

**AGENDA
MID-WAY REGIONAL AIRPORT
JOINT AIRPORT BOARD**

A regular meeting of the Mid-Way Regional Airport Joint Airport Board will be held in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas, on Thursday, March 13, 2025, at 4:00 pm

Members: Kevin Griffin, Chair
Jennifer Chelwick, Vice Chair
Alex Smith
Nanette Paghi
Morgan Whitehead
Pete Setian

1. Call to Order
2. Invocation
3. **Public Comments:** *Persons may address the Mid-Way Regional Airport Joint Airport Board on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.*
4. **Consent Agenda:** *All matters under Consent Agenda are considered to be routine by the Airport Board and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.*
 - a. Consider Minutes of Meeting Scheduled February 13, 2025
 - b. Financial Report – Period Ending February 2025
 - c. Operations Report – February 2025
 - d. FBO Report on Fuel Sales – February 2025
5. Discuss Monthly Projects Report – February 2025
6. Consider Recommendation to Councils for Hangar Rate Increases
7. Adjourn

As authorized by Section 551.071(2) of the Texas Government Code, the Board may convene into Closed Executive session for the purpose of seeking confidential legal advice from the Board's Attorney on any agenda item listed herein.

The Airport Board packet is available for viewing by going to the Airport's website.
www.mid-wayregional.com

This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

One or more members of the Waxahachie City Council and/or Midlothian City Council may be present at this meeting. No action will be taken by the City Council at this meeting.

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, February 13, 2025, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Alex Smith, Chair
Morgan Whitehead, Vice Chair
Nanette Paghi
Jennifer Chelwick
Kevin Griffin
Pete Setian

Members Absent: Ryan Anderson

Others Present: Sharlette Wright, Airport Manager
Tammy Bowen, Airport Operations Assistant
Dustin Deel, Director of Administrative Services, City of Waxahachie
Albert Lawrence, Deputy City Manager, City of Midlothian
Chris Wright, Council Member, Mayor Pro Tem, City of Waxahachie
Chris Dick, City Manager, City of Midlothian
Ross Weaver, Council Representative, City of Midlothian
Kyle Kinatader, President, Midlothian Economic Development

Call to Order: Chair Alex Smith called the meeting to order.

Invocation: Chair Alex Smith gave the invocation.

Public Comments: There were no public comments.

CONSENT AGENDA:

- Minutes of Meeting Scheduled November 14, 2024
- Minutes of Meeting Scheduled December 12, 2024
- Financial Report – Period Ending January 2025
- Operations Report – December 2024 and January 2025
- FBO Report on Fuel Sales – December 2024 and January 2025

Ms. Jennifer Chelwick made a motion to approve the Consent Agenda as presented; second by Ms. Nanette Paghi. All Ayes.

REGULAR AGENDA:

Introduction of the New Director of Administrative Services, Dustin Deel: Mr. Albert Lawrence introduced Mr. Deel to the Board. Mr. Deel worked nearly twenty years with the City of Weatherford. He has a wide range of experience. He started in IT and worked his way through different departments. He has a wide breadth of knowledge with different projects and budgeting.

Monthly Projects Report – November 2024: Ms. Wright gave a brief overview and answered questions on the projects report.

- **Roof Coating** – The roof repairs will start with the Terminal building first. The project should start in April once the weather is more consistent. They will be removing the rust and putting in new screws and grommets where they have come loose. They will apply an elastomeric coating on the top. In addition, they will be replacing the skylight in the FBO hangar. Project cost will be \$76,463. We will receive 90% back through a grant.
- **Self-Service Fuel Expansion** - It was requested that we put in another self-service for the Airport to run. There will be two 15,000-gallon tanks. One for jet and one for Avgas. The RFQ for engineering is out, and it closes on February 28th. There will be a committee to go over the submissions to choose the engineering services. Project cost will be \$753,600. We will receive 90% back through a grant.
- **Lease Updates** – Currently, the leases are being reviewed by the Attorney. We have been going back and forth answering questions. We hope to have them completed before our next meeting. The Board asked Ms. Wright if she could get the Attorney to commit to a date. Mr. Albert Lawrence shared that he spoke with him yesterday. They went over the leases together. He was almost done, but he had some questions for the City. The Attorney was going to make the changes and send him the draft.

