

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, April 13, 2017, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Kyle Ballard, Chairman
 Kent McGuire, Vice Chairman
 David Box
 Randall Porche
 Drew Sambell
 Alex Smith

Members Absent: Ray Barksdale, Secretary

Others Present: Judy Demoney, Airport Manager
 Tammy Bowen, Airport Operations Assistant
 Ken Lantz, FBO Partner, Southern Star Aviation

REGULAR AGENDA

Opening: Chairman Kyle Ballard called the meeting to order, and gave the invocation.

Board Announcements: Judy Demoney said that she will be attending the TxDOT Aviation Conference in San Marcos, Texas, April 19th – 21st.

CONSENT AGENDA:

- Minutes of Meeting held March 9, 2017
- Financial Report
- Manager's Report
- Airport Operation's Report

Alex Smith moved to approve the Consent Agenda as presented; second by David Box. All Ayes.

FBO Report: There was no FBO report to review.

REGULAR AGENDA:

FY 2018 Airport Budget: Judy Demoney said that she and Tammy Bowen have been working on the budget this week. The budget is due to the City by May 1st so we are on a very tight schedule. The Finance Committee agreed to meet on Thursday, April 27th at 9:30 am to go over the numbers for the balance of the budget for the remainder of the year, and the full budget for 2018. Kyle said that whatever the Committee comes up with will be emailed to the Board for individual review. It will be sent to the Finance Department on April 28th. Judy said that she will be meeting with the City on May 24th to negotiate the budget. The Board will then need to approve the final budget in the next Board meeting.

Hangar Rates: Judy Demoney explained that in 2007 there was a 6% increase for the T-hangars, but there was not another increase until 2012 because of the inconvenience that tenants experienced during the runway and terminal expansions. At that time the rates were increased by 13%. The last increase for hangar rates we had was in September of 2015 at a 12% increase.

Judy said that she met with the Finance Committee to review a survey of other Southern Metroplex Airports. After review the Committee recommended hangar rate increases of 11% for the small T-hangars, 14% for the four large T-hangars and 11% for the three box hangars with sliding power doors. They did not recommend a change for the box hangars with no power doors. The Cities said no increase on the four box hangars with bi-fold and fire suppression. The revenue from those go to Midlothian and Waxahachie. It was recommended that the rate for the new T-hangars be set at \$388 per month. The new T-Hangars will be larger with bi-fold power doors, man door, insulated, no charge for electricity and located near the terminal and parking lot with restroom. Judy said that our hangar rates were compared with other comparable sized Airports in the Southern metroplex. The recommended hangar rate increases would bring us closer to average, yet still below average. The Board discussed the recommendations.

Drew Sambell moved to approve an 8% increase on the existing hangars effective July 1st as follows. Small T-hangars (\$255 per month), four large T-hangars (\$300 per month), three box hangars with sliding power doors (\$900 per month), and the new T-hangars to be set at \$388 per month. The hangar rates are to be reviewed on an annual basis around April for any adjustments, if necessary, that would be effective on July 1st each year; second by David Box. All Ayes.

Hangar Construction Update: Judy Demoney said that the construction crew started the steel erection for the hangars two days ago. They added a concrete entrance for the Fire Department behind the terminal building. They are not on schedule due to weather, but they working hard to catch up.

Sardis/Midlothian Waterline Conversion: Kyle Ballard explained to the Board that while working towards tying into the proper waterlines to service the new T-hangars it was discovered that there is a Sardis waterline running 10 to 15 feet under one of the box hangars. The Airport would have a big problem if it ever busted. We do not have any idea where the fault might lie because this was done 10 years ago. There was a meeting that included Sardis Lone Elm and the City of Midlothian. Paul Tischler of Sardis put together three viable options for the Sardis Board to consider. All options being considered would be at the Airport's expense. Their Sardis Board will be meeting on Tuesday, April 18th. The Airport Board discussed the options, and agreed that they would like to pursue the option for Sardis to dedicate its current facilities over to the Airport leaving a closed valve in between the two for an emergency interconnect if the cost is right. Kyle told the Board that they would kill the 8-inch line running under the hangar and tie it into Midlothian's 10-inch line right next to it. All of the Airport property would then be served by the City of Midlothian's water system. If the Airport ever develops on the East side of the runway that would be Sardis because it is in their CCN. Tammy Bowen said that two sub-meters would need to be installed so that we could read and invoice the two tenants that are currently on Sardis. Judy Demoney said that there have been some change orders in the hangar project that should free up some funds, so it is possible that it can be done with the new T-Hangar project. The TxDOT representative had said that he was pretty sure that as long as the cost of doing the water line is not greater than the savings that we would ok. Judy explained that the project might possibly be cheaper if the City did the work, but taking that route would delay the hangar project.

Drew Sambell moved to approve authorizing Judy Demoney to pursue Option #3- Sardis dedicate its current facilities over to the Airport leaving a valve in between Sardis' system, and the Airport's system turned off as an emergency interconnect. Judy should continue to negotiate and gather cost to bring back to the Board in order to make a final decision on whether to do that option; second by Randall Porche. All Ayes.

Other Business: Drew Sambell informed the Board that he spoke with an AOPA representative about doing a Rusty Pilot Seminar during our Pancake Breakfast Fly-In in June, but that date did not work. Drew said that they are very interested in doing a seminar for us maybe sometime in the Fall.

Kyle Ballard told Ken Lantz that he noticed that there were ample parking spaces today, and thanked him for working with Hertz on that issue.

Public Comments: There were no public comments.

Adjournment: There being no further business,
David Box moved to adjourn; second by Kent McGuire. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations

