

## MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, May 20, 2010, at 4:00 p.m., in the Administrative Conference Room at Midlothian City Hall, 104 West Avenue E, Midlothian, Texas.

Members Present: Paula Baucum, Chairman  
Aubrey Price, Vice Chairman  
George Kent, Secretary  
Jim Polewchak  
Kent McGuire  
Gary Richter

Members Absent: Dale Stevenson

Others Present: Andy Biery, Airport Manager  
Tammy Bowen, Airport Operations  
Don Hastings, Manager, City of Midlothian  
Michael Scott, Assistant Manager, City of Waxahachie  
Ray Brindle, Airport Tenant Liaison

Opening: Chairman Paula Baucum called the meeting to order and Andy Biery gave the invocation.

Board Announcements: Paula Baucum wanted to let the Board know that the order of the agenda has been restructured, so that the "Public Comments" agenda item is at the end of the meeting.

### Minutes:

George Kent moved to approve the Minutes of April 6, 2010 as presented; second by Kent McGuire. All Ayes.

Financial Report: A financial report was reviewed by the Board.

Manager's Report: Andy Biery reported:

Airport Operations for the month of April.

Hangar Repairs: Most of the wheels on the hangar doors in row #1 will be replaced because they cannot be greased, and the bearings are completely gone in many of them. We have completed this on two hangars in this row already and made dramatic improvement. Repairs will be made to wheels, tracks and alignment of the main hangar doors to repair settling that occurred during the snow event.

Runway Extension Construction Update: Close to three weeks of progress was lost in May when the dirt sub-contractor filed for chapter 11 protection. Austin Bridge and Road has since released them from their contract, and resumed dirt work operations utilizing Austin Bridge & Road crews and equipment. Expect Phase 4 to begin approximately July 1, versus June 15, with available runway of 3,000 feet. The contractor is still showing a completion date in December versus January.

Hangar Leases: We have begun delivering new lease documents to tenants. Most will be simple renewals. There are a few that do not comply with the old or new conditions of the lease.

Terminal Renovation: TxDOT will be opening bids for our terminal renovation on May 25. They will compile them, and send them to us for our terminal committee to score and rank. Once they are ranked, we will begin negotiations with the top bidder for our project.

Potential Alterations to runway phasing plan: Last month the Board was requested to discuss proposal, and consider ramifications by modifying phases 4, 5 and 6. Tenant feedback would be accepted for one month and the item would be presented for consideration at the May Board meeting.

The change would include modifying phase 4 plans to reduce usable runway from 3000 feet to 2750 feet, enabling construction and completion of the connecting taxiway at midfield during phase 4. This would make the connector available to the runway end during phase 5, to eliminate back-taxi. The construction of the connector in two parts is not feasible. Also, it would include modifying phase 5 to reduce usable runway from 3000 feet to 2750 feet.. The combination of these two phases reduces the number of transverse joints across the new paving surface from 2 to one. The combination of the alterations to phases 4 and 5, allows a complete elimination of phase 6.

Three written comments were received from tenants. There were two tenants in support of the phasing plan change. The Trojan Phlyers was the only tenant who indicated that the change would mean they would have to leave the Airport for the entirety of phases 4, 5, and 6, if amended due to shortened runway. After thorough discussion on this item, the Board agreed that they should try to accommodate the Trojans.

Jim Polewchak made a motion not to change the runway phasing plan that the Airport is currently operating under; second by Aubrey Price. All Ayes.

Final Lease for T-Hangar #1: Andy Biery said that the final lease was modified to include a one year term, and language changes related to maintenance that is allowed in the hangar as requested by the Board at the previous meeting. The end cap units were separated into individual leases. The suggested monthly rent for end caps was \$75. Also, it was suggested that there be a flat rate electrical usage charge to this unit for commercial operation.

Jim Polewchak moved to approve the final hangar lease for T-hangar #1 and the cap storage unit lease; second by George Kent. All Ayes.

Bids to Repair Snow Damage: Andy Biery told the Board that the bids being presented are to replace the awning structure and lighting fixtures on T-Hangar row #1. Three bids were included for these items. The Nay Company's bid was for the amount of \$15,258 Cherokee Construction for \$14,680 and Toney's Welding for \$14,544.09 Andy recommended awarding Toney's Welding the contract to replace awnings in the amount of \$14,544.09 and Estes Electric the contract to replace lighting fixtures in amount of \$1,610.00 The total amount for repairs would be \$16,154.09 Andy said that Tony's Welding has done work for the Airport previously. The total amount received so far from the insurer is \$14,239.20 Once repairs are completed, we will receive an additional \$2,905.80 for the depreciated portion, on our policy for actual replacement cost. The total settlement will be for \$17,145.00 The Board asked that Andy have Toney's Welding put more detail on his invoice.

Aubrey Price moved to approve the bids from Tony's Welding and Estes Electric, not to exceed the amount \$17,144.20; second by Gary Richter. All Ayes.

Public Comments: There were no public comments.

Executive Session: The Board adjourned into Executive Session for a job performance review with the Airport Manager, Andy Biery, as permitted by Texas Government Code Section 555.074, at 4:40.

Regular Session: The Board reconvened to Regular Session at 5:30. No action taken.

Adjournment: There being no further business,

Kent McGuire moved to adjourn; second by Jim Polewchak. All Ayes.