

Baxter County Airport Commission

January 5, 2023

Attendance:

Airport Commission: Stephen Vester, John Bolding, Jim Brown, Paul Fagras, Brad Hurst, Kyle McAlister, Sally Hall via phone
Baxter County Judge: Kevin Litty
Airport Manager: Taylor Carmichael
Airport Tenants: Les Ives of Ozark Airworks, Trey Haney of Bayird Air
Guests: Dean Peitzman, Dani Pugsley of MH Chamber of Commerce, Kevin Linck, Brett Vaughn, Ken Gibson, Tim McGoldrick, Dan Clinton of Grimes Associates, GERAL Gaige, Jay Carter, Steve Carpenter, Chuck Rohleder, Jane Rohleder

Call To Order:

The meeting was called to order at 6:00 pm by Stephen Vester with the Pledge of Allegiance.

Minutes of the Previous Meeting:

Minutes of the previous meeting were read into record by Taylor Carmichael. Jim Brown moved and was seconded to approve minutes as read, seconded by John Bolding. Motion unanimously passed.

Chairmans Report

Stephen reports that the Rios property has been purchased and ready to go forward with obstruction abatement. The FAA meeting was postponed, we are waiting on a rescheduled date with them. The FBO status has not changed, still operating under a gentleman's agreement until Lease is completed. A lot of work is going into the FBO lease. A work session will follow the regular meeting to review the FBO lease. Dan was asked for an update on the boring samples. He reported that the samples have been completed except for some of the boring that needs to be done on the Rios property. This will be completed next week.

Manager's Report

Taylor Carmichael reports the following:

- Bank balance is \$452,938.87, with 25% of the balance in outstanding checks.
- The FAA has not rescheduled their visit
- Taylor updated the FAA that the land acquisition was completed.

- We have an absolute deadline of February 15, 2023 to remove the final ILS obstructions. Curtis Elliot, a logger, has been contacted to remove the tree obstructions on the Rios property. He will be out tomorrow to look at trees and to start next week.
- BIL funding can be used on hangar construction, and only if all other airside needs are met first
- 100% Hangars rented
- Still trouble with gates in the cold weather. Trouble with tracks and motor/drive lines. Gate 1 is still inoperable.
- Wifi supplies ordered for the maintenance shop so Dean can clock in at his desk.
- EAA is meeting at the terminal the second Thursday of the Month at 6 pm.
- Saturday Jan 14 1-3 pm Civil Air Patrol is hosting an open house in the terminal building.
- Taylor is working on the website, domain and hosting has been purchased.
- Taylor has reached out to the 99s regarding painting the compass rose in front of the terminal
- NOTAMs have been issued for brush burning and for the snow-covered runway last week
- Solar Eclipse committee met tonight at 5:30
- Snow plow blade has been ordered with a 6 week wait time. It was ordered 12-8-22.
- Taylor is going to set up a Google calendar so commissioners can keep up with happenings.

Old Business

Hangar development committee has not met.
Events/Eclipse planning committee met this evening.

New Business

Review of the new Rules and Regulations. Paul requests that an exception be added for Emergency Response vehicles in the section restricting vehicle movement on the airport. Stephen reports that the rules will be posted visibly, once approved, at the terminal, FBO and will be emailed out to all tenants. We are allowing 30 days for public comment and will not be moved on until the next meeting.

A request from Les Ives for a hangar addition to his current hangar that he leases from the airport. He is expanding his business and is running out of room. He is requesting the expansion out to the west, with a door on the south side. He also requests at least a 40-foot door on the south side. Stephen asked Dan Clinton to begin the engineering part and bidding for this project.

Dan spoke on hangar cost and the one bid that came in for our t-hangar expansion. He reports that door costs have gotten very expensive. Due to how cost prohibitive the t-hangar construction is, the Commission was in agreement to recommend that we need to move on Les's expansion and will ask Dan to begin this process. Then in July we will ask for bids on the t-hangars when the next grant cycle begins.

Tim McGoldrick is requesting rental space for his airplane ceramic coating and detailing business. He only needs a small area, and the room behind the ticket counter will work fine. He states he needs no water and is offering \$500 per month. He agreed to do his work on the ramp in front of the LEAF room in front of the terminal and the electric outlet is on the outside wall there, also. Taylor is to work with Tim to get the lease agreement, as stated above, in writing. Tim also agrees to provide a certificate of insurance and will move in next month when lease is completed. The Commission agrees to the terms above, and asks Taylor to move forward with this.

T-hangar construction is cost prohibitive and we will move forward with the bidding and planning on Les's hangar expansion.

AOPA Report

Jerry Gaige with the AOPA report:

- The Chamber of Commerce banquet will be Jan 24th, Jerry asked if any commissioners were attending, the commission chose Jerry to represent aviation.
- LEAF airplane is still being repaired.
- A donor has donated some rare aviation books to be sold to benefit LEAF.
- MH School Superintendent and a board member visited the terminal and visited Les's shop.
- Jerry will be offering support to the Judge as a volunteer and getting the city of MH to get involved with the airport.

Public Comment was called for. Members of the audience asked for copies of the rules that are being considered. Taylor will get those.

Jim Brown made the motion and Kyle adjourned. Meeting adjourned at 6:50 pm.