- **Business Plan** – KSA Engineers hope to have it finished up by next quarter. They were waiting for the City to get the Airport fund closed out, so they could get good numbers. The numbers have been sent to them, and they are putting in the projections for us to look at when they complete the project. Project cost will be \$153,620.
- **Rates & Charges Review** – The Board will be considering a recommendation to Councils for T-hangar and box hangar rate increases. We will be looking at our other sources of income next month, such as office space.
- **Pavement Project** – TxDOT said that the pavement project should begin this summer. They will be doing seal coating, striping and rehabilitation of pavement on the runway, taxiway and Ramp areas. Project cost \$787,101. Airport portion is 10%.
- **Conference Room and Pilot's Lounge** – We will be updating the conference room with new flooring and paint on the walls. In addition, we will be painting and getting new furniture for the pilot's lounge. Project cost \$9,254. We will receive 90% back.
- **Security Cameras** – We received three quotes, but they needed to be updated. There is another area that will need to be covered due to our flatbed trailer being removed from Airport property. Project cost \$30,000. We will receive 90% back through a grant.

Update on Roofing Projects and Schedule: Mr. Wright explained that the seal coating is necessary to prevent having full replacement. Order of repairs is determined by frequency of leaks. This will prevent further degradation and maintain facilities. Ms. Nanette Paghi pointed out that insurance does not cover because of age, wear and tear. She asked Ms. Wright to find out if insurance (TML) would cover roof damage going forward after this type of repair.

FY2025 – FBO and Staff Office - \$76,463
FY2026 – Building 690 - \$162,700
FY2027 – Building 650 - \$136,500
FY2028 – Building 670 - \$141,100
FY2029 – Building 680 - \$139,100

Update on ARPA Funds for Self-Serve Fuel Expansion and Wash Rack: Ms. Wright explained that FY2022 grant funds have to be scheduled for use before this summer, so that we do not lose them. The plan is to use the funds for engineering and design of the self-service fuel farm expansion.

Update on Security Cameras: The previous system is outdated and does not function properly. The purpose of the new system is to provide updated and expanded surveillance for the airport property.

Ms. Jennifer Chelwick shared that she has gotten calls from tenants about a paraglider using the Airport. He has gate access and has been using the Ramp area to change his oil. Ms. Wright explained that he checks in with the FBO when he is here. It is an aeronautical activity, so she cannot tell him that he cannot use the Airport.

Mr. Keith Wright, Airport Tenant, shared that the paraglider has been crossing the runway at altitudes of conflict. In addition, he has been operating after twilight, which is against FAA rules. Ms. Wright stressed that she needs to be notified when this happens because she needs to document it for the FAA to justify telling him that he can no longer use the Airport. Chair Alex Smith suggested sending an email to all the tenants asking them to report it if they see this person acting in this behavior.

Mr. Setian asked if we are going to regulate and watch him that closely then what about all the other people on the Ramp doing maintenance. Ms. Wright mentioned that no one is supposed to be doing outside maintenance without some kind of containment for spills. She noticed evidence while walking around two days ago and that person would be contacted. She reiterated that she is not here 24/7, so she needs people to report these incidents.

Hangar Inspections: Ms. Wright reported that in October 2024 a re-inspection of ten hangars was conducted to verify that discrepancies from the previous inspections were corrected. Two out of ten were still not in compliance. The Fire Marshal sent letters to the two tenants. Everyone is now in compliance. The hangar inspections for 2025 will commence in the spring/summer season.

