

The North Little Rock Municipal Airport Commission meeting was called to order at noon on Thursday, December 16, 2010 in Conference Room A of the City Services Building, 120 Main Street in North Little Rock.

The roll being called, the following Commissioners were present; Rick Ashley, Don Blakey, Toby Burkett and, Mark Halter.

Mr. Blakey motioned to excuse the absences for the following Commissioners: Matt Chandler, Brad Hughes and Jim Julian. Mr. Ashley seconded the motion. The motion passed unanimously.

Mr. Burkett motioned to amend the previous Commission meeting minutes to include Toby Burkett and Rick Ashley to the roll call. Mr. Blakey seconded the motion. All members present voted in favor of the motion.

Financial Report

Skipper Polk reported that the airport finances will exceed its projected income by + \$105,000. His 2010 budget had an excess of \$60,000 - \$70,000. The funds have been held to carry over into 2011.

Mr. Polk met with the Mayor for his 2011 budget review. The Mayor approved the budget request. The budget request will go before City Council for the final approval.

The City will contribute \$66,000 towards the 2011 budget request.

Mr. Ashley motioned to approve the financial report. Mr. Burkett seconded the motion. The motion passed unanimously.

Old Business

Osborne Lease

Lease payments have been received without the necessary late fees or taxes. Mr. Polk suggests recovering the funds which equate to approximately \$1,600.

A vacate/demand letter has been sent to the tenant. A notion of legal action for response was expressed.

Fuel Policy

Mr. Polk reported that the Fire Marshall has reviewed and revised the policy. His revision included limiting fuel to 30 gallons in containers. The Fire Marshall commented on the policy's strength.

New Business

Zane Anderson currently holds 2 leases for the north end of the East Ramp. Due to the economy, he would like to surrender a lease. Mr. Polk stated that he has no issue with

accepting the surrender. Mr. Ashley concurred with Mr. Polk. Mr. Ashley motioned to accept the property from Mr. Anderson. Mr. Blakey seconded the motion. The motion passed unanimously.

Jerry Homsley

Mr. Polk visited with Mr. Homsley to discuss his lease terms. Mr. Homsley expressed his position on obtaining a lease with favorable terms. He recapped his 29 year length tenancy at the airport and the repairs he made to his hanger. Mr Homsley proposed to add a 30x15 office/lounge area to the west side of his hanger. He requests a new 30 year construction lease beginning @ \$.40 sq. ft. with normal escalation. Mr. Homsley wanted his expenses recognized as well as his existing tenancy. He expects to spend approximately \$12,000 on the new construction (metal building and concrete flooring).

Mr. Blakey discussed fire code issues regarding to the potential expansion. He questioned the distance between hangers. They determined that after the addition there would be less than 30' between the hangers. The walls should be firewalls. The City will regulate the building codes.

Mr. Polk reported that the Van Cleves' hanger will be removed, allowing for potential expansion. He also informed the Commission that parking proposals are coming in the future.

The Commissioners and Mr. Homsley discussed his building's footprint. The conversations delved into Mr. Homsley's new construction 30 year lease request. Mr. Halter questioned the investment versus replacement. He remarked that a new construction lease proposal for Mr. Homsley is not quite fair.

Mr. Homsley wants resolution with out obstacles.

Mr. Halter voiced concerns about setting precedence and would like to review the situation further. Mr. Ashley concurred and suggested review and a lease comparison.

Mr. Polk stated that this situation compares to new construction.

Mr. Homsley remarked that small hangers need viable option. He reiterated is tenancy and his involvement with the airport.

Mr. Ashley acknowledged that Mr. Homsley is due considerations, however, he wants a fair process and has concerns about setting precedence.

Mr. Ashley moved to table the topic. Mr. Blakey seconded his motion. The motion passed.

Sportair USA

Sportair's proposed 40 year (39 ½) new construction hanger was approved in October. Mr. Polk prefers the east side dependent upon utility costs. He explained the congestion problem at the currently proposed location.

A motion was made to accept the lease subject to adding the reversion clause.

Mr. Ashley found discrepancies in the lease payment section.

The motion was held for lease corrections. The Commission suggested a comparison of the Sportair lease to a recently established lease for corrections.

DC 3

Mr. Polk reported that the inoperable aircraft is parked on the ramp. The aircraft has broken loose several times and has hit another aircraft. The DC 3 is not flyable or in a state of repair.

