

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, November 6, 2007, 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
Glynn Hall

Members Absent: Aubrey Price
Paula Baucum

Others Present: Cam Fearis, Airport Manager
Tammy Bowen, Airport Operations
Ray Brindle, Airport Tenant Liaison
Carl Wessels, Finance Director, City of Waxahachie
Michael Scott, Assistant Manager, City of Waxahachie
Doug Barnes, Economic Director, City of Waxahachie
Ken Lantz, Partner, Airport FBO

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

Minutes:

Mark Morgan moved to approve the Minutes of October 2, 2007 as presented; second by Dale Stevenson. All Ayes.

Minutes:

George Kent moved to approve the Minutes of October 16, 2007 as presented; second by Glynn Hall. All Ayes.

Financial Report: A Financial Report was not available for review. Carl Wessels announced that he will be leaving the City of Waxahachie for a position with the City of Lancaster on December 3. Carl stated that he has submitted an application to the City Council hoping to become a member on the Airport Board one day, since he will no longer be an employee with the City of Waxahachie.

Manager's Report: Cam Fearis reported:

- a) There was a total of 18,375 gallons of fuel sold in October.
- b) The last new box hangar has been leased. There is no more space for new aircraft. There is a continuing demand for more hangars.
- c) There is also a need for more ramp space. A request has been submitted to the FAA to procure funding, but all of the funds are being utilized on the runway expansion for right now. It would be 2011 or 2012 before funds would be available. Cam suggested looking for other ways to fund that project.
- d) Mario has been working on several lighting issues with the hangars by changing bulbs, photocells and ballasts.
- e) All three rows of hangars were sprayed for spiders a couple of weeks ago.
- f) The Airport received the waiver for the aerobatic box last week.
- g) Debby Standefer with the DFW Summer Balloon Classic is working on putting together a balloon festival to be held at the Airport on June 20th thru 22nd next year.

Reducing Rate on Box Hangar #54: Matt Webb with We Fly Ads asked the Board to consider leasing the community hangar they are currently in to them at a reduced rate of \$700. a month. Currently the Airport is generating \$647. for the four planes and the rent on that hangar is \$787. There is no room to fit more aircraft in that hangar. Matt stated two of the four planes belong to We Fly Ads. Matt said that there are no services available from the airport to move the aircraft in and out of the hangar and it is very hard for the other tenants to move his aircraft when they want to fly. We Fly Ads currently flies approximately forty hours a month and the other planes fly about three hours. Matt said that if it was easier for the others to get out, the other tenants might fly more. Matt stated that he would continue subleasing hangar space to the current tenants at a reduced rate of \$155. a month and would make sure that the other tenants would be able to get out when needed. Board Member Glynn Hall did not vote on this item since he flies for We Fly Ads.

Dale Stevenson moved to approve the proposal from We Fly Ads to lease hangar #54 at reduced rate of \$700. a month until the end of the fiscal year (September 30, 2008) and then the rate would revert back to whatever the current rate is at that time; second by George Kent. All Ayes.

Postponing Rent Increases for the Second Row of T-hangars: Al Castleman stated that he felt that it would be a show of good faith if the Board postponed the rent increases for the second row of T-hangars. The Board agreed. Cam Fearis told the Board that he would take care of writing a letter to the second row of hangar tenants to inform them of the postponing of rent increases.

Glynn Hall moved to approve postponing the rent increase for the second row of T-hangars until the drainage issue gets fixed; second by George Kent. All Ayes.

Arrae's Request to Add a Second Story Climate Controlled Storage Area to Their Hangar: Ray Brindle told the Board that a building permit has already been obtained.

Dale Stevenson moved to approve Arrae's request to build a second story climate controlled storage to their hangar (B10) as proposed in the blue prints furnished to the Board; second by George Kent. All Ayes.

