

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

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, August 8, 2019, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Drew Sambell, Chairman  
Ray Barksdale, Secretary  
Randall Porche  
Nanette Paghi  
Larry Johnson

Members Absent: Alex Smith, Vice Chairman  
Kent McGuire

Others Present: Judy Demoney, Airport Manager  
Tammy Bowen, Airport Operations  
Richard Reno, Mayor, City of Midlothian  
Clyde Melick, Assistant Manager, City of Midlothian  
Todd Little, Ellis County Judge  
Ken Lantz, Partner, Southern Star Aviation

Opening: Drew Sambell called the meeting to order, and Randall Porche gave the invocation.

Board Announcements: There were no Board announcements.

### CONSENT AGENDA:

- Minutes of Meeting held July 11, 2019
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

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

### REGULAR AGENDA:

Security Fencing Project: Judy Demoney explained that in 2016 the Airport submitted a letter of intent to TxDOT Aviation to do security fencing with access gates around the entire Airport. The estimate at the time was \$710,000 with 90% covered by a federal grant through TxDOT and 10% covered by the Sponsors. The City of Midlothian and City of Waxahachie share equally. The funds have already been set aside because the Airport received a reimbursement in the amount of \$79,630 after the final audit of the T-hangar project.

The fencing project will be spread over a three year period of time because the majority of the FAA funding is through Non Primary Entitlement money. General Aviation airports get \$150,000 of NPE money per year to use for capital or maintenance needs.

The schedule now is to complete the design and begin construction of the chain link fence and automatic gates in 2019. In 2020, we would go idle for the year to accrue an additional \$150,000 in NPE funds. Because the T-hangars that we built are revenue producing, we have to wait three years before getting any more AIP funds. The construction of the game fencing will take place in 2021.

Judy explained that prices have gone up since the estimate in 2016, so the scope has changed to fence only 1000 feet beyond the end of the runway. This would require first responders going through two gates at the north end instead of one to get to the runway. The Fire Departments said that this would not be adequate. KSA said that they will design the north end to include the emergency access gate on the east side by Spring Branch Rd, and that they would take the fencing as far as TX DOT money will go. The final design should be complete by September 11.

The original estimate to fence the entire north property was \$100,000 (as preferred by the Board on March 14). The final amount will depend on the bids for FY19, and if we have contingency money left after construction. Judy said that she did speak with TxDOT and they said that we would get no additional funding for the project. Come 2021, in order to secure Airport property as in the original scope, the Cities may have to come up with some additional funding.

Lease for First Flight: Judy Demoney reminded the Board that in the last meeting they discussed that our office rate has been the same since 2011. First Flight's lease was up for renewal, and the finance committee came up with a recommendation to increase the rate from \$.83 to \$1.30 per square foot. After much discussion, the Board voted to approve the rate with the understanding that she would discuss the rate increase with Ken Lantz, First Flight, and report back to the Board.

Ken Lantz said that the increase was unacceptable. He felt that it should have been adjusted in yearly increments. Ken pointed out that in addition to renting office space, they bring in aircraft that buy fuel, rent cars and stay in hotels. Also, he felt that since the space is limited to "aviation related businesses" the space should not be compared cent-to-cent with regular office space rates in the area. The finance committee reviewed the information and proposed \$1.05 per square foot for 12 months, and to reassess after 12 months upon renewal.

Nanette Paghi moved to amend the motion made on July 11, 2019, for an office rate increase for First Flight in the amount of \$1.30 per square foot per month to \$1.05 per square foot per month. The new monthly rent will be \$479; second by Randall Porche. All Ayes.

Lease for Nova Avionics: Judy Demoney reminded the Board that they tabled this item in the last Board meeting. Southern Star Aviation had asked the Board to consider a ten-year lease for their end cap for Nova Avionics, subsidiary of Southern Star Aviation, and wanted it to run concurrently with their 10-year FBO lease agreement. The finance committee felt that an increase from the current \$.27 per square foot to \$.54 was in line because of the increased utility demand of a daily business operation. Southern Star Aviation did not agree with the increase. The finance committee came up with a new proposal because of previous history of other companies occupying hangars at regular rates plus utilities.

Larry Johnson moved to approve a five-year commercial lease for the end cap and hangar 9A, between the Airport and Nova Avionics LLC. The rate will be the current published hangar rate of \$.27 per square foot, but is subject to change with any regular published hangar rate increases. Utilities will be assessed at \$75 per month and will be reassessed in June 2020; second by Ray Barksdale. All Ayes.

Other Business: Clyde Melick told the Board that the Airport Management position has been posted.

Public Comments: Patrick O'Connor, registered as a speaker, spoke about the fencing project.

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

Respectfully submitted, Tammy Bowen, Airport Operations Assistant

