

## **MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES**

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, October 2, 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  
Aubrey Price  
Glynn Hall

Members Absent: George Kent  
Paula Baucum

Others Present: Cam Fearis, Airport Manager  
Tammy Bowen, Airport Operations  
Ray Brindle, Airport Tenant Liaison  
Carl Wessels, Finance Director, City of Waxahachie  
Frank Viso, Economic Dev. Director, City of Midlothian  
Dave Wheeler, Partner, Airport FBO  
Ken Lantz, Partner, Airport FBO

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

Minutes:

Mark Morgan moved to approve the Minutes of September 4, 2007 as presented; second by Dale Stevenson. All Ayes.

Financial Report: A Financial Report was reviewed by the Board. Carl Wessels stated that the Airport will end the year with an eight to ten thousand dollar surplus. The expenditure for the new box hangars ended up being \$922,000. Carl said that there was quite a bit of infrastructure that was done to get the Airport ready for the expansion of six more box hangars at a later date. Carl said he made a presentation to the City of Midlothian for half of the cost. Cam Fearis asked the Board to consider putting Mario, the Airport Maintenance employee, on as a regular full time City employee with benefits. Cam said that if it cannot be done now that he would like them to consider it for the next budget.

Manager's Report: Cam Fearis reported:

- a) There was a total of 17,251 gallons of fuel sold in September.
- b) There will be a meeting Wednesday with the TxDOT project manager and the City of Midlothian regarding a roadway that will need to be built once property is purchased from Mrs. Haman and Mrs. Seale for the runway expansion. This will be to provide them access to their properties. A Grant was signed last week for TXU to purchase the property for the power line relocation.
- c) The FBO hangar door has been repaired. Mario has been working on several lighting issues with the hangars by changing bulbs, photocells and ballasts.
- d) The City of Waxahachie has been coming out when requested to sweep the ramp and taxiways.

- e) Cam stated that he is waiting on more proposals for the drainage issue with the second row of T-hangars. The Nay Company is supposed to be giving some ideas on how to resolve the issue. KSA gave the Airport an opinion of probable project cost totaling \$92,825. Cam said that he is talking with some building people to see if guttering the hangars would work. The Board had a lengthy discussion on this issue. The Board agreed that this issue needs to be taken care of as soon as possible. A Special meeting was called for in two weeks, on October 16<sup>th</sup> inviting the KSA Engineers, The Nay Company and anyone else that would be interested in doing the project and/or might have ideas on how to resolve this issue including the tenants in those hangars.
- f) A quote was obtained to have the hangars sprayed for spiders. It would cost \$260. a month to spray one row of T-hangars, which means all of the T-hangars would get sprayed once a quarter.
- g) Carl Wessels suggestion for building a wash rack was to have the Airport's engineers draw up specs and bid the project. Cam stated that Ramp funds could be used for this project, but the first priority would be to take care of the drainage issues.
- h) The tenant that occupies one of the new box hangars recently purchased a Merlin aircraft and it does not fit. Based on the specs on the hangar and the specs on the aircraft it should have fit, but because of a grade from the door to the edge of the taxiway it drops the nose raising the tail too much. A solution is trying to be worked out.
- i) Still waiting on review of application for an acrobatic box.
- j) Cam told the Board that the tenants in box hangar 54 are currently paying slightly different rates. Cam asked the Board for permission to re-adjust the rates by how much square footage each plane occupies. The Board gave Cam the authority to adjust the rates to make it equitable and notify the tenants of the new rates.

Height Hazard Zoning: Cam Fearis said that he got a call from one of the planning directors of TxDOT. He told Cam that since the Airport is expanding the runway and redoing the approaches that it is necessary to do a new Height Hazard Zoning Ordinance. This establishes what can or cannot be done within the boundaries of the Airport. The last one that was done was in 1991.

