

The North Little Rock Airport Commission Meeting was held at noon on Thursday, June 21, 2012 in the NLR Airport administration office and flight planning center.

Chairman Mark Halter called the meeting to order.

The roll being called, the following Commissioners attended; Jim Julian, Rick Ashley, Don Blakey, Matt Chandler, Mark Halter, and Toby Burkett. Brad Hughes' absence was excused.

Minutes

Mr. Burkett moves to approve the minutes from the May meeting. Mr. Julian seconds. The vote passes unanimously.

Financial Report

Mr. Rogers says there isn't anything outstanding or unusual. Mr. Halter asks how we're looking as a percentage; Mr. Rogers says we're looking good. Mr. Halter asks where we are on outstanding grants. Mr. Rogers says we're still on hold on the lighting project while the contractor tries to find a new sub contractor. Blake Roberson from Garver addresses the commission. Mr. Roberson recaps on the problems they've had with Lubin Enterprises, the contractor. Mr. Roberson says they are not confident in his ability to get the job done. Lubin has been asked to provide a specific plan and list of workers, and Garver does not think what has been provided is sufficient. Mr. Roberson says there are still some materials missing, and Mr. Burkett asks if the missing materials have been replaced. Mr. Roberson says there is still around \$20,000 missing. Mr. Roberson says Lubin has had 5 weeks to put a plan together, and the group he has assembled is not up to par for airport electrical work. Mr. Chandler asks if we just need to move on. Mr. Julian says last month it wasn't this dire, and we were trying to let Lubin do the right thing. Mr. Roberson says we were giving the benefit of the doubt, but he has not responded to requests in a timely manner, and the list of workers he has provided does not establish confidence. Mr. Chandler asks if we have any recourse with the bonding company. Mr. Julian says we should. The Commissioners discuss what the specifics of the performance bond are, and what the process will be going after the bond company and getting the second lowest bidder. Mr. Ashley moves that we let Garver and legal counsel go after the bonding company. Mr. Hughes seconds. The motion passes unanimously. Mr. Halter says the financial report still hasn't been approved. Mr. Burkett moves to approve, Mr. Blakey seconds. The motion carries unanimously.

Old Business

NLR Electric Update: Mr. Rogers says he talked to Ron Osborne at NLR Electric, and Mr. Osborne says they are just going to widen Maryland Ave. instead of building a new road on the airport property.

Osborne Hangar: The hangar sold at an auction, but has not closed yet so we don't know who bought it. The Osbornes were current on their lease. Mr. Halter asks if they know the commission has to approve. Paula Jones says we can't unreasonably withhold approval from the buyer.

Mr. Halter asks if Mr. Rogers has seen any progress on the DC-3. Mr. Rogers says he has not seen any progress. Mr. Rogers says Harry Barrett has until mid August.

New Business

Parking Issues: Mr. Rogers says he has gotten several complaints over the last few weeks about getting tagged by Sgt. Honeycutt for illegal parking in front of their hangars. Mr. Rogers just wants to clarify the parking policy. Mr. Blakey asks why they don't just park the car inside their hangar. Mr. Rogers doesn't know. Ms. Jones asks if these cars are parked there long term, or just for short trips. Mr. Rogers says it's usually just a few days. Mr. Ashley says if the car isn't interfering with the ramp or plane activity and they aren't there long term, or storing a car there, then he doesn't have a problem with it. Mr. Chandler and Mr. Ashley just don't want trailers or motor homes, and they don't want cars there long term. Mr. Rogers says he told Sgt. Honeycutt as long as they aren't blocking anything or affecting other hangars, and as long as it is short term, then he will allow it. If it is anything longer than a few days, the tenant needs to let Mr. Rogers know. Mr. Rogers just wants the support of the commission on that. Mr. Blakey thinks they should park inside the hangar. The commission approves Mr. Rogers handling it.

Lease Renewals: Mr. Rogers says there are 2 hangars that the lease runs out at the end of the year. Ron Clark and Dennis Thomas. Dennis Thomas is in attendance. There is also two new hangar construction projects that are being proposed.

Bufford Suffridge says he and his son, JB, are wanting to build a hangar on the west ramp next to Terry Hartwick's. Mr. Halter says he remembers getting into some trouble with the FAA about some tie downs while building the Hartwick hangar. Mr. Blakey says we did, and we had to replace the tiedowns somewhere else on the airport. Mr. Julian says we need to make sure through the FAA that we're okay to build there. Mr. Rogers says he'll look into that. Nick Franke is in attendance for the second hangar project and submits his plans. Mr. Ashley asks if the waste water drainage pipe will be an issue. Mr. Franke says his engineer says the ramp can be build around the drain, but the building can't be build over it. Mr. Halter says we'll give them the preliminary go ahead, pending the FAA approval on the tie down issue. Mr. Ashley asks if there is water and sewer there, or if it is a septic system. Mr. Blakey says we should think about putting in a water and sewer line during construction and see if the people building the hangars will split the cost. Mr. Rogers says he'll look into that. Mr. Julian moves for preliminary approval of both hangars. Mr. Burkett seconds. The vote carries unanimously.

The commission takes a recess to look at the proposed hangar construction sites, and the two hangars up for lease renewal.

Mr. Ashley moves to approve a year to year lease for Dennis Thomas that either party can cancel with 30 days notice prior to the end of the term, Mr. Chandler seconds. The motion carries unanimously. Mr. Thomas asks if the hangar will revert to the commission at the end of the term, and says he wants the same four options as everyone else. Mr. Halter asks which option he would want. Mr. Thomas says he'd have to talk to his partner, but he would want the 15 year. He wants to do substantial improvements, and they've already put \$30,000 in after the tornado on the assurance by the commission that they would get their lease renewed. Mr. Ashley says no, he recalls telling Mr. Thomas when they spoke he had a short term lease and the commission didn't know if they would renew it or not. We never gave any assurance. Mr. Thomas said the commission did. They started improvements, the manager at the time, Willie, said to stop the improvements, the commission hasn't approved it. Willie came back a week later and said okay, the commission approves it, and they will extend the lease so Mr. Thomas spent \$30,000 improving it. Mr. Blakey would like to see it in the minutes because he does not remember that happening, and neither does Mr. Ashley. Mr. Blakey says the commission was adamant that there was a good chance the lease would not be renewed. Mr. Blakey says he remembers the conversation. Mr. Ashley agrees. Mr. Blakey says they never approved it. If Mr. Thomas can find it in the minutes, so be it. Mr. Thomas says Willie told him it had been approved, go ahead and spend the money. On his assurance, they went through with it. Mr. Ashley says he doesn't know what Willie said, but he was not authorized by the commission to do that. Mr. Thomas says after the tornado in 2008, he came to the commission with the plans, and said it was going to cost this much money, Willie said stop, then came back and said they approved it. Mr. Ashley says I don't know what Willie told him, but Mr. Ashley specifically remembers telling his party members there was only a few years left on the lease, and there was a good chance they would not renew the lease and he recalls Mr. Thomas' party member saying that he didn't care, he wanted to go on with it. Mr. Thomas says he didn't say that at all. Mr. Ashley says he disagrees, but that the commission just approved a year to year lease. Mr. Thomas asks if it's a year to year with reversion. Mr. Halter says if we go year to year, it will be the way the lease already is. Mr. Thomas can take the hangar down at the end of each year. Mr. Halter asks Mr. Rogers to look through the old minutes and we can revisit it if need be.

Mr. Chandler moves to adjourn. Mr. Blakey seconds.

Meeting adjourned.