Airborne Imaging's Request for Another Paved Parking Area with Embedded Tie Downs: Cam Fearis stated that if the Airport could find money to extend the existing ramp area South all the way to Airborne Imaging's taxiway it would open up a bigger taxiway for larger aircraft on the South side and it would give Airborne additional parking for their aircraft as well as smaller aircraft. Cam said he feels like this would be a better solution than building a 50 x 100 foot pad for Airborne to park one airplane on. Cam said that if the ramp were extended it would be asphalt and if a pad is poured it would be concrete. Cam said that if ramp money could be used for the pad if there is money left over after the drainage problem is fixed. This item was tabled until the Board could get a firmer price on the drainage project and the cost of a ramp extension.

Indemnity Agreement between Sardis Lone Elm Water Supply Corporation and Mid-Way Regional Airport: Carl Wessels said that Sardis Lone Elm Water contacted him because the new box hangars had been built over some of their water lines. Sardis is asking that the Airport sign this indemnity agreement, which basically says that the Airport agrees to hold Sardis harmless against all claims that may arise against Sardis in connection with that portion of the water line below the hangar. Carl said he contacted the Airport attorney, which contacted Sardis Lone Elm's attorney. Both of the attorneys were able to come to an agreement after some revisions were made to the Indemnity Agreement.

Mark Morgan moved to approve authorizing Chairman Al Castleman to sign the Indemnity Agreement between Sardis Lone Elm Water Supply Corporation and Mid-Way Regional Airport; second by Glynn Hall. All Ayes.

Solutions for Drainage Problems in the Second Row of Hangars: Steve Tunnell with The Nay Co. presented the Board with a bid for extending the roof over the hangars totaling \$48,855. Steve stated that it would be a seven-foot extension of the roofline, which includes the overhang. Steve said that it would be after the first of next year before he could start the project. Steve told the Board that he cannot guarantee 100% that this will fix the entire problem, but The Nay Co. felt like this was the best way and least expensive. This item was tabled until Cam Fearis has talked with KSA about talking with a civil engineer on this project.

Elections of Officers: This item was tabled until the next Board meeting because there were only four Board members present.

Other Business: Carl Wessels wanted to make the Board aware that Cam Fearis is being paid 3% commission on the new box hangars and he would like to discuss the hangar commission more in depth as a item on the Agenda during the next meeting. Carl wanted to make sure the Board knew what was going on with the numbers.

Carl wanted to restate what he said at the last regular meeting that the only reason that the fuel trucks were in the original FBO agreement was because the trucks were already here and it was not the intent of the agreement that the Airport would provide a fuel truck to the FBO. The agreement states that a 1967 Dodge Fuel truck and a 1977 GMC truck tank are provided for fuel storage.

Cam Fearis told the Board that while visiting with Andrew Pena the other day he remembered Juan buying door operators for the paint shop that were fire proof. The wiring on the opener has never been hooked up. Cam said he got an estimate from the electrician to wire up the opener and he said it would cost the Airport \$2,350. since it has to be explosion proof. The materials alone are about \$1,800. Cam said that the amount is within his limits, but he wanted to make the Board aware that sometime during the first of next year he is going to have the electrician come hook it up.

Al Castleman told the Board that he was reading the Airport's Minimum Standards and Requirements and he noticed a page where it talks about required insurance for businesses at the Airport. Al stated that he is a little concerned that some of the businesses at the Airport might not have enough insurance to meet the requirements. Al asked Cam to check with each of the businesses at the Airport to make sure that they all meet the requirements. Carl Wessels said that it would be nice if the Rules and Regulation and Minimum Standards and Requirements could be downloaded to the Airport's website.

Ray Brindle told the Board that the Fire Marshal had been out and inspected all of the hangars recently. Overall the inspections went well. There were a few concerns about some of the hangars that contained household items, which would just add fuel to a fire. Those tenants will be getting letters.

Executive Session: This item was tabled until next months meeting because there were only four members present.

Adjournment: There being no further business,

Dale Stevenson moved to adjourn; second by Al Castleman. All Ayes.

