

## Baxter County Airport Commission

November 2, 2023

### Attendance:

Airport Commission: Stephen Vester, Paul Fagras, Sally Hall, Terry Small, and Kyle McAlister  
Baxter County Judge: Kevin Litty  
Airport Manager: Taylor Carmichael  
Airport Tenants: none  
Guests: Michael Payne – Maintenance Supervisor, Gerald Gaige, AOPA Rep; Brett Vaughn

### Call to Order:

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

### Minutes of the Previous Meeting:

Minutes of the previous meeting were read into record. Kyle McAlister made the motion and Paul seconded to accept as read. Motion passed unanimously.

### Chairman's Report:

- The FAA Compliance Officer will be coming in December for a visit to discuss the status of leases and the runway racing incident
- Land Lease and FBO Lease status was discussed:
  - The FBO Lease has been given to Keith Bayird, his attorney is reviewing it, but will be signed soon.
  - Mr. Hasselwander has been contacted, but has not responded to the issue of his hangar lease.
  - The Freeman land lease has been brought into compliance in an acceptable manner with the FAA, which will be valid through 2029. And after that, the cost will be paid by either Freeman or the county, per FAA directive letter (see attached letter from FAA). Kyle spoke to the fact that he and Judge Litty have discussed this at length and they both understand where this issue stands to date.
  - The Clevenger lease is ready, just keep missing him when he is in town.
- Ground work has begun for hangar development in Area behind Hangar A
- The lease for Peter Smolka to build a private hangar is being worked on, his attorney is reviewing the lease.

### Manager's Report:

Michael Payne, the new Ground Maintenance hire was in attendance to meet everyone.

#### Current Projects

- NAEC has relocated their line for the Hangar A dirt work project.

- Roof Extension on Hangar D had roof extension added
- Hangars B, C, D have new lighting installed, motion sensors will be installed as soon as plate covers come in, they are on backorder.
- Gate Openers have been installed and November 14, the company will be coming back to fix the exit sensor issues, gate 1 keypad and gate 2 chain issue.
- Hangar Door Repairs have been completed but #21 still having issues

On October 27, Taylor attended an Eclipse Meeting with other airports and reported that there are lots of issues that still need to be addressed to be ready for the eclipse date. The issue of what fees and how much each airport will be charging and our fee that the committee was discussing isn't out of line based on this discussion.

Taylor is wishing to add some additional requirements to the T-Hangar Lease agreements in regards to aircraft being based here full-time, as there are several tenants that pay for a hangar, to only use it a couple weeks a year and are based elsewhere. Also, there are several tenants that have non-aviation materials stored, and are in violation of the lease. We were not able to get into a hangar to work on the lights for the items in the hangar. This will be something that will have to be worked on in the future.

### **Old Business**

Rules and Standards Committee report- Not met and no more done.

Event Committee report- will meet next week. John is firming up dumpsters and porta-potties.

Asphalt test progress – Horton sprayed test areas since last meeting. Paul called a chemist with ASI, a chemical company and discussed this at length. The chemist feels that the most probable cause is a bad batch or too much water added when it was applied. The chemist reports that the supplier that Horton uses is a good supplier and that any federally funded project had to have been tested prior to leaving their site.

### **New Business**

The issue of the new T-Hangar lease ideas was discussed in more depth. The lease was reviewed and the issues of non-aeronautic and items too numerous to perform maintenance are addressed in the current lease. Taylor will send out letters to the specific people in violation of their lease, giving them 30 days to correct or the lease will be terminated.

Taylor discussed the idea of setting up automatic payments monthly with tenants to eliminate the double bookkeeping in QuickBooks. This was discussed and Taylor is to gather some other proposals and present at the next meeting.

Jim Brown of Jim Brown Company brought his recommendation for the installation of 2 mini-split units in the terminal, with one in the conference room and one in the manager's office. He has inspected the current situation with the inefficient units and equipment set-up of the terminal and feels this is the most economical solution to the HVAC issues in this end of the building. He suggests a 2 Ton unit in the manager's office that would be \$3,260.00 and a 3 Ton unit in the conference room for \$3,930.00. This does not include the cost of having an electrician run the wiring for this. This would allow the rooms

that are used the most to be heated and cooled more efficiently and be able to exclude the hallways, etc that are part of the zones currently. No action was taken at this time.

Taylor reports that the county email system is being converted to .gov addressing and the .com/.org will be eliminated due to the .com/.org address of the county being black listed.

**AOPA Report**

Gere Gaige reports that the USS Nuclear Submarine Arkansas crew was at the airport during their recent visit to Mountain Home. The flight simulator fundraising is going well, almost meeting the goal. Excess funds will go to the scholarship program. Jerry is going to the Farmers and Merchants Bank Coffee Event in the morning. Last week Gere met with over 100 students, handed out aviation magazines and visited about aviation.

Motion to adjourn by Paul, seconded by Kyle. Meeting adjourned at 7:20 pm.