

## MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, December 1, 2009, at 4:00 p.m. at the Mid-Way Regional Airport, 131 Airport Drive.

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

Others Present: Andy Biery, Airport Manager  
Tammy Bowen, Airport Operations  
Ray Brindle, Tenant Liaison  
Chris Dick, Finance Director, City of Midlothian  
Doug Barnes, Director of Economic Development, City of Waxahachie  
Ken Chambers, Councilman, City of Midlothian

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

Board Announcements: There were no Board announcements.

### Public Comments:

Carol Walker, Big Q Aviation, registered as a speaker, stated that she has been pursuing with the FAA, the idea of a letter of agreement, to address the liability issues related to the glider operations. Mrs. Walker informed the Board that their school is still growing. They are adding another airplane to their fleet and will be obtaining a waiver to start towing banners.

### Minutes:

George Kent moved to approve the Minutes of November 3, 2009 as presented; second by Aubrey Price. 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 November.

**Animal Concern:** On 11/16/2009 at 1005, Challenger 300 N300KH had to brake hard to avoid hitting a coyote on the runway. This animal has caused numerous other concerns, and did not flee from human presence. On Sunday Nov 22, this animal was eliminated by Arial patrol under permit granted to Airborne Imaging.

A letter was mailed on November 15<sup>th</sup> to Lessees with inoperable aircraft and long-term subleases, asking them to advise the airport of their plans to buy aircraft or bring their aircraft to flyable condition. Three written responses have been received to date. They will begin diligent work to get them flying in short term, with one moving out mid-December and one selling his airplane.

There is a potential for asbestos abatement in the old dwelling on the Haman Property. Andy is still working with TxDOT, KSA and the cities to determine what direction to take. TxDOT has advised initially that they are unable to participate in costs associated with abatement. We are still working that angle. Also working with City managers to determine how to pay for it if TXDOT does not participate.

Strebeck Condemnation proceeding has occurred and an award has been settled. Both sides intend to dispute, but the award will be deposited with the court, and possession of land will take place immediately. Our appraisal was \$250,000, Strebeck's was \$450,000. The court awarded \$405,000.

A Ground Breaking Ceremony will need to be scheduled for the runway expansion. Both Chambers recommended not having the function on a Saturday, due to schedules for local officials. Paula Baucum suggested waiting until January to have it, since everyone will be busy in the month of December.

The pre-construction meeting for the runway expansion is scheduled for Dec 4 at 2pm. All Board members are being encouraged to attend. All of the affected adjacent landowners have been notified.

Nominations for an Economic Development Sub-Committee: A team of three individuals was requested to assist the airport manager on a long term basis in developing strategies to address individual leads on a case by case basis, working with local agencies such as Economic Development, to see private investment and development at the Airport occur. Chairman Paula Baucum opened the floor for nominations for an Economic Development Sub-Committee:

Jim Polewchak moved to nominate Gary Richter, Dale Stevenson moved to nominate Paula Baucum and Gary Richter moved to nominate Jim Polewchak; George Kent moved that the nominations cease and that they be elected by acclamation. All Ayes.

Report from the Terminal Building Renovation Sub-Committee: Jim Polewchak said that the committee has discussed options on what to do with the initial monies. The committee discussed sprinkler systems, elevators and a restaurant for the Airport. Jim said that there will be funds left over from the runway expansion project and the committee is hoping that the Cities will agree to let the Airport use those funds for the terminal building project. Jim said that TxDOT will rough out a kitchen area for a restaurant, but the grant will not cover the equipment. Southern Star Aviation has submitted a proposal for the restaurant. If the Board decides to go that route, Southern Star Aviation will need to come up with some funds to complete the kitchen area. Jim stated that the biggest thing would be to get both of the Cities to make a commitment to the three year project. In 2012 the Cities would need to be able to come up with \$70,000 each in order to complete the project. The Board supports the idea and knows that it will better the likelihood that the Airport will become self-sustaining by creating rent opportunities and additional revenues for the Airport.

Bids for back-up power generator:

Jim Polewchak moved to approve the purchase of an IMD 31KW back-up power generator; second by Gary Richter. All Ayes.

Mid-Way Airport Hangar Waiting List Policy and Application: The Board requested a change on the second page of the "Hangar Waiting List Policy", paragraph 2, to add the word "Board" reserves the right... Andy Biery stated that everyone currently on the waiting list will keep their current position.

Aubrey Price moved to approve the written "Hangar Waiting List Policy and Application" with the amended change; second by George Kent. All Ayes.

Mid-Way Airport T-Hangar and Box Hangar Leases: It was suggested by Andy Biery to compare our leases to the other Airport leases provided and make recommendations for changes before the next meeting, so that a draft of a new lease document may be prepared for consideration in January. Also, Andy asked that the Board consider the option of longer term leases. Andy said that there have been some tenants to make this request. A copy of the Airport leases to be reviewed by the Board was given to Charles Crist, as he requested.

Office Space for Austin Bridge and Road: The Board agreed that allowing the FBO to lease the conference room will help add some revenue to the FBO during the period when fuel sales will suffer most and it would make interaction between the Airport Manager and contractor much more convenient. The Board also agreed that the meeting should continue to be held at the Airport somewhere.

Jim Polewchak moved to approve allowing Southern Star Aviation to lease the Airport conference room to Austin Bridge and Road during the runway construction phase; second by Aubrey Price.  
All Ayes.

Airport Strategic Plan and Visioning: Paula Baucum asked that this item be placed back on the agenda for the January meeting, giving the Board more time to complete the questionnaire and get them back to Andy to compile for review and discussion.

Adjournment: There being no further business,

Paula Baucum moved to adjourn; second by Jim Polewechak. All Ayes.