Future Businesses at the Airport: Chair Alex Smith asked when we would get to the point where we could start talking about different business opportunities for the Airport. He could think of three or four businesses that would make perfect sense to be affiliated with the Airport. Mr. Lawrence explained that the comprehensive plan and the business plan will help a lot. The business plan will be a guideline to show how the Airport should grow. It will help identify some of those people that we would target and go talk to because they are aviation experts. A part of that plan will be financial options on how we can fund the growth. It will be a whole package on how we get there. Chair Smith shared that he has not been given a whole lot of confidence that the plan will be that detailed or specific. He is concerned that it will be very general, and we will be back to the drawing board trying to figure out specifically who we should be talking to. He wants to make sure that we are proactive.

Amended Hangar Leases: Ms. Wright reported that the T-hangar and Box hangar leases are being reviewed by legal. They are out of date and need to be in line with the current Airport Rules and Regulations. Mr. Pete Setian asked Ms. Wright what is changing regarding the leases. Ms. Wright shared that the current leases allow subleasing, but the amended leases will no longer allow it.

Ms. Nanette Paghi asked if we distinguish between a consumer lease and a commercial lease. Ms. Wright explained that no one is allowed to run a business out of a T-hangar, which is the Fire Marshal's policy. There was a question about how it is that Nova Avionics (Southern Star Aviation) can lease T-hangars for office space and their business. Ms. Wright explained that they have a commercial lease and were already doing that before she came. After discussion, Chair Alex Smith concluded that it seems that it is up in the air whether they have the authority to do it or not. He inquired if we need to make a special exception going forward so we do not have someone else questioning why they cannot do the same.

Recommendations to Councils for Hangar Rate Increases: Ms. Wright presented information from the market study. The recommendation is to increase T-hangar rates from \$308 to \$325, \$363 to \$375 and \$470 to \$480. Box hangar rates from \$1,089 to \$1,300, \$935 to \$1,250, \$1,700 to \$2,000 and \$1,654 to \$1,945. Ms. Paghi said if using the National CPI there would be a 15% increase and an 18% increase using DFW Metroplex. The Board reiterated their concerns about using the market study for considering rates. Mr. Albert Lawrence explained the City's process when considering their rates and charges and explained that when the City adopts their budget, the fees get approved and incorporated in their next year's budget. Going forward they recommend this for the Airport. Staff recommended adopting the hangar rates as appraised by Airport & Aviation Appraisals, Inc. and conducting an annual review based on the Consumer Price Index (CPI) to determine if adjustments are necessary. Mr. Justin Deel shared that both City Attorneys confirmed the tenants on the Board do not have to abstain from voting on this matter. Mr. Chris Dick explained that the Board is just recommending rates to the Councils. They are not setting the rates.

Ms. Nanette Paghi made a motion to table making a recommendation to Councils for Hangar Rate Increases in order to have more discussion; second by Mr. Kevin Griffin. The vote was as follows: Ayes: Ms. Nanette Paghi, Mr. Kevin Griffin, Mr. Pete Setian, Mr. Alex Smith. Naes; Ms. Jennifer Chelwick, Mr. Morgan Whitehead. The motion carried.

Recommendation to Councils for Approval of Updated Master Plan: Ms. Wright reminded the Board that KSA gave the final presentation of the Master Plan during the October 10, 2024, Airport Board meeting. The required FAA signatures have been received on the Airport Layout Plan drawings. Staff requested that the Airport Board submit a recommendation for both City Councils to adopt the completed Master Plan by KSA.

Ms. Nanette Paghi made a motion recommending that the Cities move proposal 5 (Acquisition of Land) to the forefront and for both Cities to adopt the completed Master Plan by KSA; second by Ms. Jennifer Chelwick. All Ayes.

Re-Organize the Board:

Ms. Jennifer Chelwick made a motion to appoint Mr. Kevin Griffin as Chair; second by Mr. Pete Setian. All Ayes.

Ms. Nanette Paghi made a motion to appoint Ms. Jennifer Chelwick as Vice Chair; second by Mr. Pete Setian. All Ayes.

