

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held March 13, 2012 at 6:00 PM

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

Staff: Chris Collins  
Mary Barnett-Johnson

Guests: See Attached

Chairman Martin introduced Mr. Galen Monk as a new Commissioner. Mr. Monk was recently appointed to fill Commissioner Paul Dickerson's unexpired term. Chairman Martin explained that since the MVAA has yet to receive a Certified Appointment Certificate from the City of Mt. Vernon, Mr. Monk's name would not be called during the roll call nor would he be asked to cast a vote on any agenda item.

Prior to beginning the meeting, Chairman Martin asked for a moment of silence for Mr. R.D. White. LTC R.D. White, U.S. ARMY Retired, recently passed away. R.D. White was instrumental in the formation of EAA Chapter 1155, Jefferson County Civil Air Patrol Squadron GRL-IL-338, and the Jefferson County Hall of Honor.

Mr. Don Lewis spoke on behalf of Mr. R.D. White, explaining R.D.'s impact on the airport. R.D. was a member of the Greatest Generation and was a huge supporter of aviation in this area. He suggested that something be done to honor R.D. for future generations. Mr. Collins noted that at the most recent meeting of the Jefferson County Hall of Honor Committee, the Committee members voted to name the Jefferson County Hall of Honor Museum the Colonel R.D. White Veterans Museum.

Chairman Martin moved the first item of New Business, Sara's Walk, forward and introduced Mr. Louis Beckley from the Epilepsy Foundation of Southern Illinois. The Epilepsy Foundation of Southern Illinois is located in Mt. Vernon and serves the lower 27 counties. Mr. Beckley asked for permission to utilize the airport for the 2012 Sara's Walk for Epilepsy. Mr. Beckley provided a flyer from the 2011 event held at the Carbondale High School as well as the 2011 Certificate of Insurance. He explained that the Epilepsy Foundation would like to host the event in Sara's hometown. Expectations are for 100 to 150 participants to register at approximately 9:00 a.m., walk from 12:00 noon, and eat lunch afterwards. Lunch will be donated by an event sponsor. The event raises approximately \$3500 annually. Discussion ensued and the Commissioners agreed to allow the use of the airport's grounds for the event. The event is scheduled for Saturday, May 19, 2012.

## **PUBLIC COMMENTS**

There being none, Chairman Martin moved forward with the meeting.

## **REPORTS**

### **Minutes**

Minutes were presented for the February 14, 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 a letter from the Jefferson County Board Secretary regarding Open Meetings Act Training. All Commissioners need to complete the online training, print the Certificates of Completion, and file the Certificates at the County Clerk's Office. Mr. Collins stated that if any Commissioner required assistance with this task, he or Mary would be happy to assist at the MVAA office.

The second item of Correspondence is from Director Charles Ingersol, Illinois Department of Transportation. The letter details the new Federal funding component mandated by the recently signed FAA Reauthorization Bill. Essentially, all projects for FY 2012 and beyond will now require a 5% State and a 5% Local Share. Mr. Collins stated that this funding increase changes everything moving forward. He reminded the Commissioners that all remaining Momentum 2014 Projects were figured on the 2.5% local share formulation. Mr. Collins presented a modified TIP Sheet with the local share amounts increased from the 2.5% to 5% and commented that the MVAA Board of Commissioners may have some increased financial planning to do.

## **OLD BUSINESS**

### **RSA Project**

Mr. Collins presented a Participation Agreement between the MVAA and the Illinois Department of Transportation, Division of Aeronautics for a Drainage Study necessary for the Runway Safety Area Correction Project. Mr. Collins explained the Drainage Study is a necessary component of the upcoming design phase of the RSA Project. Results of the Drainage Study will be used to size the culverts and other modifications to Seven Mile Creek. Total cost of the project is \$140,620 with the airport's local share at \$3516. The Federal funding portion of the Drainage Study will be paid for using the airport's 2011 General Aviation Entitlement (GAE). Mr. Collins noted these figures are

based on the 90/2.5./2.5 sharing arrangement. Since 2011 GAE will be used, he believes this may be the last project for the 2.5% local share.

### **Koziara Terminal Bathrooms**

Mr. Collins presented plumbing bids for the upcoming Koziara Terminal Bathroom Lavatory Remodel Project. The low bid was submitted by Wielt Plumbing at \$3475. The other bid received was submitted by Ford's Plumbing at \$3660. Mr. Collins recommended accepting the low bid. Motion was made by Commissioner Chesney and seconded by Commissioner Ancona to accept the low bid of \$3475 by Wielt Plumbing. Upon roll call vote, all were in favor. Mr. Collins stated the plan is to install new countertops, drop in sinks, and single lever faucets. The existing tempering valves will be replaced and new water lines, traps, etc. will be installed on the exterior of the walls. The existing supply access cabinet and plumbing will be hidden by the countertop skirting and legs. The new countertops will be installed by airport maintenance staff. Mr. Collins noted that he specified all work to be completed on a Monday and Tuesday as to lessen the impact on Koziara Terminal Tenancy, especially the restaurant.

## **NEW BUSINESS**

### **Sara's Walk**

Chairman Martin moved this agenda item ahead of Correspondence.

### **Annual Audit**

Mr. Collins noted that work is still ongoing by the airport's auditors, so the Annual Audit will have to be tabled until the April Meeting.

### **Auxilliary Generators**

Mr. Collins presented a contract between the MVAA and IPT Power Systems regarding annual preventative maintenance on the airport's three auxiliary generators. The enclosed contract is the same contract the airport currently has in force for maintenance on the East Transclosure and Fire Station units, but with the unit at ARDL added. Adding the ARDL unit to the existing contract increases the annual cost \$400. Mr. Collins reminded the Commissioners that the airport was responsible for maintaining auxiliary power at ARDL. With the help of IPT Power Systems technicians, Mr. Collins believes the unit at ARDL is functioning properly again. Mr. Collins recommended adding the unit to the contract and the cost is very fair. Motion was made by Commissioner Ancona and seconded by Commissioner Chesney to approve the contact with IPT Power Systems. Upon roll call vote, all were in favor.

### **FBO Equipment**

Mr. Collins stated that he was contacted by Mr. Leon Tate, owner of Tate's Flying Service in Salem recently. Mr. Tate offered the airport first chance to purchase a used Brackett Tow Bar Combination. The towbar is the 75,000 lb. capacity model and the head is specially made for the smaller Cessna Citations such as the CJ Series up to the 56X model. The head also adapts to the Learjet Series. Mr. Tate is asking a very fair \$600 for the towbar and head. Retail price from the manufacturer is \$1859. Mr. Collins recommended purchasing the tow bar with Flightline Aero Services (FAS) funds.

Purchasing the towbar will give the airport the exact O.E.M. specified head for Citation and Lear (also providing a visual image for those visiting the hangar) and it would complement the existing 125,000 lb. towbar already in the FAS inventory. Motion was made by Commissioner Chesney and seconded by Commissioner Ancona to purchase the towbar from Tate's Flying Service for \$600. Upon roll call vote, all were in favor.

Mr. Collins explained that although not necessarily FBO Equipment, the second situation involves the FBO Building. The telephone lines at the FBO Building have been problematic for many years. In fact, only two lines have been functional since SRT began operations in 2006. Last week, SRT's fax line suddenly stopped working. Ameritech claims the problem is the airport's responsibility as they are only liable for the feed line coming into the Koziara Terminal. All outgoing lines to the other buildings are the airport's responsibility. Mr. Collins noted that it is very clear the problem lies with the ancient service cabling between the buildings. Mr. Mark Sheets of Sheets Communications has been assisting the airport with these types of problems and Mr. Sheets was able to fix SRT's fax machine line. To permanently fix the cabling issue between the buildings (giving SRT Aviation multiple phone lines plus the fax line), a new 25 pair cable would need installed. Back in the mid 1990's, the airport installed a conduit encapsulated fiber optic line so that computers could be hardwired between the MVAA and FBO Offices. Two 2" conduits were buried during this procedure, one containing the fiber cable and the other empty of anything except a pull rope. Mr. Collins proposes using the second conduit to house a new 25 pair telephone line between the buildings. Mr. Collins presented a proposal from Sheet's Communication for nearly 750 feet of 25 pair telephone cable, hardware, and labor to permanently fix the FBO Building communication problems. Sheets Communication's price to correct this situation in \$1387. Mr. Collins recommended the proposal be accepted as SRT often relies on cell phones to counter the problem. SRT Aviation currently has no call waiting capability and they have expressed the desire to add a professional phone system (at their cost) in their building if they had reliable service. Discussion ensued and Mr. Monk asked Mr. Collins about the D-Mark history of the FBO Building. Is there a separate installation? If so, who installed it? Mr. Collins admitted that he did not know the history of the D-Mark, but if Mr. Monk could assist, he would be willing to investigate. The Commissioners directed Mr. Collins and Mr. Monk to investigate the D-Mark history and report back to the Commissioners at the April Meeting.

