parcels:

- Cedar Street house (appraisal for sale); we are waiting on the FAA approval.
- Audubon Acres "pool encroachment" piece (appraisal for sale); the appraisal came back at \$8,000.00.
- Audubon Acres other parcel to be surveyed (appraisal for sale); the appraisal for this parcel came back at \$8700.00. The potential buyers counter offered the airport. We must sell property at fair market value. The property will be advertised in the paper for sale for any other protentional buyers.

There is no information on the remaining parcels.

- Chiropractor Building (appraisal for sale);
- Restaurant (appraisal for lease); and
- Land between QT and Arby's (appraisal for ground lease).

Attorney Livingstone is still reviewing airport leases. Director Adams is having Attorney Livingstone draw up a lease with Clearway Fiber for a fiberoptic shed on airport grounds. Director Adams will have the lease for next month's meeting.

Attorney Livingstone amended the lease with The Hangar Emporium. Director Adams presented the amendment to Robin the owner did not like the amendment. They want a 5-year lease and want us to pay for things that they have fixed. They also want to separate the spots for leasing. Right now, the airport is not out anything yet and we can put this on hold.

New Business:

The tax levy ordinance was presented to the board for discussion. We can go up to a levy of \$803,000 without having a truth in taxation hearing. Attorney Livingstone is just wanting guidance from the board. This will need to be filed by the last Tuesday in December. Commissioner Keister said we were hesitant to increase the levy in the past. Attorney Livingstone he would prepare two ordinance options – one with no levy increase from the prior year and one with a 5% increase from the prior year’s extension. This will be on the November agenda for more discussion.

The airport received 4 quotes on access controls for the admin building. They range from 32 to 40 thousand. That is more than Director Adams wants to spend as this time so he will look at going a different route.

Contract was not ready from Hanson on the appraisal on the restaurant. We will revisit this next month.

There was some discussion regarding the development of Wayside Estates. A property owner wants to lease an acre for a gas station and hotel. This would potentially interfere with certain provisions of QT’s lease so leasing ground for gas station purposes at that location was not recommended at this time.

The individual that was wanting to build the private hangar has backed out due to the cost that it would be for the real estate taxes.

Airport Director and Joe Case, Manager of the ATCT has completed the virtual assessment for the new tower. It is expected to take 2 years to complete.

Workers Comp bids will be presented next meeting.

Airport Director’s report:

- Air Traffic control statistics for August.
- Other Remarks.

Commissioner LaMarsh stated the weather was perfect and there was some pretty cool planes and the fly in seemed to be an all-around success.

There being no further business to come before the Board, the meeting was adjourned.

Matt Kelly

Robert LaMarsh

Chris Herzog

Steve Futrell

Brian Keister

Amber Baileygaines

Dave Wilson