

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, June 9, 2011, at 4:00 p.m., in the City Council Chambers, at Waxahachie City Hall, 401 S. Rogers St., Waxahachie, Texas.

Members Present: Paula Baucum, Chairman
Gary Richter, Vice Chairman
Kent McGuire, Secretary
George Kent
Ray Barksdale
David Box
Kyle Ballard

Others Present: Andy Biery, Airport Manager
Tammy Bowen, Airport Operations
Ray Brindle, Airport Tenant Liaison
Ken Lantz, Partner, Southern Star Aviation

Opening: Chairman Paula Baucum called the meeting to order and Gary Richter gave the invocation.

Board Announcements: Paula Baucum thanked everyone for their support, and words of condolences after the passing of her mother. Ray Barksdale thanked everyone for their kind words and support after the passing of his wife, Carol.

Minutes:

Gary Richter moved to approve the Minutes of May 12, 2011 as presented; second by Kent McGuire. All Ayes.

Financial Report: Andy Biery reported that the Airport is currently 66% through the budget cycle. Year to Date 73% of projected revenues have been collected, and the current YTD expenses are at 64% of plan.

Managers Report:

- a. Operations Report: Andy Biery reported:
 - Airport Operations for the month of May.
 - The Dallas Ninety-Nines have finished painting the compass rose at the end of the taxiway.
 - There were no noise complaints last month, so the signage requesting that airplanes fly further south before turning crosswind seems to be working.
 - The problem with both PAPI's have been identified, and they should have a solution within the next couple of weeks.
- b. FBO Report: Ken Lantz reported that they sold a total of 8,169 gallons of fuel in May. Business has slowed down a bit due to it being summertime, but should start picking back up after the 4th of July weekend. Since the reopening of the runway, Corporate customers have started flying back into Mid-Way.
- c. Tenant Liaison Report: Ray Brindle reported that he has received several comments regarding the discussion on changing the traffic pattern for Runway 18 to non-standard Right Hand. Ray said that they were all opposed to the idea. Also, Ray said that there is a rumor going around about a particular flight school from Arlington that is interested in the FBO business, and several tenants have expressed their concerns.
- d. Turf Runway: Andy reported that there has been no additional contact from the FAA, so as far as he knows, the turf runway has not been approved yet. Mrs. Walker, with Big Q Aviation, sent an email stating that what was suggested would not work for them. An email was sent back to Mrs. Walker a month ago asking for specifics about what does and does not work, in order to get a good idea of what we should be looking for. Mrs. Walker has not replied back yet.
- e. Pancake Breakfast Fly-In: Tammy Bowen reported that six-hundred and fifty-five breakfasts were served, and many more came out just to enjoy what the event had to offer. This year the total out-of-pocket was \$1,460.79. Although the band did a great job and everyone enjoyed the music, the Board agreed that the band is a very big expense at \$750, and asked Tammy to explore other options for next year. Overall, the Board agreed that the event was a big success and was great for public relations. It attracted many people whom have never visited the Airport.

Proposal to change traffic pattern for Runway 18 to non-standard Right Hand: After a lengthy discussion on this item, the Board agreed that the traffic pattern for Runway 18 should not be changed to non-standard Right Hand. Andy Biery said that he and Ray Brindle will continue to be diligent about getting the word out to tenants and transient pilots about voluntary noise abatement.

Insured repairs to terminal roof, terminal door, and entry monument sign occurring on 4/11/11: Andy Biery said that he is still waiting for the settlement amount for all insured damage caused by the storm on 4/11/11. The roll up door on the terminal hangar was replaced per Board action last month. Andy said that he has attached several bids/options for signage replacement. After discussing the options, the Board agreed that if they were going to offer sign slots for Airport businesses, they would rather it be separate from the signage to be replaced at the front entrance. Paula Baucum said that something like that could be considered in next year's budget. The Board asked that Andy keep investigating options including the possibility of obtaining the digital sign that Citizens National Bank is having removed.

Report from the Economic Development Committee: Gary Richter reported that Daniel Benson with TxDOT forwarded a draft of the "Basic Services To Be Provided By The Consultant" document, which addresses the detailed "Scope of Services" for the preparation of the Airport Business Plan. The document will be looked over, cleaned up and presented as a final document in the next two weeks.

Lease Status for Hangar Numbers 3, 6, 11, 13, 14 and 51: Andy Biery reminded the Board that per their direction, letters were sent out back in November of 2009 requiring owners of inoperable (non-airworthy) aircraft stored in the hangars to submit a reasonable timely plan to return their aircraft to flying status, or lose the lease of their hangars. Andy reported that the tenant in Hangar #3 has paid the outstanding balance in full, #6 the airplane has been repaired and has been seen flying, #11 has indicated that the airplane has flown, but he still has yet to meet with him to substantiate airworthiness of the plane. Andy said that the tenant in hangar #11 had elected to take responsibility for his own fire extinguisher inspections, but did not follow up when it was due in April, so the Fire Marshal had to send a letter requesting that it be taken care of by June 15th. The tenant in #13 has completed the maintenance on his airplane, and after he completes some training he will be back in the air. The airplane in #51 has been sold. Andy said that the tenant in #14 was contacted back in 2008 by a previous Airport Manager about his airplane not being airworthy for a considerable period of time, and that he would need to comply with the lease requirement, or vacate. Andy said that nothing was done to follow up, so because the airplane was still not airworthy, he also sent a couple of letters to him in the last year and a half with no progress made on the airplane, and little communication. The Board was in agreement that because the grace period had expired, no progress had been made on the plane, and communication from the tenant has stopped, that it is time to cancel the lease, and ask the tenant to vacate. Andy said that he would talk to the Airport Attorney, Don Stout, before proceeding.

Paula Baucum asked Tammy Bowen if proof of insurance had been received from Mr. Crist for his airplane. Tammy said that Mr. Crist has not responded to any of the emails that have been sent since April, as he would normally do.

Charles Crist, 1903 Alexander Dr., Waxahachie, TX, registered as a speaker, addressed the Board in regards to the proof of insurance being requested. Mr. Crist told the Board that Tammy has never asked him for insurance, and the plane in question is now in parts, and cannot be insured. Tammy explained to the Board that she was requesting insurance on this aircraft because Mr. Crist provided insurance for it last year, and it had expired. Paula suggested that letters be sent certified to Mr. Crist, and asked that Andy and Tammy explore this further, and let them know by the next Board meeting. Mr. Crist asked if there was anything else needed from him for hangar #11. Paula asked if his airplane is now airworthy. Mr. Crist said that the plane has flown. Paula suggested that he address the issue with Andy Biery by showing proof or demonstrating that the plane is airworthy, and to comply with the Fire Marshal's request to get his fire extinguisher certified.

Contract with Vaisala for NADIN Service: Andy Biery explained that NADIN Service is a contract with National Weather Service where the weather from our AWOS gets reported out to pilots while in flight, and the news channels.

Gary Richter moved to approve the maintenance agreement with Vaisala in the amount of \$720;
second by George Kent. All Ayes.

Adjournment: There being no further business,

Gary Richter moved to adjourn; second by George Kent. All Ayes.