Adjournment: There being no further business,

Mr. Morgan Whitehead moved to adjourn; second by Mr. Kevin Griffin. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant



City of Waxahachie, TX

Budget Report

Account Summary

For Fiscal: FY 2025 Period Ending: 02/28/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 530 - MID-WAY REGIONAL AIRPORT							
Revenue							
<u>530-43200</u>	Grant Reimb-Operating	253,747.00	253,747.00	0.00	2,771.67	0.00	-250,975.33 1.09 %
<u>530-43215</u>	Grant Reimb - Coronavirus Relief	0.00	0.00	0.00	13,000.00	0.00	13,000.00 0.00 %
<u>530-47300</u>	Airport-Fuel Flowage Fees	32,000.00	32,000.00	1,638.20	13,635.76	0.00	-18,364.24 42.61 %
<u>530-47350</u>	Renter Utility Payments	5,500.00	5,500.00	301.51	1,946.42	0.00	-3,553.58 35.39 %
<u>530-47502</u>	Interest From Cash Pool	15,000.00	15,000.00	0.00	10,528.97	0.00	-4,471.03 70.19 %
<u>530-47607</u>	Facility Rental	2,000.00	2,000.00	60.00	855.00	0.00	-1,145.00 42.75 %
<u>530-47612</u>	Rent-Airport Commercial Leasing	29,000.00	29,000.00	2,523.00	12,615.00	0.00	-16,385.00 43.50 %
<u>530-47613</u>	Rent-Airport Land Options	5,000.00	5,000.00	120.00	780.00	0.00	-4,220.00 15.60 %
<u>530-47614</u>	Rent-Airport T-Hangars	307,000.00	307,000.00	25,606.00	128,024.00	0.00	-178,976.00 41.70 %
<u>530-47615</u>	Rent-Aircraft Parking	4,500.00	4,500.00	203.07	1,349.32	0.00	-3,150.68 29.98 %
<u>530-47616</u>	Rent-Airport Box Hangars	78,000.00	78,000.00	3,400.00	33,770.00	0.00	-44,230.00 43.29 %
<u>530-47618</u>	Rent-Airport-Corporate Hangars	103,000.00	103,000.00	3,883.00	45,260.00	0.00	-57,740.00 43.94 %
<u>530-49650</u>	Miscellaneous Revenue	0.00	0.00	282.79	307.79	0.00	307.79 0.00 %
<u>530-49655</u>	Miscellaneous Revenues-Late Fees	0.00	0.00	0.00	40.00	0.00	40.00 0.00 %
	Revenue Total:	834,747.00	834,747.00	38,017.57	264,883.93	0.00	-569,863.07 31.73%
Expense							
<u>530-199-51100</u>	Salaries	259,820.00	259,820.00	19,523.58	107,197.62	0.00	152,622.38 41.26 %
<u>530-199-51400</u>	Seasonal/Temporary Salary	15,270.00	15,270.00	0.00	0.00	0.00	15,270.00 0.00 %
<u>530-199-51500</u>	Salaries-Overtime	1,568.00	1,568.00	64.54	348.55	0.00	1,219.45 22.23 %
<u>530-199-52100</u>	Longevity	2,880.00	2,880.00	240.00	1,290.00	0.00	1,590.00 44.79 %
<u>530-199-52200</u>	Retirement-FICA	20,410.00	20,410.00	1,422.62	7,877.78	0.00	12,532.22 38.60 %
<u>530-199-52400</u>	Life & Health Insurance	26,580.00	26,580.00	2,647.78	13,636.70	0.00	12,943.30 51.30 %
<u>530-199-52501</u>	Retirement Plan Contribution-TMRS	45,650.00	45,650.00	3,467.94	18,629.67	0.00	27,020.33 40.81 %
<u>530-199-52600</u>	Workers' Compensation	5,380.00	5,380.00	373.27	2,061.46	0.00	3,318.54 38.32 %
<u>530-199-53200</u>	Professional Services	4,000.00	4,000.00	0.00	53,578.81	-49,420.00	-158.81 103.97 %
<u>530-199-53201</u>	Training	1,200.00	1,200.00	0.00	175.00	0.00	1,025.00 14.58 %
<u>530-199-53310</u>	Bank Service Charges	13,511.00	13,511.00	0.00	4,394.35	0.00	9,116.65 32.52 %
<u>530-199-54101</u>	Utilities - Water	9,172.00	9,172.00	0.00	1,580.31	0.00	7,591.69 17.23 %
<u>530-199-54210</u>	Refuse Services	1,461.00	1,461.00	0.00	504.16	0.00	956.84 34.51 %
<u>530-199-54310</u>	Maintenance, Building (Upkeep)	126,373.00	126,373.00	4,464.40	14,577.13	6,202.22	105,593.65 16.44 %
<u>530-199-54320</u>	Maintenance, Improvements	16,560.00	16,560.00	0.00	5,211.07	0.00	11,348.93 31.47 %
<u>530-199-54330</u>	Maintenance, Purchased Equipment	5,138.00	5,138.00	0.00	1,325.98	0.00	3,812.02 25.81 %
<u>530-199-54340</u>	Maintenance, Vehicle	360.00	360.00	0.00	72.40	0.00	287.60 20.11 %

