

## **MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES**

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, May 11, 2017, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Ray Barksdale, Secretary  
David Box  
Randall Porche  
Drew Sambell  
Alex Smith

Members Absent: Kyle Ballard, Chair  
Kent McGuire, Vice Chair

Others Present: Judy Demoney, Airport Manager

### REGULAR AGENDA

Opening: David Box called the meeting to order, and Ray Barksdale gave the invocation.

Board Announcements: There were no Board announcements.

### CONSENT AGENDA:

- Minutes of Meeting held April 13, 2017
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

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

### REGULAR AGENDA:

Hangar Construction Update: Judy Demoney told the Board that the new T-hangars are 45-50 days away from Completion. The new leases will probably begin July 1<sup>st</sup>. Currently we have nine out of eleven new T-hangars reserved for existing tenants, which will free up hangars for people on the "Hangar Waiting List". There are also two or three on the "Hangar Waiting List" that are interested, so all new hangars should be leased. The "Hangar Waiting List" will not totally be eliminated because there are a few still waiting for box hangars.

Sardis/Midlothian Waterline Conversion: Judy Demoney said that TxDOT quoted in an email that "after much internal conversation, TxDOT will not be able to participate in the solution concerning the Sardis water line running under an existing hangar".

Chris Aylor, KSA Sr. Project Manager, sent a change order accounting to Ryan Hindman, TxDOT Engineer, indicating a savings of \$16,548 because they could split-encase the line under the taxiway without having to replace the line as the plans show. In doing so, he asked that they reconsider their position on participating in the solution with the balance of funds remaining in the construction contract. They approved the change order, but made no reference to changing their position so the water line issue is now up to the Airport or Sardis or both to correct.

Judy Demoney reminded the Board that they had voted in April to pursue Sardis dedicating 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. In one of the construction meetings, she was told that the Airport would have to do water testing every month, and flush the lines. Judy said that she was not happy with the idea, so they discussed the possibility of encasing the line by running a six-inch line through the eight-inch line from the front of the box hangar to within five to ten feet of the taxiway. This fix would also allow for a fix to the future development of the box hangars. Judy said that she has no idea of the cost at this time.

Judy said that she researched to see if there are any Sardis utility easements at the Airport, and the last easement on record was in 2010 when we did the runway expansion. To go back any further would require an official request, and there would be a cost if we chose to do so.

Judy told the Board that the options are to run a 6-inch line through the 8-inch line, do nothing because it has been ten years and nothing has happened, or pursue this further with Sardis. Judy suggested that the Board come up with a recommendation, but the Cities should be a part of the decision since they hold the liability, and are owners of the Airport.

Judy reminded the Board that the Cities had put up an additional \$40,000 to cover the shortage for the 4<sup>th</sup> year of NPE funds in order to get the hangar project started. TxDOT assured us that we would get those funds back once they received the 2017 NPE funds from the FAA in July or August. The Board asked that Judy follow-up on the 2017 NPE funds.

Alex Smith moved to approve Judy Demoney presenting to the Cities information on the Sardis/Midlothian Water line conversion, and propose some options to consider; second by Drew Sambell. All Ayes.

Hangar End Cap Rates: Judy Demoney told the Board that after the new T-hangar rates were set in April she realized that there was an end cap that would need to be rented. The new end cap is 591 square feet. There are also two other end caps that are currently being rented which has not had an increase since 2010. The tenant in hangar #1, Bill Fuller, Midway Aircraft Maintenance, is currently paying \$75 or \$.19 per square foot for a 378 square foot end cap. The tenant in hangar #22, Ken Lantz, Southern Star Aviation, is currently paying \$53 or \$.13 per square foot for a 385 square foot end cap. At the time, the Board voted to reduce the amount for Ken Lantz's end cap because Ken felt that there should be a difference in rates due to the fact that Bill Fuller's hangar was a Commercial lease, and the hangar itself had been enhanced with firewalls allowing him to do maintenance. After discussion the Board decided that the rates should be across the Board at \$.25 per square foot like the hangars.

Ray Barksdale moved to approve all three hangar end cap rates at \$.25 per square foot; second by Aex Smith. All Ayes.

Airport Tenant Liaison Position: Judy Demoney told the Board that Brad Wrezinski would like to resign as Tenant Liaison because he no long has time to devote to the position. Brad would be forfeiting his third year in the position. Judy explained that normally the tenants would make nominations, and then the tenants would vote. The Board agreed to follow the normal procedure for a new Tenant Liaison.

Other Business: Drew Sambell said that he has been speaking to Pat Brown, AOPA Representative, about having a Rusty Pilot Seminar and Flying Club meeting at the Airport. Pat suggested some dates that were available in the Fall. There would be a three hour Rusty Pilot Seminar in the morning, break for lunch and a Flying Club meeting in the afternoon. Typically, there are 40 to 60 people to attend. They charge a small fee that goes to AOPA. Drew said that he would do some research to see what date would work best for the Airport. The Board suggested getting Southern Star Aviation involved.

Public Comments: There were no public comments.

Adjournment: There being no further business,  
Randall Porche moved to adjourn; second by Alex Smith. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations

