

## MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

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

Members Present: Paula Baucum, Chairman  
Mark Morgan, Secretary  
George Kent  
Jim Polewchak

Members Absent: Glynn Hall, Secretary  
Dale Stevenson  
Aubrey Price

Others Present: Andy Biery, Airport Manager  
Tammy Bowen, Airport Operations  
Ray Brindle, Airport Tenant Liaison  
Boyce Whatley, Mayor, City of Midlothian  
Ken Chambers, Councilman, City of Midlothian  
Chris Dick, Finance Director, City of Midlothian

Opening: Chairman Paula Baucum called the meeting to order and Mark Morgan gave the invocation. Mayor Boyce Whatley introduced Jim Polewchak to the Board.

### Minutes:

George Kent moved to approve the Minutes of July 7, 2009 as presented; second by Mark Morgan.  
All Ayes.

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

Manager's Report: Andy Biery reported:

Airport Operations and Airport Maintenance for the month of July.

The Airport's website is back up and running. The Airport's webmaster passed away at the time when the domain was up for renewal. Gerry Heine with the City of Waxahachie was able to retrieve the site and will be maintaining it for the Airport.

Runway Extension Project: The Hayes property is closed. Strebeck and Thompson signed a Right of Entry and agreement to proceed with construction. KSA Engineers were given authorization by TxDOT to begin the bidding phase. Paula Baucum said that it was time to look at scheduling a ground breaking ceremony.

Airport Development Fundng: A presentation was made to the City of Midlothian during their workshop regarding airport history, master plan, upcoming runway extension and future development. The City is interested in raising revenue bonds to fund further hangar development. The presentation has not been given to the City of Waxahachie yet, but the City Managers are for it and are welcoming the conversation. The City of Midlothian desires to have a joint meeting of the Councils, Airport Board and Economic Developments in the near future, to discuss raising money for investment in airport buildings. Mayor Boyce Whatley commended Andy Biery for doing such a great job at presenting the Airport's vision and being so informative.

Terminal Renovation: A letter was received from Daniel Benson at TxDOT, confirming interest in the project and Terminal funding. Daniel is willing to guarantee funding in the 2011/2012 budget. Andy is trying to get them to fund design in 2010 and begin construct in 2011 because doing so during the runway construction would be most effective. Andy said that RAMP funds can be used to start chipping away at the project.

Bids for replacement of HVAC systems in Airport terminal building: Andy Biery obtained six bids from four different companies. After thorough discussion of the different systems available and the bids presented;

Mark Morgan moved to accept the Airport Manager's recommendation to accept the bid from Brad Wrzesinski Refrigeration for \$22,416. to replace the HVAC system in the Airport terminal building and to approve the amount of \$1,800 for the electrical service; second by Jim Polewchak. All Ayes.

Bids and various solutions to drainage problems on T-hangar row #1: Andy Biery obtained six bids with various solutions to drainage problems on T-hangar row #1. After thorough discussion of the different options and the bids presented;

George Kent moved to approve accepting the bid from Circle 4-B Welding and Fabrication in the amount of \$23,500. plus permit fees to correct the drainage problems on row #1 of the T-hangars; second by Mark Morgan; All Ayes.

Ownership of airworthy aircraft policy as related to hangar leases: Andy Biery said that there are ten to fifteen airplanes in hangars that have not flown for at least one year and several have not flown for five or six years with the possible likelihood of never flying again. Andy said that if the Airport wants to be supportive of the financial security of the FBO and the Airport's future, it would be in everyone's best interest to make sure that the few hangars that we have contain airplanes that are capable of flying. If they aren't flying, they don't buy gas or maintenance and they don't generate operations, which is what the federal government uses to determine whether or not the airport should be eligible for improvement projects like expansions. Paula Baucum suggested opening a dialogue with these tenants to find out what their intentions are and what can be done to help them get their airplanes flying again or to help get them sold. There was a consensus with the Board, that as a general rule, they would like to see working and operating aircraft in the hangars generating income for the local business people.

Modification/adoption of Airport Rules and Regulations: Andy said that the primary purpose for bringing this to the Board's attention was because a date cannot be found when both of the Cities last adopted the Airport's Rules and Regulations. Andy had asked the Board at the last meeting to review the Rules and Regulations and approve them as written or propose an amendment. They would then be sent to the City Councils for their approval. Paula Baucum suggested that Andy send emails to the entire Board asking them to send any changes that they recommend within two weeks so the changed document can be reviewed at the next Board meeting. This item was tabled until the next Board meeting when all Board members could be present with their opinions.

Bids for portable backup generator: Andy said that the purpose of the generator would be to provide backup power to the box hangars so that the doors could be opened during power outages and backup power for the Terminal building so that the FBO could continue doing business. This item was tabled until the next meeting so that Andy can do a little more research.

Adjournment: There being no further business,

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