Budget Report

For Fiscal: FY 2025 Period Ending: 02/28/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
<u>530-199-54345</u>	Maintenance, Leased Vehicle	0.00	0.00	0.00	25.48	0.00	-25.48	0.00 %
<u>530-199-54350</u>	Maintenance, Other City Property	35,499.00	35,499.00	0.00	684.19	0.00	34,814.81	1.93 %
<u>530-199-54395</u>	Maintenance, Contingency	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
<u>530-199-54400</u>	Vehicle Lease	3,079.00	3,079.00	240.01	1,249.88	0.00	1,829.12	40.59 %
<u>530-199-54410</u>	Facilities Rental-Land & Bldgs	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
<u>530-199-54430</u>	Uniform/Janitorial Supply Rental	800.00	800.00	0.00	190.40	0.00	609.60	23.80 %
<u>530-199-55100</u>	Insurance & Bonds	35,313.00	35,313.00	0.00	38,379.20	0.00	-3,066.20	108.68 %
<u>530-199-55150</u>	Phones, Pagers, Internet, Cable	1,262.00	1,262.00	110.77	765.76	0.00	496.24	60.68 %
<u>530-199-55200</u>	Postage	75.00	75.00	0.00	0.00	0.00	75.00	0.00 %
<u>530-199-55260</u>	Advertising & Promotions	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
<u>530-199-55270</u>	Special Events	10,000.00	10,000.00	0.00	1,345.18	0.00	8,654.82	13.45 %
<u>530-199-55350</u>	Travel (Mileage Meals Lodging)	2,700.00	2,700.00	0.00	2.62	0.00	2,697.38	0.10 %
<u>530-199-55400</u>	Memberships/License/Cert Renewal	940.00	940.00	0.00	350.00	0.00	590.00	37.23 %
<u>530-199-55420</u>	Publications/Subscriptions	1,080.00	1,080.00	0.00	1,080.00	0.00	0.00	100.00 %
<u>530-199-55450</u>	Board & Local Meetings	100.00	100.00	0.00	0.00	0.00	100.00	0.00 %
<u>530-199-55800</u>	State/EPA Permit Fees	400.00	400.00	0.00	204.76	0.00	195.24	51.19 %
<u>530-199-56100</u>	Supplies & Equipment	6,200.00	6,200.00	0.00	586.84	0.00	5,613.16	9.47 %
<u>530-199-56101</u>	Supplies & Equip-Chem/Janitorial/Lab/Medical/Tool	300.00	300.00	0.00	0.00	0.00	300.00	0.00 %
<u>530-199-56103</u>	Supplies & Equip-Motor Vehicle Parts & Equipment	1,000.00	1,000.00	0.00	384.72	0.00	615.28	38.47 %
<u>530-199-56104</u>	Supplies & Equip-Computers & Accessories	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
<u>530-199-56202</u>	Gasoline & Oil for Vehicle/Equip	3,115.00	3,115.00	0.00	543.64	0.00	2,571.36	17.45 %
<u>530-199-56204</u>	Electricity	22,954.00	22,954.00	650.48	6,477.83	0.00	16,476.17	28.22 %
<u>530-199-57400</u>	Improvements Other Than Bldgs	273,467.00	273,467.00	0.00	0.00	0.00	273,467.00	0.00 %
	Expense Total:	966,117.00	966,117.00	33,205.39	284,731.49	-43,217.78	724,603.29	25.00%
	Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22	-17.79%
	Report Surplus (Deficit):	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22	-17.79%

