

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held March 8, 2011 at 6:00 PM

Present: Michael Ancona	Chairman
Greg Martin	Vice Chairman
Paul Dickerson	Secretary
Gary Chesney	Treasurer
Joe Bob Pierce	Commissioner

Staff: Chris Collins
Mary Barnett-Johnson

Guests: See Attached

PUBLIC COMMENTS

Mr. Don Lewis expressed his excitement for the improving weather and all of the aviation events that will be coming this Summer and Fall.

Mr. Larry Griffin addressed the Commissioners regarding the American Red Cross Lease. He stated that he did not favor letting the American Red Cross out of their Lease Agreement. It would be similar to handing a bill to the taxpayers for the construction of their office suite.

REPORTS

Minutes

Minutes were presented for the February 8, Meeting for approval. There being no changes to the minutes, motion was made and seconded to approve the minutes as presented. Upon roll call vote, all were in favor.

Treasurers' Reports

There being no concerns with the Treasurer's Reports, motion was made and seconded to approve the Treasurer's Reports as presented. Upon roll call vote, all were in favor of the motion.

Bills for Approval

There being no questions or concerns with the Bills for Approval, motion was made and seconded to approve the bills as presented. Upon roll call vote, all were in favor.

CORRESPONDENCE

Mr. Collins presented an invitation to the Jefferson County Chamber of Commerce Annual Dinner scheduled for Friday, April 1, 2011 at the Holiday Inn.

Koziara Terminal Suite “B”

Chairman Ancona altered the Agenda so that Mr. Scott Jannings of the American Red Cross could be accommodated. He began by stating that the American Red Cross made some tough decisions by vacating their local office at the airport. The Commissioners denied a request for forgiveness of remaining rent back in the Fall, but would they accept a reduced lump sum payout as specified in a letter submitted on February 25, 2011. Mr. Jannings went on to state that he would like to end the relationship on a good note. Chairman Ancona thanked Mr. Jannings for coming and that a decision would be made after an Executive Session.

OLD BUSINESS

New Hangar

Mr. Collins provided an update on the construction of the New Community Hangar. With the exception of the floor coating and the bathrooms, all interior work is complete. Ameren crews recently installed the gas line and meter. The electrical contractor is preparing to install the electrical conduit. Mr. Collins introduced three change orders for consideration. Change Order #1 is for painting of the sliding hangar door frame and end jambs. He noted that this situation was unseen by all involved. The current frame is unprepared steel and the end door jambs are primer color. Both need attention. Mr. Collins asked for approval of Change Order #1 in the amount of \$1110. Motion was made by Commissioner Martin and seconded by Commissioner Chesney to approve Change Order #1 with Lipps Construction to paint the sliding hangar door frame and end jambs. Upon roll call vote, all were in favor. Change Order #2 is for an upgrade to the gas furnaces. Plans called for the furnaces to be suspended by chains. Mr. Collins stated that he did not feel comfortable with the chains and all tradesmen on site agreed that something needed to be done. The simple solution was to convert the chains to all-thread steel. Total cost for the conversion was \$1120. Mr. Collins asked for approval of Change Order #2. Motion was made by Commissioner Chesney and seconded by Commissioner Dickerson to approve Change Order #2 with Black & Sons Construction for additional labor necessary to hang the furnaces with all thread instead of chains. Upon roll call vote, all were in favor. Change Order #3 is for application of an industrial floor paint on the hangar floor. Two estimates were presented, one from Lipps Construction and one from Sheridan Concrete. The estimate from Lipps Construction was for \$23,900 and included two applications of a gloss white Sherwin Williams Industrial Floor Paint, preparation and painting of the center floor drain grates, excavation of large cracks and filling with concrete epoxy, and all necessary preparation work. The estimate from Sheridan Concrete was \$23,800 and included all necessary preparation work and application of two coats of white epoxy paint. Crack repair was estimated at \$2 per lineal foot. Discussion ensued and the Commissioners agreed that because the Lipps estimate included excavation and repair of large cracks, their estimate was more favorable. Motion was made by Commissioner Chesney and seconded by Commissioner Dickerson to approve Change Order #3 with Lipps Construction to paint the hangar floor at a total cost of \$23,800. Upon roll call vote, all were in favor.

