

**CHICAGO EXECUTIVE AIRPORT  
BOARD OF DIRECTORS  
REGULAR MEETING  
WEDNESDAY – APRIL 16, 2008  
CHICAGO EXECUTIVE AIRPORT  
1020 S. PLANT ROAD  
WHEELING, IL 60090  
6:30 P.M.**

**I. Call to Order and Roll Call**

Chairman Englehardt called the meeting to order at 6:37 p.m. Roll call confirmed the following Directors present: Ahlstedt, Arrigoni, Englehardt, Kolssak, Mendez and Rooney.

Directors Absent: Widmer by prior notification

Also in Attendance Dennis Rouleau – Airport Manager  
Jamie Abbott - Assistant Airport Manager  
Henry F. Paul, Jr. – Finance Supervisor  
Peggy Cooney – Recording Secretary  
Kathy Pradd – Executive Secretary  
Thomas Lester – Airport Legal Counsel

**II. Pledge of Allegiance**

Following roll call Chairman Englehardt lead those in attendance in the Pledge of Allegiance.

**III. Changes to Agenda**

None

**IV. Citizens Comments**

**1. Lou Wipotnik – (Representing) Civil Air Patrol**

- Mr. Wipotnik stressed the importance of continuing with a Civil Air Patrol chapter here at Chicago Executive Airport. He gave both a history and current accomplishments of this Organization. He concluded by requesting both the Board and Staff search for a permanent residence for this chapter at the Airport.

**2. Charlie Boyle – (Representing) Civil Air Patrol**

- Mr. Boyle also spoke on behalf of the Civil Air Patrol. He began by qualifying both the positions he has held with this Organization the past 19 years and the importance of having the Civil Air Patrol presence here at Chicago Executive Airport. He concluded by also requesting the Board and Staff accommodate the Civil Air Patrol with some type of facility located on the Airport. (Note: The Airport Manager responded that Staff would investigate this item and report all updates back to the Board.)

**3. Richard Steinbrecher – Member of Chicago Executive Airport Association (CEAA) and Young Eagles Program.**

- Mr. Steinbrecher thanked both the Board and Staff for their assistance with the Young Eagles Program (to include new badges for its volunteer pilots). He concluded by thanking Administrative Assistant Peggy Cooney for all of her assistance with their organizations throughout the years.

**4. Jim Loerzel – Member of Palwaukee Airport Pilots Association (PAPA) and Airport Tenant / User**

- Mr. Loerzel commented that on behalf of the 220 PAPA Members we would like to also thank Administrative Assistant Peggy Cooney for her assistance throughout the years.

**V. Approval of the Consent Agenda**

A motion was made by Director Kolssak and seconded by Director Arrigoni to approve items on this evening's Consent Agenda to include:

- Item A – Approval of the Chicago Executive Airport Board of Directors March 19, 2008 Regular meeting minutes as presented;
- Item B – Resolution 08-012 – A Resolution authorizing the payment of claims;
- Item C – Resolution 08-013 – A Resolution approving FY 2008 Budget Fund Transfer No. 2 for Chicago Executive Airport;
- Item D – Resolution 08-014 – A Resolution recommending approval of FY 2008 Budget Fund Transfer No. 3 for Chicago Executive Airport;
- Item E – Resolution 08-015 – A Resolution recommending the Adoption of a Sanitary Sewer Connection Policy for Chicago Executive Airport;
- Item F – Resolution 08-018 – A Resolution recommending approval of a Sewer Connection Agreement with Waste Management of Illinois, Inc.;

The motion was unanimously approved by a roll call vote. Aye votes included: Directors Ahlstedt, Arrigoni, Kolssak, Mendez, and Rooney. Nay votes: None. Absent: Widmer.

**VI. Consideration of items removed from the Consent Agenda**

None

**VII. Hearings and Reports**

**A. Treasurer's Report**

Director / Treasurer Widmer was absent this evening by prior notification.

- Director Kolssak inquired as to where Staff received their totals relating to based Aircraft on the airfield. The Finance Supervisor responded by stating the total based aircraft figures are received from the FBO's that are on the Airport.