Budget Report

For Fiscal: FY 2025 Period Ending: 02/28/2025

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 530 - MID-WAY REGIONAL AIRPORT							
Revenue	834,747.00	834,747.00	38,017.57	264,883.93	0.00	-569,863.07	31.73%
Expense	966,117.00	966,117.00	33,205.39	284,731.49	-43,217.78	724,603.29	25.00%
Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22	-17.79%
Report Surplus (Deficit):	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22	-17.79%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
530 - MID-WAY REGIONAL AIRPC	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22
Report Surplus (Deficit):	-131,370.00	-131,370.00	4,812.18	-19,847.56	43,217.78	154,740.22

JWY Operations Summary 2/1/2025 - 2/28/2025



Aircraft Counts	
Based Aircraft Operations:	273
Itinerant Aircraft Operations:	2227

Operations Per Year	
Year	Total
2025	14014
2024	82745
2023	72959
2022	4726

Operations Per Month	
Month	Total
March 2025	365
February 2025	6678
January 2025	6971
December 2024	6072
November 2024	5640
October 2024	8413
September 2024	7346
August 2024	9709
July 2024	7864
June 2024	8163
May 2024	5778
April 2024	5635
March 2024	6855
February 2024	6748
January 2024	4522
December 2023	6256

November 2023	6005
October 2023	5757
September 2023	6746
August 2023	8153
July 2023	8361
June 2023	5595
May 2023	7614
April 2023	5264

Operations by Category					
Category	2021	2022	2023	2024	2025
Air Taxi	0	120	1510	1815	247
Local GA	0	416	7663	9888	2194
Itinerant GA	0	4190	63780	71028	11573
Itinerant Military	0	0	6	0	0

Top Manufacturers & Models		
Manufacturer	Model	Total
CESSNA	C172	3013
PIPER	P28A	601
TEXTRON AVIATION INC	B06T	295
PIPER AIRCRAFT INC	PA44	242
CESSNA	C182	193
GRUMMAN AMERICAN AVN. CORP.	AA5	185
PIPER AIRCRAFT INC	P28A	170
CESSNA	C150	157
PIPER	PA44	132
UNKNOWN	C172	106
CESSNA	C172	88
PIPER	PA32	88
DIAMOND AIRCRAFT IND GMBH	DA42	86

COSTRUZIONI AERONAUTICHE TECNA	ECHO	80
CESSNA	C177	76
BELL HELICOPTER TEXTRON CANADA	B407	63
TEXTRON AVIATION INC	C172	60
UNKNOWN		53
ROBINSON HELICOPTER COMPANY	R44	52
TEXTRON AVIATION INC	C172	50
PIPER	P28A	48
PIPER AIRCRAFT INC	P28A	32
DE DOMINICIS ALEX	RV7	31
CESSNA AIRCRAFT CO	C162	30
BELL	B407	29
DEDOMINICIS ALEX E	RV10	29
BEECH	BE35	28
PIPER	PA18	28
PIPER	PA30	26
PIPER AIRCRAFT INC	PA44	24
UNKNOWN	C42	23
CESSNA	C56X	20
CIRRUS DESIGN CORP	SR22	20
METAL FEATHERS INC/MAGEE JD	RV7	20
VANS AIRCRAFT INC	RV12	20
PIPER	PA44	18
RYAN	Z43	18
SAAB-SCANIA	Z26	18
CESSNA	C120	17
BEECH	T34P	16
GREAT LAKES	G2T1	16
MOONEY AIRCRAFT CORP.	M20T	16
NORTH AMERICAN	T6	15
BELLANCA	CH7B	14