Surplus Equipment

Mr. Collins presented information regarding a 1993 Ford 9030 Versatile Tractor and Erskine 8' Snow Blower for the Commissioners to consider. The equipment was purchased new in 1993 for a total cost of \$74,379. Mr. Collins noted the tractor was purchased with an attached flail type mower. After several seasons, Airport Maintenance determined that the flail mower was too costly to maintain due to uneven terrain. The mower was sold several years ago. Airport Maintenance does not use the tractor because it is too heavy for mowing. The Erskine Snow Blower is not utilized due to its only being effective in certain conditions. Mr. Collins stated that neither piece of equipment has been used since he has been at the airport. Research using various internet resale sources as well as discussing with a local equipment specialist yielded the following: the tractor is utilized heavily in feed lots, nearly all have an end loader attached, and a high side price is \$48,000 and a low side price is \$29,500. Most tractors on the internet have high hours. The airport's tractor has only 2125 hours. Mr. Collins determined that because the tractor does not include an end loader attachment, but has low hours, an average cost should be approximately \$35,000. He suggested an auction reserve price of \$35,000 for the Ford 9030 Versatile Tractor. The Erskine Snow Blower was purchased for \$5567 in 1993. A call to the OEM produced a MSRP of \$8995 for a 2011 model. The OEM representative suggested a auction price at 50% of the new value due mostly to age. Mr. Collins suggested an auction reserve price of \$4000 for the Erskine Snow Blower. Using the reserve figures, Mr. Collins asked for permission to declare the tractor and snow blower as surplus items and auction them via eBay. Motion was made by Commissioner Martin and seconded by Commissioner Dickerson to declare the 1993 Ford 9030 Versatile Tractor and Erskine Snow Blower surplus. Upon roll call vote, all were in favor.

NEW BUSINESS

2010 Aviation Report

Mr. Collins presented the Annual Aviation Report for the Calendar Year 2010. Total operations increased 3.75% over 2009 (21,254 in 2010 and 20,456 in 2009). There were 42 aircraft registered at Mt. Vernon Outland Airport as of December 31, 2010. Mr. Collins stated that three aircraft were sold and another two were relocated to other airports due to owners living in those communities where new "T" Hangars have been built recently. Mr. Collins noted that he was surprised that total operations showed a slight increase despite the rising costs of aviation fuel. He attributed the increase to the "Team MVN" members on the field (SRT Aviation, Grandma's Landing, Air-Evac, and Leland Widick) as a drawing factor as well as the many aviation events like the Midwest LSA Expo and monthly breakfasts. Mr. Collins read a report from FAA Administrator Randy Babbitt. Mr. Babbitt predicts a rebound in General Aviation on the horizon. Two bright spots are evident: Business Jets and Light Sport Aircraft. Mr. Collins stated that with SRT Aviation and the Midwest LSA Expo, Mt. Vernon Outland Airport is positioned very well for the future. Another bright spot is the jet operations to date. As of March 8, 2011 there have been 38 jet operations. Over the same time period of 2009, there were 26 jet operations.

Koziara Terminal Suite “B”

The Agenda was altered to accommodate an out of town guest. This line item appears prior to Old Business.

OTHER BUSINESS

Mr. Collins asked for the Commissioners to approve an ad in the upcoming Jefferson County Chamber of Commerce’s annual map of Mt. Vernon/Jefferson County. The small ad with the Chamber’s vendor Community Link will cost \$295. Mr. Collins noted that he felt the airport should support the Chamber in this endeavour since the Chamber always is supportive of the airport and that the airport had an impressive two page highlight in the recent Visitor’s Guide (at no cost). Motion was made by Commissioner Martin and seconded by Commissioner Dickerson to spend the \$295 with Community Link for the Jefferson County Chamber of Commerce Map ad. Upon roll call vote, all were in favor.

Mr. Collins outlined another difficulty with the Jet A Mobile Refueler. The two inboard tires on the rear were in poor shape and when maintenance called a local tire company to service the tires, it was determined that work could not be completed for safety reasons. All six wheels are the old split-rim technology and due to recent accidents in the region, tire companies refuse to work on the split-rim wheels. Mr. Collins noted that he was concerned about the potential liability the airport faces when the truck is used daily to fuel expensive aircraft. In order to correct the problem, Mr. Collins was forced to shop for new solid wheels and tubeless tires. Stan the Tire Man provided the cheapest tire price while a bargain was found on wheels in Mulberry Grove. Labor was provided by Airport Maintenance. Mr. Collins asked the Commissioners to approve the total cost of \$2145 for purchase and installation of six new wheels and tires on the Jet A Mobile Refueler. Motion was made by Commissioner Chesney and seconded by Commissioner Martin for the \$2145 total cost for new wheels and tires. Upon roll call vote, all were in favor.

EXECUTIVE SESSION

Upon returning from Executive Session, Chairman Ancona provided a decision on the discounted Lump Sum payout offer requested by the American Red Cross. Since Mr. Jannings was not in attendance when the Commissioners returned to open session, Chairman Ancona directed Mr. Collins to submit the following response via e-mail: *The Mt. Vernon Airport Authority respectfully refuses the offer submitted by the American Red Cross and will not accept anything less than the full amount specified in the Lease Agreement.*

There being no further business to discuss under Other Business, no further items for discussion on the Agenda, and no items to be taken from Executive Session, motion was made and seconded to adjourn the meeting. Upon roll call vote, all were in favor and the meeting was adjourned.