The owner, Bob, concurred that the vehicle did get loose during a tornado. He offered to move the craft to an area with improved tiedowns. He rebutted, stating the airplane is being repaired and never speaking with Mr. Polk. His plans are to fix the aircraft in approximately a year or sell it.

Mr. Halter questioned the repair progress.

The owner stated that the Commissioners will see progress within 6 months.

Discussions continued regarding the inadequacy of the tiedowns. The aircraft has been on the airport for 5 years. The engine was cranked in 2010. Plans for approval, repairs or a potential sale are hopeful within the upcoming year.

Mr. Polk reaffirmed that he and the owner discussed the aircraft over the summer. He stated his concerns for the airport's liability and the aircraft being a potential hazard.

They discussed the aircraft's insurance status. Mr. Blakey had issues with the lack of insurance on the aircraft and the possible responsibility of the airport.

Mr. Burkett suggested finding a workable solution. He recommended the owners establish a working plan including their intent for the impending year, and present this information to the Commission.

Mr. Halter was concerned about the tenant actively working on the plane.

Mr. Polk advised that the tiedowns are rated. He inquired about the tenant's intent to pay for the 6 spots/tiedowns.

The owner expressed concern that the Commissioners and Mr. Polk want the aircraft off of the airport.

Mr. Halter denied the comment. He explained that they must obey the rules and regulations. The plane should be flyable or actively being repaired.

Mr. Ashley reiterated the suggestion to present a work schedule and timeline to the Commission.

Mr. Blakey suggested finding the funds for heavy duty tiedowns if the tenant is showing progress. Mr. Polk remarked that the east side has rated tiedowns.

The owner was asked to provide his liability insurance certificate to Mr. Polk by the end of 2010.

Mr. Ashley motioned to extend the tiedown rate for the owners at \$30.00 a month for a year. Mr. Blakey seconded the motion. The motion passed.

Building plans for west ramp.

Mr. Polk proposed within 2-5 years to remove the right-of-way fencing to make space for T-hangers, future expansion and box hangers. The plans include a new road, removing traffic circles, creating parking lots and, on the ramp hangers.

Mr. Polk would like to arrange a workshop in January, to discuss future state grants.

The Commissioners discussed the elevation issues regarding the terrain on the west side of the property. Mr. Ashley stated his approval of the plans.

The Commission discussed the hanger bid results. The outcome was (8) 50x60 shade hangers at approximately \$93,000.

The Commissions entered into executive session.

Mr. Ashley motioned to approve Mr. Polk's raise and bestow a vote of confidence for his satisfactory work. Mr. Burkett seconded the motion. The motion passed unanimously.

Security Report

Officer Honeycutt is out sick.

Manger's Report

- ◆ Mr. Polk reported that pilots positively received the on-line weather at the airport.
- ◆ The FAA is pleased with the airport's direction. Mr. Polk will send the finalized policy to the FAA for their blessings.
- ◆ Undeveloped property developed for industry use received favorably.

- ◆ Economic Development to recommend airport property.
- ◆ The use of edge taxiway reflectors is encouraged by FAA/Ed. Mr Polk will place 80 reflectors for an evaluation period. Potential to utilize taxiway light funding elsewhere.
- ◆ Break in line- direct buried cable.
- ◆ Garver – Scope of work and proposal: remodeling Harry's hanger is very expensive.
- ◆ In January, the Water Commission is giving the City the Maryland location. City Council will approve moving the Electric Department into the location at \$70,000 a year. Beginning January 1, 2012 the Water Department will pay \$41,000 a year for the remaining property.
- ◆ The Weather Bureau lease expires in 2012.

Public Comment:

Robert Fureigh asked Mr. Ashley how he can receive notice of the canceled Commission meeting notices. Mr. Ashley suggested adding his email information to the distribution list. Mr. Polk instructed Mr. Fureigh to send his contact information via email.

Mr. Fureigh questioned the lease expiration and renewals for Tommy Murchison. He stated that Mr. Murchison has received no rate increases since 2000.

Mr. Fureigh considers the DC3 an airport attraction and asked the Commission to offer special considerations.

Mr. Fureigh requested the Commissions reconsider holding the meetings on the 3rd Monday at 6pm.

Mr. Halter informed the Commissioners that on January 20, 2011 at 12pm, they will hold a retreat before the meeting. Further more, the March Commission meeting will be held at the airport in the evening.

Mr. Burkett motioned to adjourn. Mr. Blakey seconded the motion. The motion passed.

Meeting adjourned.