

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, January 6, 2009, at 4:00 p.m. at the Mid-Way Regional Airport, 131 Airport Drive.

Members Present: Al Castleman, Chairman
George Kent
Aubrey Price
Glynn Hall

Members Absent: Dale Stevenson, Vice Chairman
Paula Baucum

Others Present: Tammy Bowen, Interim Airport Manager
Chris Dick, Finance Director, City of Midlothian
Don Stout, City Attorney, City of Midlothian
Dave Wheeler, FBO Partner
Ken Lantz, FBO Partner

Opening: Chairman Al Castleman called the meeting to order and George Kent gave the invocation.

Decorum Statement for Board Meetings: Al Castleman suggested that the Board come up with a decorum statement for their board meetings. Al said Lou Jameson, City Secretary of Midlothian, and he came up with a brief statement outlining how the meetings should be handled in order to maintain orderliness. Glynn Hall suggested using the Open Meetings handbook as a guide. The Board agreed with Glynn's suggestion and decided to table this item until the handbook could be reviewed.

Discussion with KSA Engineering regarding proposal with other options for the runway construction phase: Steve Creamer said that he understood that the Board has concerns about the phasing and the closure of the runway during construction. Steve said that basically, with the new option, the first three phases of the construction would be the same. The last three phases would take a little longer because there is a requirement that you must have a safety area between construction and aircraft operations. There would end up being a five hundred foot section in the middle of the runway that would need to be finished, so this would close the runway down completely. Steve said that at that point the taxiway could be used as an alternate landing source, but it is only forty feet wide which would limit the types of aircraft that could use it. The initial proposal gave the Airport four thousand feet of runway with a closure of about sixty days. The new option would give the Airport about three thousand feet of runway, but it would reduce the runway closure down to thirty days. Steve said that the other ramification of this option is that the over all construction time may take another one or two months. The Board agreed that it would be best to go with the new option because it would benefit everyone the most since the runway would be shut down for the least amount of time. Steve stated that the overall project will take about one year to complete.

Executive Session: The Board adjourned into Executive Session to deliberate condemnation of real property as permitted by Texas Government Code, Section 551.072, at 4:25 p.m.

Regular Session: The Board reconvened to Regular Session at 4:37 p.m.

Aubrey Price moved to approve giving consent to the City of Waxahachie and the City Midlothian to take the appropriate steps to begin condemnation procedures on the parcel of land owned by Sid Strebeck; second by Glynn Hall. All Ayes.

Minutes:

George Kent moved to approve the Minutes of December 2, 2008 as presented: second by Aubrey Price. All Ayes.

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

Manager's Report: See attached Manager's report. Tammy Bowen reported:

Completed survey for the FAA inputting tail numbers of all of the based aircraft at Mid-Way Airport to their system. They use this data to reflect the Airport's current status, its infrastructure and the level of activity (measured in terms of based aircraft and operations).

The Hayman, Seal and Finch properties have been closed on. Scott Bryan is still dealing with the Hayes about how the property should be zoned. Scott sent her information about subdividing the property, which was provided by the City of Midlothian. Scott said she wanted to call the City and verify the information herself. The Cities will be starting the condemnation procedures for the parcel of land belonging to Strebeck. Alan Schmidt, Project Manager, TxDOT, said that he expects to issue a notice to proceed with the runway construction June 1st.

Insurance Requirements for Airport Tenants: The Board talked about insurance requirements for aircraft in hangars versus aircraft based on the ramp and whether the Airport should require insurance coverage for aircraft that are being hangared, but are in parts. This item was tabled for further discussion.

Granting John Thompson a waiver for the amount of insurance required to hangar his aircraft at the Airport: The Board decided that Mr. Thompson should be required to have the same insurance coverage that is required of all of the other tenants.

Mark Morgan moved to decline John Thompson's request for a waiver for the amount of insurance required to hangar his aircraft at the Airport; second by Aubrey Price. All Ayes.

Airport Manager Position: Al Castleman said that the selection committee met back in December and selected six applicants out of fifteen. One of the local applicants asked that his name be removed. So there are now five. The next step is to find a date to interview all of the applicants in one day. The out of state applicants will be interviewed by phone and if one of them passes the first interview then airfare, hotel and rental car will be paid by the Airport to have them flown here for a second interview. The final decision will be made by Airport Board.

Extending the term of the Airport FBO Lease Agreement between the Airport Board and Southern Star Aviation: Dave Wheeler explained to the Board that they would like for the Board to consider extending the term of their contract because of the time and money that has been invested in their business. Also, Dave said that the business is trying to procure a line of credit and the bank would like to know that they have more ten months left on their contract. The Board tabled this item until they can review the contract.

Adjournment: There being no further business,

George Kent moved to adjourn; second by Mark Morgan. All Ayes.

MONTH OF JANUARY, 2009 MID-WAY REGIONAL AIRPORT
MONTHLY OPERATIONS AND MAINTENANCE SUMMARY REPORT

OPERATIONS

	<u>SINGLE</u>	<u>MULTI</u>	<u>JET</u>	<u>GLIDER</u>	<u>HELICOPTER</u>	<u>TTL</u>
AC on Airport	67	15	3	7	3	95
Fuel Flow	100LL 3,260	Jet 5,525				

AC Incident/Accident - 0

Number of people on hangar waiting list - 35 / Number of phone inquiries for hangars - 0

MAINTENANCE

Quickway Signs made repairs on sign at entrance of Airport. Bulb blew and caught fire.

Arranged for pick up of old stove and other items that were dropped off at the airport.

Frank from the City garage of Waxahachie had old sweeper removed for auctioning.

Changed pick up schedule for trash from Wednesday to Monday so that we don't have to deal with trash overload anymore.

Purchased and replaced US Flag and Texas Flag.

City of Waxahachie brought out their sweeper and swept between the hangars.

Electrician replaced damaged cable to the door opener on hangar 53. Temporary repairs had been made until a new cable came in.

Repairs were made by Bassco on AvGas truck. Coupler on hose was leaking.

Arranged for someone to set traps in order to help control the problem with wild pigs running across the runway.

Ordered safety light for the top of the tractor. When we take the tractor to the shop for them to attach the light they will also make repairs to a seal that is leaking on the center deck.

Replaced leaky faucets in the terminal building.

Addressed problem with tire on hangar door to hangar 55. Tenant said it seemed like it was going flat every two weeks because it would get where he would need to push on it to get it open.

Arranged for electrician to replace light in back of terminal building. Mario is not able to get to it with scissor lift or ladder.

Repaired door knob on Airborne Imaging's hangar.

Removed cracked and chipped concrete coming out of the very wide expansion joint around Arrae's hangar. Re-poured cement and will be caulking with a sealant when warm enough.