**B. Airport Manager – Dennis Rouleau Airport Manager reported:**

- Submitted a monthly report for the Board to review
- Reported there was one slot available for the Illinois Aviation Conference if any additional Board Members would like to attend
- Reported there are some seats available at the Airport table for this year's Dollars for Scholars event and to notify Kathy Pradd if you are interested in attending. (Note: Chairman Englehardt responded that he and his family will be attending.)
- Announced there will be a farewell celebration for Administrative Assistant Peggy Cooney on Tuesday, April 29<sup>th</sup>, 2008 at Rocky Vander's Restaurant in Prospect Heights beginning at 4:30 p.m.
- Gave an update on the EMAS project for the Airport to include replacement materials / fencing that will be used
- Announced there will be two Master Plan Coordination meetings scheduled for the following dates: Thursday, April 17, 2008 and Tuesday, April 29, 2008. These meetings will include the Airport's Engineering Firm, Crawford, Murphy and Tilly, Inc. (CMT) and the FAA.
- Commented on possible Strategic Planning meetings for the Airport
- Commented on offering to work with the Civil Air Patrol (CAP) to accommodate them with sufficient space for their chapter.
- Gave an update on the Airport's Part 150 Study
- Commented on the Airport's FY 2009 Budget
- Discussion / update of the Airport's Master Plan Committee
- Reported on the latest User meeting regarding new VFR Departures that would help reduce delays at Chicago Executive Airport
- Discussion of the Northwest Quadrant T-Hangar project to include:
  - Requested the Board offer some type of direction on how they would like Staff to proceed with this project
  - Acquiring bids
  - Code issues
  - Project pricing
  - Leasing of hangars

**C. Board Member's Comments**

- **Director Arrigoni** thanked Administrative Assistant Peggy Cooney for all the years of service she has contributed to this Airport
- **Directors' Ahlstedt, Kolssak and Mendez** had no comments to report on at this time
- **Director Rooney** commented on 16 and VFR Departures, air space design changes and inquired about the potential conflict of them. Both the Airport Manager and the Engineer, Mr. Welker of CMT responded to his inquiries.

**D. Correspondence and Chairman's Comments**

**Chairman Englehardt commented on the following:**

- Responded to the letter written by Airport Tenants Gene Badal and John Doerner and thanking them for their time, effort and participation with the Northwest Quadrant T-Hangar project.
- Read a letter from the Pilot of a Gulfstream 450 that related to adequate runway length and fuel pricing at Chicago Executive Airport.

**VIII. Old Business**

**A. Resolution 08-016 – A Resolution to approve a Fixed Based Operation Net Ground Lease Agreement with Sovereign-Ross, LLC**

- B.** The Airport Attorney reported there were some minor grammar verbiage changes to the contract after his initial review. After some discussion a motion was made by Director Rooney and seconded by Director Kolssak to approve Resolution 08-016 – A Resolution to approve a Fixed Based Operation Net Ground Lease Agreement with Sovereign-Ross, LLC. The motion was unanimously approved by a voice vote.

**IX. New Business**

**A. Resolution 08-017 – A Resolution approving a proposal for Professional Services for Strategic Planning Services with Sikich LLP.**

The Board discussed the cost factor of this project and inquired if the Airport Manager can investigate other alternatives relating to its strategic planning and goals for the Airport. They further recommended the Airport Manager possibly contact the Airport's Public Relations firm to offer assistance on this project. The Airport Manager suggested the Board make a motion to table this Resolution until this issue can be addressed internally. Therefore, a motion was then made by Director Ahlstedt and seconded by Director Rooney to table Resolution 08-017 – A Resolution approving a proposal for Professional Services for Strategic Planning Services with Sikich LLP so the Airport Manager / Staff may investigate alternatives and report any/all updates back to the Board. The motion was unanimously approved by a voice vote.

**X. Executive Session**

A motion was made by Director Kolssak and seconded Director Arrigoni to convene into Executive Session pursuant to 5 ILCS 120/2(c)(11) and (6) to discuss Approval of Executive Session Minutes, Employment, Compensation, Discipline, Performance, or Dismissal of a Specific Employee(s) of the Airport, Probable or Imminent Litigation and the sale or leases of property owned by Chicago Executive Airport. The motion was unanimously approved by a roll call vote. Aye votes included: Directors Ahlstedt, Arrigoni, Kolssak, Mendez and Rooney. Nay votes: None. Absent: Director Widmer.

The Board reconvened to Regular session at 8:34 p.m.

**XI. Action Take from Executive Session**

A motion was made by Director Kolssak and seconded by Director Arrigoni to approve but not release the November 28, 2007 Executive session minutes as amended. The motion was unanimously approved by a voice vote.

A motion was made by Director Kolssak and seconded by Director Arrigoni to approve but not release the December 19, 2007, February 20, and March 6, 2008 Executive Session minutes as presented. The motion was unanimously approved by a voice vote.

**XII. Adjournment**

A motion was made by Director Kolssak and seconded by Director Arrigoni to adjourn the meeting. The motion was unanimously approved by a voice vote. The meeting adjourned at 8:36 p.m.

Respectfully submitted,



Darlene Ahlstedt  
Secretary

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