

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Tuesday, January 8, 2008, at 4:00 p.m. at the Mid-Way Regional Airport, 131 Airport Drive.

Members Present: Al Castleman, Chairman
 Dale Stevenson, Vice Chairman
 Mark Morgan, Secretary
 Aubrey Price
 Paula Baucum
 Glynn Hall

Members Absent: George Kent

Others Present: Cam Fearis, Airport Manager
 Tammy Bowen, Airport Operations
 Ray Brindle, Airport Tenant Liaison
 Doug Barnes, Economic Director, City of Waxahachie
 Ken Lantz, Partner, Airport FBO

Opening: Chairman Al Castleman called the meeting to order and Glynn Hall gave the invocation.

Minutes:

Paula Baucum moved to approve the Minutes of December 4, 2007 with corrections ; second by Glynn Hall. All Ayes.

Financial Report: A Financial Report was not available for review.

Manager's Report: Cam Fearis reported:

- a) There was a total of 11,575 gallons of fuel sold in December.
- b) An audit of Airport operations was done for the City of Midlothian, which showed that there are currently 96 based aircraft at the Airport. Last year there were 46,530 landing and take offs (25% increase) and a total of 174,958 gallons in fuel sales (40% increase).
- c) There was a meeting with Legacy Development and the Midlothian City Manager to discuss the access road relocation through Mrs. Hayman's property. Legacy Development is the developer that has contracts on most of the properties around the Airport right now. The City of Midlothian would like to move the access road further North than what TxDOT and KSA Engineers had planned. The City of Midlothian, City of Waxahachie and Ellis County are working on a plan to put in a thoroughfare that would run East and West to connect Hwy 67 and Interstate 35. Because of this Don Hastings believes that he will be able to convince the Zoning Board to allow the Airport to put in a temporary gravel road. The Developers have agreed to donate the right of way.
- d) In that same meeting Don Hastings discussed the possibility of changing the plans for relocating the power line. Don feels that it should be moved further to the north for other future runway expansions. Cam emailed TxDOT, the Engineers and TXU about taking another look at the relocation. TXU said that the appraisal for the acquisition of the easement for the power line would be around \$400,000.
- e) There were some tenants that expressed concern about the runway closure during the construction to extend the runway. The center part of the runway will be closed for 120 days. The taxiway will still be open for takeoffs and landings.
- f) Sardis repaired a water line leak and exposed line on the East side of the runway.
- g) The PAPI and AWOS were inoperable for a short time, but they have both been repaired.

- h) There will be surveyors out to shoot some grades on the second row of hangars to address the drainage problems.
- i) There is a continuing demand for hangars. There were four requests in two days. Paula Baucum suggested that Cam work on putting together a proposal with a formulation of cost for hangars so that it can be submitted to the Cities for their budget discussions.
- j) Letters from the Midlothian Fire Marshall were sent out to tenants that were in violation of the fire code. Most of the tenants in violation responded in a timely manner.

Changes to the Insurance Requirements in the Airport's Minimum Standards and Requirements: Lee Duncan from Aircraft Insurance Agency reviewed the Airport's Minimum Standards and Requirements and faxed back her recommendations on what the insurance requirements should be for Fixed Base Operators. Charles Crist, an Airport tenant, questioned Cam about requirements for non-resident companies that come out to perform maintenance as a service to Airport tenants. Cam stated that currently the Airport's Minimum Standards and Requirements do not address that and because they do not have an office or business located at the Airport they would not be in violation. Cam said that it would be very hard to enforce that requirement on outside companies because you never know when they are coming or going. Paula Baucum stated that she is more interested in the language that the Airport is aware and that the Airport is making an attempt to make sure that those that are conducting business on the Airport grounds have insurance. The Board asked Cam to check with other Airports our size to see what they require of outside businesses coming in to the Airport to conduct business. This item was tabled until the next meeting.

Fuel Truck for FBO: Ken Lantz said that most of the companies were shut down for the holidays, so they only got one response back on leasing a fuel truck, which was very vague. Ken stated that several of the companies are not even interested because they consider Southern Star a small operator and the amount of fuel pumped is too low. Some of the smaller companies that might be interested said they will get back with them the first of this year. Al asked if it had been established if there was a way for the trucks to be traded. Cam said that the City of Waxahachie has quarterly vehicle auctions and they can be auctioned if the Board desires. Al said that his concern is that the FBO would be bidding against other people. This item was tabled.

Ground Lease for Beorn Ledger and Robert Phillips: Beorn Ledger said that he and Robert Phillips would like to change their previous proposal to build two 1369.5 sq. ft. connecting box hangars to be located west of the third row of hangars, between the Civil Air Patrol trailer and the equipment shed to building four 80' x 60' hangars totaling 19,200 sq. ft. The hangars would be located south of Airborne Imaging's hangar and south of A One Aircraft Painting's hangar connecting to the existing taxiway. They would like to build one at a time as they find tenants. The total ground lease would not exceed 34,200 sq. ft., which would include the required 30' utility easement around three sides of the hangars. Cam stated that the Airport currently leases 66' x 70' hangars for \$1,500. per month and asked Beorn how much the lease amount would be on their hangars. Beorn stated that the lease payments on the hangars would need to be between \$1,000. to \$1,200. per month to make it work, but they would not want to under step the Airport. Cam made sure that Beorn was aware that all of the flat work would need to be concrete, not asphalt.

Paula Baucum moved to approve thirteen cents per square foot on a ground lease for Phase I with 34,200 sq. ft., for Beorn Ledger and Roberts Phillips contingent on final City of Midlothian and City of Waxahachie Council's approval of the ground lease; second by Glynn Hall. All Ayes.

Solution for Drainage Problems in the Second Row of Hangars: Cam Fearis asked the Board to table this item until the surveyors come back with the final grades, which should be towards the end of the week. Cam and the Board would like to make sure that the solution they choose will work.

Other Business: Mike Kszyminski with GeoShack brought a proposal to the Board. Mike said that GeoShack is a provider of high tech surveying and construction instrumentation. Mike asked the Board if they would consider allowing the company to place a small GPS antenna and receiver on a building located at the Airport. Mike said that the company would pay the Airport a fixed amount (\$50 - \$75) every month for the space and electricity. They are looking at the Airport as a location for one of their antennas for the lack of trees. The Board said they had no problems with the idea and gave Cam Fearis the authority to finalize the deal.

Max Thompson with Legacy Development updated the Board on what their plans are for development around the Airport. Max told the Board that they currently have the Seal and Hayman properties under contract and are hoping to get the large track of property owned by Ecom under contract soon. Max told the Board that to the north side of the runway they envision something like a community hangar concept that would have office space and maybe a restaurant. Max said they would like it to have a country club atmosphere and feel like an extension of the Airport. Max stated that they are looking at industrial, office and commercial development with very minimal residential on the rest of the properties.

Adjournment: There being no further business,

Mark Morgan moved to adjourn; second by Aubrey Price. All Ayes.