

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, May 5, 2009, at 4:00 p.m. at the Mid-Way Regional Airport, 131 Airport Drive.

Members Present: Al Castleman, Chairman
 Dale Stevenson, Vice Chairman
 Mark Morgan, Secretary
 George Kent
 Aubrey Price
 Glynn Hall

Members Absent: Paula Baucum

Others Present: Andy Biery, Airport Manager
 Tammy Bowen, Airport Operations
 Ray Brindle, Airport Tenant Liaison
 Don Hastings, City Manager, City of Midlothian
 Chris Dick, Finance Director, City of Midlothian
 Ken Chambers, Councilman, City of Midlothian
 Vernon Mitchell, FBO Partner
 Joann Livingston, Reporter, Waxahachie Daily Light

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

Minutes:

George Kent moved to approve the Minutes of April 7, 2009 as presented; second by Aubrey Price.
All Ayes.

Glynn Hall said that he had not received a progress report concerning the issue with glider operations as requested in the April meeting nor is it on the agenda for discussion. Andy said that there has been conversation on the topic, but a resolution hasn't been reached yet and any conversation has been copied to the Board members. Andy stated that after the Executive Session, the Airport will be able to take near immediate steps to have a program to move forward. At this time nothing has changed.

Aubrey Price asked that Andy Biery send the Board weekly progress reports by email in order to keep them informed on what is going on at the Airport.

Financial Report: A Financial Report was reviewed by the Board. Andy Biery told the Board that next fiscal year the funds in the line item numbers 5431, 5432 and 5433 will be defined better and will be distributed to other categories.

Manager's Report: See attached Manager's Report. Andy Biery also reported:

There have been a total of ten hogs removed by live trapping since the last meeting instead of 5 as reported in the Manager's Report.

The company that does the auctions for the City of Waxahachie will be out here Friday morning to take a look at the fuel truck, tug and fork lift. Andy stated that by the next Board meeting, almost everything that is in our yard for disposal will be gone.

Mrs. Hayes has agreed to meet with the City Attorney, Andy Biery and a couple of City officials tomorrow at 1:00 at the City of Midlothian concerning the purchase of the Hayes property. She has agreed to be helpful in the process knowing that the Airport already had a contract signed by her husband.

The final hearing for the Strebeck parcel will be on June 23rd. Once that has occurred twenty days will need to pass for appeal. After that TxDOT will be able to take the first step to put the construction phase out for bid.

RAMP Projects completed at the Airport recently was an addition of a drainage structure to the berm where the road curves coming in from Hwy 287 to prevent erosion. Also, several things have been done to the newest box hangars including adding gutters in order to resolve some leak issues. There were two lightning strikes on the ramp this last month. One was six inches deep and a foot across. Mario filled the hole with asphalt. None of the other areas were significant enough to worry about.

Types of chemicals and timing of application for wild hog and erosion control: Andy Biery presented a written plan (Midway Regional Airport Soil Conservation Wildlife and Land Management Plan) to the Board which is a plan that he developed to address the areas of greatest concern where erosion has already taken place or to provide a system for prevention in those vital areas of drainage control and aircraft operations areas. Andy said that the causes of erosion at the Airport are from lack of binding weaved vegetation, significant topographic elevation changes and the burrowing of wild pigs. Andy said that the places where it is worst is in the real soft dirt down around the gullies around the drainage structures, down either side of the runway and at the ends of the runways with all the lighting. Andy stated that the most likely cause of all of this is from the hogs burrowing for the worms and roots. Andy said that the good news is that the new lighting system that is coming with the runway expansion will go off at night. The lighting will then be pilot controlled by radio. Right now the lights stay on continuously. They attract bugs. Andy stated that most of the questions that he has gotten have been related to the types of chemicals that would be used and worries about allergies and the use of poisons. Andy said that he had five different companies to provide him with a game plan. They were all very similar. First would be to begin an aggressive seeding and fertilizing program to establish dense coverage of Bermuda grass in the vital areas of the airport where erosion is already present and then selectively eliminate non-desirable competitive species (weeds and wild hogs) with chemical treatments for worms and plants with bulb type roots. Andy said that he divided the Airport into five different zones of descending critical importance as it relates to the need to prevent the presence of erosion or where the presence of wildlife presents a problem. Of all the chemicals that are contemplated to be used, it is the grub control that would cause any concern. Andy stated that there is not any cause for concern for humans, but animals that would graze on the ground could get sick from it. Andy said that golf courses use this chemical. Everything else being use would be very mild chemicals. Andy suggested that the chemicals not be applied until after the balloon festival. Dale Stevenson pointed out to Andy that once the construction for the runway expansion begins around October of this year, there will be equipment running in and out of the Airport causing erosion temporarily. They will be widening and extending the runway, therefore, some of that would get torn up. Andy feels that it is in the Airport's best interest to go ahead and kill the bugs along the sides of the runway and in the areas where hogs are being trapped. Aubrey Price said that a report from Texas A & M said that you can kill the worms and the weeds, but they will start eating the grass or anything else that is there. Aubrey stated that he feels that it is a waste of Airport money. Ken Chambers asked if there has ever been an accident where a plane hit a hog on the runway. The comment was made by several people that they have never heard of an accident, but there have been reports of pilots seeing them on the runway and there is real potential for an accident to happen. A question was asked about whether there is any environmental information about the chemicals that will be sprayed. Andy stated that the chemicals would be applied by a licensed dealer and used per the label. It is a land management plan that is he feels mirrors 99% of every farm and ranch in Ellis County and at least 60% of all households are applying the same products and chemicals at home. Al Castleman said that he senses a real reservation about using the insecticide down the sides of the runway. Andy said that the removal of the insecticide would reduce the overall cost by about half. The cost would be about \$130 per acre to apply. Al said that an alternative would be to go ahead and encourage the grass to grow, eliminate the weeds and get the runway lights to go off at night (pilot controlled). Dale Stevenson said that his opinion is to trap and shoot the pigs. Aubrey Price said that he agrees. Andy said that at minimum the Airport should start seeding Bermuda grass, fertilizing the grass that exists and get the pilot controlled lighting repaired. The Board agreed with Andy and felt that they should hold off on putting out chemicals.

Authorization to obtain three bids from design build firms for terminal building renovation: Andy Biery said that by now everyone should have reviewed the five year plan that he put together which should help effectively utilize the funds that are available to the airport each year. The purpose of the Ramp grant is to use it for small capital improvements and maintenance of the airfield, airport grounds and the terminal facility. There are some very major projects taking place over the next year and for the next three years in which the budgets are already in place. Andy said that over the next three to five years there will be little need for the Ramp money that comes from TxDOT because the Airport will be getting all new pavements and new lighting through the expansion project. Almost all of our needs will be met, yet there will still be Ramp grant money available to the Airport from TxDOT for 50% of eligible project costs up to \$50,000 each year. Andy said that he has been reviewing Airport Board Minutes dating back to 1999 and it has been contemplated eight or nine times to renovate the terminal building and open a restaurant. Andy said that floor plans and funding was approved in 2003, but nothing ever happened. Over the next three fiscal years there will be close to \$300,000 to spend in which 50% would be reimbursed by the State. Andy suggested to the Board to let him hire three design build firms to take his suggested architectural concept and sketch the floor plans, elevations and give us costs that meets our budget criteria. Dale Stevenson told Andy that there has also been some discussion over the last few years about the development of a new terminal building on a new sight. Andy feels that the Airport is a little early for the development of a terminal building on a new sight and that the Airport should reserve that sight to build a new terminal that would meet our needs in ten years from now. Andy feels that the current terminal building has the capacity to serve our needs and is being underutilized right now. Andy said that he would reserve about 20% of Ramp funds for Airport maintenance and the rest would go towards renovating the building. Andy's plan would be to start renovating the second floor this year by finishing out the walls and floors and putting in new mechanics like air conditioning. Andy stressed that the Airport would need to act fast because Ramp funds for this year must be spent by the end of August. Don Hastings suggested that he contact the purchasing agent with the City of Midlothian to make sure that the standard State procedures in terms of the design build are met.

Aubrey Price moved to approve expenditure of up to \$5,000 to obtain three bids from design build firms for a terminal building renovation; second by Glynn Hall. All Ayes.

Ground Leases: Andy said that he was approached recently by a company that would like to build a hangar at the Airport. After reviewing Minutes from previous Board meetings he got the feeling that there are some reservations relating to ground leases. Andy said that before he spends the time working up a presentation to the Board with a potential developer he would like to hear from the Board on how they feel about ground leases. Aubrey Price reminded the Board that they had given Beorn Ledger approval to do a ground lease and the request was turned down by the Cities. Al stated that the Board only recommends to the Cities and the Cities make the final decision. Ray Brindle said that the big issue is who controls what and the money that is coming in. If the Cities build the hangars there would be a lot more income coming in once the notes are paid off, but the Cities don't have the capital to build more hangars. Ray said that allowing ground leases bring more planes and planes use more fuel. Andy said that the Cities have already established the criteria for those desiring to build facilities on the Airport, which is in the Airport's Minimum Standards and the Board has the ability to make recommendations to the City Councils. Don Hastings said that he is not sure that the Cities have ever definitively addressed this question. Don said that both Cities are indebted to things like water, sewer, roadways, drainage infrastructure, etc... There is a lot of debt on the table and the Cities are not really anxious to absorb more, but there has always been the question of using revenue bonds to build hangars. Don stated that the City would definately like to discuss this more because if there is demand for more hangar space, we should get them filled up. The Board agreed that they would be open to the above options including ground leases.

Executive Session: The Board adjourned into Executive Session at 5:35 p.m. to discuss personnel matters as permitted by Texas Government Code, Section 551.074, regarding the Airport Manager.

Regular Session: The Board reconvened to Regular Session at 6:42 p.m. No action taken.

Use of permit to eradicate nuisance/destructive animals over Airport property, requiring discharge of firearms from aircraft by Arne Vaseden: Aubrey Price told the Board that he has about one-thousand hours of experience with a company that he flew for previously. Aubrey said that what they would do would be to apply for a permit from the State of Texas that will allow them to fire shot gun rounds out of a helicopter to control animals. There is a form to fill out and they would need the land owner's permission. The helicopter would be flying very early in the morning, usually about ten feet in the air directly above the animal. Aubrey said that the hogs will be buried or they can be donated. Andy Biery said that his authority in this matter is summed up in Rule 58 in the Airport Rules and Regulations concerning recreational activities, which gives him the authority to grant permits. Andy said that he is seeking guidance from the Board relating to the significance of the problem and the method of dealing with the problem. Andy said he would like a motion from the Board giving him authority to sign the form giving them permission to do this. Andy said that the police departments, game warden, sheriff department, surrounding land owners and both Cities would be contacted and made aware of our intentions. The Board suggested that Andy talk to the City Managers to get their input. Ray Brindle suggested putting out temporary NOTAMS when the time comes. Ray suggested to table this item until the next meeting in order to have time to notify everyone and get everyone's input and comments. This item was tabled until the June meeting.

Adjournment: There being no further business,

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