PIPER	PA24	14
NORTH AMERICAN	AT6T	11
RAYTHEON AIRCRAFT COMPANY	BE36	11
BELL HELICOPTER TEXTRON CANADA	B429	10
CESSNA	C152	10
CIRRUS DESIGN CORP	SR20	10

Aircraft Approach Category & Design Group

Category & Group	Total
A-I	6362
A-II	40
B-I	44
B-II	50
C-I	13
C-II	2
D-I	46
D-II	4
UNK	194

Aircraft Type

Type	Total
Helicopter	193
Jet	54
Multi-Prop	561
Narrow	18
Regional	12
Single-Prop	5769
Unknown	71

Engine Type

Type	Total
------	-------

4 Cycle	1314
Reciprocating	4464
Turbo-fan	64
Turbo-jet	6
Turbo-prop	28
Turbo-shaft	109
Unknown	693

Airline Code	
Code	Total
CAP	12
CSJ	8
EJA	2
GA	5671
UNKNOWN	985

MotionInfo
PO Box 612, Orleans MA 02653

+1 (401) 247-7780
support@motioninfo.com

Monthly Operations Annual Comparison

	<u>Itinerant</u>			Percent Change Previous Yr	<u>Base</u>			Percent Change Previous YR
	2023	2024	2025		2023	2024	2025	
	Jan	3453	4212		6607	57%	340	
Feb	4028	6405	6006	-6%	272	343	672	96%
Mar	4743	6433		-100%	372	422		-100%
Apr	4881	5391		-100%	383	244		-100%
May	7148	5549		-100%	466	229		-100%
Jun	5209	7858		-100%	386	305		-100%
Jul	7851	7538		-100%	510	326		-100%
Aug	7780	9303		-100%	373	406		-100%
Sep	6369	7038		-100%	377	308		-100%
Oct	5398	8087		-100%	359	326		-100%
Nov	5640	5386		-100%	365	255		-100%
Dec	5748	5745		-100%	508	327		-100%
	68,248	78,945	12,613		4,711	3,801	1,036	



FEBRUARY FBO REPORT March 6, 2025

FUEL SALES: (Totals for February 2025)

AVGAS (Truck): 1042 gallons
AVGAS (Self-Serve): 1959 gallons
JET-A (Truck): 7423 gallons
JET-A (Government): 0 gallons

TOTAL GALLONS OF FUEL FOR FEBRUARY 2025 – 10,424 gallons (Note: Fuel totals may change slightly with final reports).

February fuel sales trended up from last month with several good “pre-spring” flying days. We also saw an increase in corporate/charter operations. The trend continues in the first days of March.

Southern Star Aviation has received two “newer” fuel trucks from Titan Aviation Fuels as part of our contract. This includes a 3000-gallon JET-A refueler. This will increase the reliability, and the 1000-gallon increase will allow us to take a full load of JET-A.

Sincerely,

Ken Lantz

Southern Star Aviation/NOVA Avionics





SOUTHERN STAR AVIATION

February 2025 Meter Readings

Start Date: 02/01/2025 Name: KS Time: 0800

100LL FARM: 355981.5 JET-A FARM: 66157.9

100LL TRUCK: 172450.8

JET-A TRUCK FWD: 463686 AFT: 486499

SELF SERVE: 318260

End Date: 03/01/2025 Name: KS Time: 0800

100LL FARM: 359485.6 JET-A FARM: 669818.8

2LO Truck → 100LL TRUCK: 175727.9

New JET Truck) JET-A TRUCK FWD: (2389) AFT: (9594)