Need for a New AvGas Truck: Cam Fearis said that the FBO feels strongly that based on their contract, the Airport is to supply the AvGas truck. The FBO told Cam that it has been a big maintenance issue for them. Cam said that his opinion is that the truck could last a few more years and suggested budgeting some money every year for the repairs. Carl Wessels told the FBO that the trucks were thrown in the contract because they were already at the Airport. Carl said that is why the contract specifically says a 1967 Dodge truck, not that the Board will provide the fuel trucks. Cam suggested having Bassco come out and give an estimate on what it would take to put the truck in good dependable condition. Dave Wheeler suggested talking to someone about trading the two inoperable trucks that have been sitting around for years and the one being used currently for a truck in good condition.

Dale Stevenson moved to appoint the FBO and Cam to contact the company in Fort Worth that refurbishes fuel trucks to get the cost of a good dependable truck after the trade of the three fuel trucks; second by Aubrey Price. All Ayes.

The Board asked that this be done by the Special meeting on October 16<sup>th</sup>.

Decrease in Arrae's Hangar Rent for Hangar B10: Due to the fire suppression system equipment that was placed in their hangar for the new box hangars,

Aubrey Price moved to approve a \$40. per month decrease in Arrae's hangar rent for hangar B10; second by Mark Morgan. All Ayes.

Paying for Water and Sewer Hookups for Hangar B6 and B10: Al Castleman said the plumbing company was at the Airport doing the plumbing for the Trojan Phylers' hangar last week. The original bid was for about \$2,700. if they did it while they were already here at the Airport doing the hookups for the Trojans. Because it was going to be another week before a meeting Al said he called three other Board members to get approval to go ahead and have the work done. Cam said he discovered that they were running the lines east and west fifteen feet from the building and the contractor didn't realize that the Airport would be adding more hangars there at a later date. This caused the amount to double because of the amount of pipes and ditching they would need to do. The cost was \$5,460. Cam told the Board that this project is eligible for Ramp money.

Dale Stevenson moved to approve making Al Castleman's decision to go ahead and pay for the water and sewer hookups for Hangar B6 and B10 retroactive; second by Aubrey Price. All Ayes.

Executive Session for a Job Performance Review with the Airport Manager: This item was tabled until the next meeting because two Board members were not present.

Other Business: Ken Lantz suggested to the Board to find a way to communicate with the tenants about what is going on at the Airport. There was the suggestion of a monthly newsletter. Tammy Bowen told the Board that she could have the web master post the Minutes on the Airport's website. Dave Wheeler told the Board that the Airport web site has a place where tenants can email the Airport/FBO employees if they have questions or concerns. The Board felt that making use of the web site like that was a good idea. It was suggested to make the tenants aware that this is available and what the Airport's email address is in the next tenant letter.

Frank Viso stated that he was present at the meeting to make the Board aware of a group of people that are interested in developing on the west side of the Airport. Cam Fearis told Frank that he has been talking with the group called Legacy. Cam said that they are interested in developing a residential area on the west side of the Airport for corporate aviation people with a taxiway that adjoins the Airport's parallel. The group has a contract on the property, which they plan on closing on in December. Cam stated that Legacy wants to work with the Airport and do what is best for the Airport.

Ken Lantz suggested that because the Airport is going through an expansion the Cities should consider reviewing the Airport Directory that contains the ARF code, which states that there are certain equipment and distance that is required for fire protection with 121 and 135 aircraft operators.

Dale Stevenson stated that there will be a grand opening/ribbon cutting ceremony on November 10<sup>th</sup> for the Trojan Phylers' new hangar.

Dale Stevenson asked Carl Wessels if he ever checked on whether or not their hangar would come under the umbrella policy of the Airport for insurance since it will belong to the Airport upon completion. Carl stated that the City would be getting with Dale in the next day or two to verify that they will be putting the hangar on the Airport Boards insurance policy.

Adjournment: There being no further business,

Mark Morgan moved to adjourn; second by Dale Stevenson. All Ayes.