### **Southwest Quadrant Development**

Mr. Collins noted that he wants to begin a discussion on how to jump start the development of the Southwest Quadrant of the airport. The project appears on the airport's TIP Sheet starting in 2013. Mr. Collins stated that IDOT, IDA Programmers are constructing the 2013 Program right now and they are looking for a project here at KMVN next year. IDOT, IDA will not provide funding for taxiways, ramps, and roadways without an associated building project. Mr. Collins noted that a perfect example of this situation working is the airport's Community Hangar/Ramp/Roadway. Mr. Collins stated that with no private builders ready to assume the immediate financial burden to build, he feels the airport may have to kick start the project. Through Rob Waller at Hanson, he informed IDOT, IDA that the airport would construct a small

hangar on the far southwest end so as to secure some 2013 infrastructure development. Mr. Collins stated the window is only open for a few weeks and he did not want to lose the project for another year. Mr. Collins presented the current TIP Sheet and an associated drawing of the proposed ramp. Mr. Collins stated the Momentum 2014 Capital Development Plan includes approximately \$17,000 in local share matching funds for infrastructure improvements in the Southwest Quadrant. This figure is based on the 2.5% local share arrangement and it does not address a building. Mr. Collins asked the question - how does the airport fund a building?

Mr. Collins stated there are no bond funds available for another building with the current issue. He noted that he and Commissioner Mike Ancona talked to Jefferson County Development Director Mary-Ellen Bechtel regarding grant assistance. She stated she would begin searching possible grant opportunities. As a last resort, she recommended the airport could borrow funds from a local bank since the amount would not be significant (\$300,000 range). Mr. Collins noted that monthly payments for a 30 year, 7% fixed rate mortgage, based on a principal amount of \$300,000 is \$1990. Mr. Collins noted this is certainly doable when rent can be collected and applied. He noted that other airports have been successful with building projects using this route.

Mr. Collins noted that he believes a bank can not collateralize on a building constructed on FAA property. Something liquid will have to be placed as collateral. Mr. Collins noted that the airport's annual farm contract, which is in the neighborhood of the monthly payment amount, could be pledged. Mr. Collins spoke with one local bank and the agent expressed the bank prefers a 1:1.2 Debt Service arrangement (monthly payment/collateral pledge). So for the proposed \$23,880 payment, the airport would need a \$28,656 pledge. The extra pledge money could be covered with fuel sales profits. Mr. Collins emphasized the main point would be to keep any monthly payment amount off the Corporate and Property Tax Levies. Discussion ensued about the possibilities, funding options, and future growth. All agreed to discuss the item at future meetings. The Commissioners directed Mr. Collins to discuss the idea with the airport's legal counsel to ensure a governmental entity could enter into a simple mortgage at a banking institution.

#### **OTHER BUSINESS**

Mr. Collins informed the Commissioners that the airport will be hosting a "Rally for Rick" this Saturday, March 17, 2012 at 5:30 p.m. Former Pennsylvania Senator, and Republican Presidential Contender Rick Santorum will speak to approximately 500 -750 supporters inside the Community Hangar three days ahead to the Illinois Primary. The rally will be part of a multi-city campaign swing through central and southern Illinois.

There being no additional items to discuss in Other Business, Chairman Martin moved forward with the meeting.

#### **EXECUTIVE SESSION**

There being no items to discuss in Executive Session, Chairman Martin moved forward with the meeting.

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.