

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, April 6, 2010, at 4:00 p.m. in the Administrative Conference Room at Waxahachie City Hall, 401 S. Rogers St., Texas.

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

Members Absent: Jim Polewchak

Others Present: Andy Biery, Airport Manager
Tammy Bowen, Airport Operations
Doug Barnes, Director of Economic Development, City of Waxahachie
Thomas R. Montgomery, Fire Marshal, City of Midlothian
Ken Chambers, Councilman, City of Midlothian
Jonathan Farmer, Design Engineer, KSA Engineers
Andrew Branca, Reporter, Waxahachie Daily Light

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

Board Announcements: Paula Baucum wanted to make the Board aware that Ennis is moving forward with the plans for a new Airport.

Public Comments: There were no public comments at this time, however, the following people were present making comments regarding the Airport Hangar Leases during Board discussion of this item.

Carol Walker, Airport Tenant
Pete Setian, Airport Tenant
William Fuller, Airport Tenant
Charles Crist, Airport Tenant

Minutes:

George Kent moved to approve the Minutes of March 2, 2010 as presented; second by Dale Stevenson. 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 March.

Storm Water Pollution Prevention Plan: The SWPPP has been put in place, and both the monthly and quarterly inspections were conducted. The results of each were forwarded to TQEC for fling. This should conclude the matter of the previous violation, and now requires a diligent program of continuous monitoring and documenting going forward to remain in compliance.

Runway Extension Construction Update: We will be displacing the north end of the runway by 500' on Monday of next week, moving into phase 3. The estimated completion date of the project right now is January 10, 2011.

Approach for Runway 18 update: Based on a conference call between KSA, TXDOT, and FAA on Tuesday March 30, TxDOT is to provide a letter ASAP indicating that the obstructions that existed previously have been removed as a portion of the current project (power line, trees, barn, silo) and execute a memorandum of agreement with the FAA to begin design and an engineering review for the approach to Runway 18.

Potential alterations of runway construction phasing plan, phases 4, 5 and 6: Andy Biery told the Board that they might be asked to consider modifying the phases in which the runway extension project is completed, at the next Board meeting. Andy said that he would like to get input from the tenants and businesses at the Airport before considering the change. Jonathan Farmer from KSA Engineers explained to the Board that the plan is to modify phase four and 5 to accomplish the 500' paving portion scheduled for phase 6, in each of the preceding phases. This would reduce the overall runway length available during phases 4 and 5 from 3,000' feet to 2,750'. The benefits would be that during phase 5, a connecting taxiway would be available to the south end of the usable runway, the paving portion of the project would not be a part of phase 6, reducing the length of time of overall closure by about two weeks, and it would give the airport greater flexibility of runway use in extenuating circumstances if necessary during phase 6.

Airport Terminal Building Renovation RFP Packet: Andy Biery told the Board that the RFP presented was drafted by TXDOT, and reviewed by the Terminal Committee and purchasing agent from the City of Midlothian. The purpose of the RFP is to solicit interest and pricing proposals for pre-construction management and pricing for construction management of the terminal renovation project. The RFP will be released for bids immediately upon approval of the Board. The Board agreed that the plans should be posted in the terminal building in order for the Airport tenants and businesses to view them and make suggestions and comments.

Gary Richter moved to approve moving forward with the Terminal Building Renovation RFP; seconded by Aubrey Price. All Ayes.

Airport Hangar Leases: Andy Biery said that the leases attached to the packet are the four leases previously discussed by the Board. All of the changes that were accepted have been inserted and the ones that were not were removed. The leases have been reviewed by Don Stout, Airport Attorney. The wording related to maintenance activities is as agreed with Fire Marshall Tom Montgomery. Tom Montgomery was present to go over the history of actions and conversations that have occurred over the years, related to maintenance in the hangars. After a lengthy discussion between the Board, Airport Manager, Midlothian Fire Marshal and tenants present to speak:

Dale Stevenson moved to approve the blank T-Hangar Lease Agreement for Commercial Unit #1; Fixed Base Operator Limited Services, as presented, with the change to 2(a), removing the word "scheduled" and 2(b), removing "as described in FAR 43/App.A(c),as discussed; second by George Kent; All Ayes.

Gary Richter moved to approve a T-Hangar Lease Agreement for Commercial Unit #1; Fixed Base Operator Limited Services, to Bill Fuller, for a one year contract; second by Dale Stevenson. All Ayes.,

Aubrey Price moved to approve the blank Box Hangar Lease Agreement (sprinklered), as presented, with the changes to 2(a) and 2(b), removing (See attached Exhibit A) and (See attached Exhibit B) and adding verbiage to the fifth paragraph of page one regarding storage of relative support equipment, as discussed; second by Gary Richter and carried by a vote of 5-1 with Dale Stevenson in opposition.

Dale Stevenson asked that the records show that he is opposed to the leases saying that the hangars are leased solely for the storage of airworthy aircraft. Andy Biery reminded everyone that this was addressed at the last Board meeting. The verbiage was added to that paragraph stating that, " Any exceptions to this policy will be decided on a case by cases basis, and only specific temporary exception is provided by written authorization of Airport Manager". The Board agreed that they want to be flexible with unusual situations.

Gary Richter moved approve the blank Box Hangar Lease Agreement, (non commercial, non sprinklered), as presented, with the change to 2(a), removing (See attached Exhibit B), as discussed; second by George Kent and carried by a vote of 5-1 with Dale Stevenson in opposition.

George Kent moved to approve the blank T-Hangar Lease Agreement, (Airport Tenant), as presented; second by Gary Richter and carried by a vote of 5-1 with Dale Stevenson in opposition.

Future Dates for Regular Airport Board Meetings:

Dale Stevenson moved to approve changing the regular Board meetings to the second Thursday of each month, at 4:00 pm; second by George Kent. All Ayes.

Insurance Settlement for Structures Impacted by the Snow: Andy Biery told the Board that the report has been received from the engineering services. All of the bids have been sent to the insurance adjuster, but we have not received the insurance settlement yet. Andy said that once we have the money, we will be ready to consider the bids for repairs. This item was tabled.

Adjournment: There being no further business,

George Kent moved to adjourn; second by Dale Stevenson. All Ayes.