SELF SERVE: 319477



Monthly Airport Operations and Projects Report January 2025
Attachment A - Airport Projects

Project Name	Description	Status	Funding
Conference Room & Pilot Lounge Upgrade	The current carpet in the hall and conference room is in need of replacement. The carpet will be removed and replaced with vynl flooring. The pilot lounge furniture is in disrepair and will be replaced. Both rooms and hall will be painted.	Painting and floor installation complete, furniture has been placed.	Budget
Self-Service Fuel Expansion	Request for Proposals for the design of a 15,000 gallon self-service fuel island.	RFQ received responses and under review	2022 ARPA Funds
Lease Updates	Updating the month to month leases	In progress, waiting on return from Attorney.	
Rates & Charges Review	Reviewing airport rates and charges and comparing to the results of the airport market study. Will determine what adjustments should be made to accommodate inflation and maintenance costs.	Tabled item, bringing back to Board for further discussion and recommendation.	
Business Plan	KSA working on business plan for the airport to go with the completed Master Plan.	Completed document submittal. Draft will be submitted for review mid-March.	Midlothian & Waxahachie
Security Cameras	Replacement of current cameras	Awaiting final updated quotes for selection.	ARPA
Roof Coating	The installation of elastomeric roof seal coating to the Terminal Building and hangar.	LBK Roofing will seal coat the terminal and hangar in April. Could be earlier if the weather dictates better temperatures.	RAMP Grant
Pavement Project	Seal coat, striping and rehabilitation of pavement. RWY, TWY and Ramp areas.	7460 Documents have been sent to FAA for review. Construction phase to begin March 5, 2025. Once review is completed by FAA scheduling will begin.	TxDOT Grant

MidWay Regional Airport
2025 Proposed Rent Rate Increase

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1																					
2																					
3	Consumer																	Proposed	Proposed	Study Suggested	
4	Price																	15%	Rate (CPI)	Rate	
5	Index (CPI)			Buildings	Hangar #s	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Rent Rate	Increase			
6	2014	1.6		T-Hangars		2014	2015	2017	2019	2022	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
7	2015	0.1			41-52		\$235.00	\$255.00	280.00	\$308.00	\$46.20	\$354	\$325								
8	2016	1.3			21-34		\$235.00	\$255.00	280.00	\$308.00	\$46.20	\$354	\$325								
9	2017	2.1			35-38		\$277.00	\$300.00	330.00	\$363.00	\$54.45	\$417	\$375								
10	2018	2.4			18-Jan		\$235.00	\$255.00	280.00	\$308.00	\$46.20	\$354	\$325								
11	2019	1.8			1A-11A			\$388.00	427.00	\$470.00	\$70.50	\$541	\$480								
12	2020	1.2																			
13	2021	4.7																			
14	2022	8		Box Hangars																	
15	2023	4.1																			
16	2024	3.2			690		\$834.00	\$900.00	990.00	\$1,089.00	\$163.35	\$1,252	\$1,300								
17					680		\$774.00	\$774.00 *	850.00	\$935.00	\$140.25	\$1,075	\$1,250								
18	Total	30.5			670		\$774.00	\$774.00 *	850.00	\$935.00	\$140.25	\$1,075	\$1,250								
19					650		\$1,545.00	\$1,545.00 *	1,545.00 *	\$1,700.00	\$255.00	\$1,955	\$2,000								
20	Total for 2022-2024	15.3			650		\$1,504.00	\$1,504.00 *	1,504.00 *	\$1,654.00	\$248.10	\$1,902	\$1,945								
21																					
22				End Cap	9A		\$148.00	\$148.00 *	163.00	\$179.00			\$189								
23					Private		\$75.00	\$95.00	105.00	\$116.00			\$122								
24					Private		\$53.00	\$95.00	105.00	\$116.00			\$122								
25																					
26	Consumer Price Index (CPI)																				
27																					
28	Rate % increase rounded down to 15% CPI adding 2022-2024																				
29																					
30	*Indicates No Rate Increase																				