

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 12, 2022, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Drew Sambell, Chairman
Alex Smith, Vice Chairman
Michael Williams, Secretary
Nanette Paghi
Larry Huntley
Jennifer Chelwick

Members Absent: Randall Porche

Others Present: Darrell Phillips, Airport Manager
Tammy Bowen, Airport Operations Assistant
Richard Abernethy, Director of Administrative Services, City of Waxahachie
Clyde Melick, Assistant Manager, City of Midlothian
Chris Wright, Council Member, City of Waxahachie

Call to Order: Chair Drew Sambell called the meeting to order.

Invocation: Mr. Larry Huntley gave the invocation.

Public Comments: There were no public comments.

CONSENT AGENDA:

- Minutes of Meeting Scheduled April 14, 2022
- Manager's Report
- Financial Report
- Airport Operation's Report
- FBO Report

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

REGULAR AGENDA:

Airport Rates and Charges for 2022-2023: Chairman Drew Sambell explained that there are three members on the Airport Board that rent hangars at the Airport. They have agreed to abstain from voting on hangar rates due to a conflict of interest. Chairman Sambell reported that the Finance subcommittee met to consider rates. They looked at data from all over the DFW area. They realized that we are not the lowest, but we are not the highest. They also considered that we had not had a hangar rate increase for three years. Mr. Darrell Phillips shared that rates are reviewed annually, and it was decided not to increase rates for the last few years due to Covid. We have not had a hangar rate increase for three years, and our costs to operate have been increasing. The Committee discussed a 10% increase on hangars, but because four of the box hangars had not had an increase for seven years they decided to recommend a 10% increase on the four box hangars and a 8% increase on the other hangars. Ms. Nanette Paghi asked how much additional revenue it would be if we did 10% straight across the board. Mr. Tammy Bowen shared that a 10% increase would bring close to \$11,000 more in revenue than an 8 and 10% increase. Ms. Jennifer Chelwick mentioned that she is on the Committee and the numbers showed that we are just breaking even. Vice Chair Alex Smith noted that raising the rates 8% and 10% would barely give us an edge. The government reports show that inflation has risen from 5 1/2% to over 8% just this past few months, since the Committee came up with their recommendation. Ms. Tammy Bowen informed the Board that a 10% increase on all hangars would bring in an extra \$35,000 in revenue.

Ms. Nanette Paghi made a motion to approve a 10% increase on all hangars; second by Ms. Jennifer Chelwick. Chairman Alex Smith aye. Chairman Drew Sambell, Secretary Michael Williams and Mr. Larry Huntley abstained from voting due to conflict of interest.

Starting the Process to Update the Airport Master Plan: Mr. Darrell Phillips explained that TxDOT, KSA Engineers and both Cities agreed that because of the development around the Airport it is important to go ahead and start the process for updating the Airport Master Plan. It would be done with a 90/10 grant. This would push the runway rehabilitation project out a year starting the design in 2023. Rehab would start in 2024. The runway pavement is in good shape, but we would need to use the RAMP grant to freshen up the painted areas until we can do the rehabilitation. Also, a couple of things that we have decided to do that is not covered under the 90/10 grant is to update our business plan, Rules and Regulations and Minimum Standards and Requirements. All of these things would be very beneficial to us to help give direction on how to proceed in developing the Airport. Mr. Cylde Mylick suggested that this be taken to both the Cities to bear the cost and split evenly between the two Cities. Hopefully, we get the same person doing the Master Plan to cover everything that way we do not have multiple things. There will be a lot of public input. It will be advertised in the paper. It will be a lengthy process. The Airport Board and both City Councils will be involved. Mr. Mylick stated that he believes that in this day and time it is very important that everybody knows what is going on, there is more transparency and there is support along every step of the way.

Ms. Nanette Paghi made a motion to proceed with the process of updating the Airport Master Plan; second by Vice Chair Alex Smith. All Ayes.

Update on the Pancake Breakfast Event: Mr. Darrell Phillips mentioned that we got a call from the “Coffee and Airplane” group about taking advantage of our Pancake Breakfast as their June meeting. This could bring in as many as 60 aircraft if the weather is nice. The Commemorative Air Force will be bringing seven of their airplanes. They will be giving rides in four with three static. Ms. Tammy Bowen reported that there will be helicopter rides, car and motorcycle clubs, train, face painter, clown and the duo band like last year. Boy Scout Troop 524 will be doing the catering again. Chair Drew Sambell said we will try to encourage vehicle traffic to make a right hand turn when leaving the Airport and make a U turn rather than trying to cross over all the traffic at Hwy 287. Long term we hope to get a second entrance for the Airport.

Comments by the Airport Board and Airport Administration: Vice Chair Alex Smith recognized Council Member Chris Wright at the Board meeting.

Adjournment: There being no further business,

Ms. Nanette Paghi made a motion to adjourn; second by Ms. Jennifer Chelwick. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant

