

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held May 8, 2018 at 6:00 PM

Present: Michael Ancona	Chairman
Eddie Lee	Vice Chairman
Ryan Wellmaker	Secretary
Gary Chesney	Treasurer
Marty Cox	Commissioner

Staff: Chris Collins
Sheila Jolly-Scrivner

Guests: Josh Jones, Brian Edmison, Don Lewis, Ruth Anne Strawn, Bob & Donna Watt

PUBLIC INPUT

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

STATE OF THE AIRPORT

Chairman Ancona noted that since the May Meeting serves as the Annual Meeting, two special line items were added to the Agenda. The first was the State of the Airport address. Chairman Ancona asked Mrs. Scrivner to read from a prepared document of achievements that occurred over the previous twelve months. The prepared document is attached.

ELECTION OF OFFICERS

Chairman Ancona explained that the second special line item is an Election of Officers. Chairman Ancona opened the floor for nominations. Commissioner Lee motioned the Chairman and Treasurer should switch positions. Commissioner Cox seconded the motion. Upon roll call vote, all were in favor. The Board positions for FY2018/2019 are the following: Chairman Gary Chesney; Vice Chairman Eddie Lee; Secretary Ryan Wellmaker; Treasurer Mike Ancona and Commissioner Marty Cox.

REPORTS

Minutes

Minutes were presented for the April 10th, 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

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

OLD BUSINESS

Airport Park

Mr. Collins provided an update on the project. The Summersville Grade School Board President and the Mayor have executed the agreement for the grade school to replace the City as caretaker of Airport Park. The Agreement did not find its way to the airport for the meeting. Mr. Collins recommended the Agreement be reviewed by the airport's legal counsel prior to execution by the airport. Assuming no difficulties are discovered by airport legal counsel, the Agreement could be approved conditionally. Motion was made by Commissioner Lee and seconded by Commissioner Ancona to approve the Agreement between the City, Summersville Grade School, and the MVAA for Airport Park. Upon roll call vote, all were in favor.

ARFF Station Roof

Mr. Collins presented a contract between Geissler Roofing and the MVAA for the ARFF Station Roof. Airport Architect Brian Edmison was in attendance and mentioned the contract reflects the bid amount of \$49,877 and everything is in order as specified. The bid documents and contract specifies the project is to be completed by June 1st. Motion was made by Commissioner Cox and seconded by Commissioner Lee to approve the contract between Geissler Roofing for the ARFF Station Roof. Upon roll call vote, all were in favor.

BOMV/Run for the Wall

Mrs. Scrivner provided and update on Balloons Over Mt. Vernon. The airport is very close to securing sponsorship for all eleven balloons. The C-47 Spooky Gunship is confirmed. Ted Buck has agreed to speak at the Veterans Salute. Spero Family Services and Roadhouse Harley Davidson are excited about their "event inside the event"! The community has really stepped forward in support of the event. Country Financial, Knapp Propane, and Crossroads Community Hospital are the major sponsors. As for the Run for the Wall, Mrs. Scrivner mentioned that organizers have told the airport to expect nearly 600 riders! This year marks the 30th Anniversary of the run. The riders loved the airport last year and the committee has addressed issues that needed improving.

NEW BUSINESS

Tenancy

Mr. Collins directed the Commissioners back to the Treasurer's Report – more specifically, the General Operating Fund for FY 2017/2018. The un-audited negative bottom line was a direct result of a reduction of \$20,000 in Personal Property Replacement Taxes. Mr. Collins explained this is the bi-monthly distribution of tax receipts collected on a monthly basis by businesses operating within the taxing district

and is returned to the taxing districts via Springfield. The funds collected over FY 2017/2018 were the lowest in seven years. Mr. Collins explained a scale is not published until September/October, so this line item is difficult to budget. Moving forward, Mr. Collins believes the funds will return but the airport must start making moves in case they do not. Therefore, Mr. Collins reluctantly proposed a 3% to 4% increase on most aviation and non-aviation tenant lease rates. He stated he was happy to claim most lease holders have seen no increase in his thirteen year tenure. The Tentative Annual Budget 2018-02 includes the 3% - 4% increase. Discussion ensued about Personal Property Replacement Taxes, how he establishes the estimate to budget each year, and whether a 3% to 4% increase in rent will hurt the tenant base. Motion was made by Commissioner Lee and seconded by Commissioner Ancona to approve the 3% to 4% monthly rental increase as presented. Upon roll call vote, all were in favor. Mr. Collins provided a glimpse of the upcoming Tax Levy Ordinance 2018 – 05 that will be adopted in July or August. The levy may need the 4.99% increase as well. Mr. Collins reminded everyone this levy has been frozen for the last three years and he would love to keep it that way! He noted – “we have a few months to decide”.

Tentative Annual Budget Ordinance 2018-02

Mr. Collins presented the Tentative Annual Budget Ordinance 2018-02 for consideration and approval. The tentative annual budget lists revenues at \$505,813 and expenditures at \$504,313. Mr. Collins mentioned the budget does include Balloons Over Mt. Vernon since the event will occur later in the month of May. Motion was made by Commissioner Cox and seconded by Commissioner Lee to approve the tentative annual budget ordinance. Upon roll call vote, all were in favor. Mr. Collins noted that the tentative annual budget will be on display in the MVAA Office slightly beyond the 30 day public inspection time frame. After the Annual Budget Hearing, scheduled for 6:00 p.m. on Tuesday, June 12, 2018, is concluded, the budget can be approved in final form in regular session that same evening.

Firebaugh Drive

Mr. Collins explained this project is known on the airport’s Annual TIP Sheet as Surface Entrance Road and Parking Project. It is anticipated to be funded by State/Local sources which is why Mr. Collins never put much faith in the project coming to fruition (the State /Local Program is rarely funded and the few years it was, few downstate or airports secured funding). Mr. Collins received a call from IDOT’s Rick Borus informing him the project was selected for funding! State/Local Projects carry a 10% local/90% State funding split so the airport’s local share of this \$193,000 project is \$19,300. Mr. Collins emphatically recommended accepting the State/Local Project even “if we have to borrow money from a bank”. He went further stating “I don’t want to tell IDOT “NO””. Mr. Collins envisioned the programmers placing a red dot by the airports that turn down such opportunities. Mr. Collins explained he has moved a few things around and is confident the airport can afford to do this project at the \$19,300 funding level. He believes once the cycle is started, the project will not be let until early next year. Discussion ensued about the project, working with IDOT, and the impact on the remaining Momentum 2020 Projects. Motion was made by Commissioner Lee and seconded by Commissioner Cox

to approve the State/Local funded paving of Firebaugh Drive Project. Upon roll call vote, all were in favor.

Hangar A-800 Revitalization

Mr. Collins noted that when the New Five Place Hangar Project was taken off the table earlier this year, all agreed to focus on the first row of “T” Hangars (#1 -#10). The first row has deteriorated badly from an optics point of view and some of the units have become so contaminated with birds, they are not suitable for aircraft storage. The door systems have been the biggest problem with the two older buildings. The buildings, with 1950’s external sheeting, were never intended to prevent wildlife from entering. Airport Architect Brian Edmison, SIUC Extern Matt Michael, and Mr. Collins have had several meetings and have placed this project on the fast track. Mr. Edmiston has calculated estimates to rehabilitate A-800 (Option #1) and to demolish and construct an entirely new building (Option #2). Mr. Edmison and Mr. Collins presented the differences:

Option #1: New Hydraulic Aircraft Doors (with man doors)
Upgrade Electrical System
Pressure Wash/Wire Brush Structure
Install New Roof and Side Sheet Metal

Option #2: Demolish Old Building
Excavate Old Floor and Footings
Install New Footings and Concrete Floor
Install New Electrical System
Construct New Custom Designed Erect-A-Tube Building

Option #1 utilizes the existing asphalt floor. The hydraulic doors can be fitted to the existing structure and do not require any additional footing work. There are cheaper doors on the market, but only a hydraulic upswing door provides the header clearance for aircraft. The only negative with Option #1 is the hydraulic doors contain an external truss near the bottom of the door. This can’t be avoided as it is part of the engineering of the door. The structure may have to include some sort of flagging in the winter so the snow plows don’t get too close!

Option #2 utilizes bi-fold doors similar to the doors on the newest “T” Hangar Unit (A-1000), the Corporate Hangar, and Air-Evac’s Hangar. The new building will be taller so this type of door can be used.

Mr. Edmison provided construction estimates for both options. Option #1 is estimated to cost \$199,768. This includes airport maintenance doing some work such as demolition and painting. Option #2 is estimated to cost \$340,995. Option #2 includes a new concrete slab and foundational elements. Mr. Edmison noted that if the existing foundation elements and asphalt slab could be used, Option #2 could be completed for approximately \$267,700.

Mr. Collins noted from a funding point of view, the airport has \$300,000 in the Capital Projects Fund earmarked for the Summer, 2018 Hangar Project. He reminded the Commissioners that \$50,000 is being used for the ARFF Station Roof. \$19,300 is now needed for Firebaugh Drive. Mr. Collins would like to use \$35,000 for the Taxiway "A" Fillet Project (later this Summer). Therefore, he explained Option #1 is doable now. If the Commissioners prefer to go with Option #2, the airport will have to wait until the next Momentum Capital Plan. Mr. Collins recommended Option #1. Bids could be sought and if the numbers are as budgeted, the project could be completed this Summer. Discussion ensued about the differences in the options – especially the external trusses. Mr. Collins noted a similar project was recently completed at the Danville, Illinois Airport. The project rehabilitated an old "T" Hangar Row using hydraulic doors. He offered to visit, look over the project, take photos, and gauge the approval/disapproval of the Danville officials. It was the consensus of the Commissioners to table the project until a visit could be made to Vermillion Regional Airport in Danville.

OTHER BUSINESS

Mr. Collins asked if the Commissioners had seen the new entrance sign. The sign was constructed on Friday, May 4th. Placement of the sign's upper panel was broadcasted live over Facebook by the Jefferson County Chamber of Commerce. The sign is a big hit!

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