

## **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 11, 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  
                                  Alex Smith, Vice Chair  
                                  Ray Barksdale, Secretary  
                                  Kent McGuire  
                                  Randall Porche  
                                  Nanette Paghi  
                                  Larry Johnson

Others Present:            Judy Demoney, Airport Manager  
                                  Tammy Bowen, Airport Operations  
                                  Clyde Melick, Assistant Manager, City of Midlothian  
                                  Vern Mitchell, Partner, Southern Star Aviation

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

Board Announcements: Judy Demoney told the Board that she would be attending the TxDOT Aviation Conference next week.

### CONSENT AGENDA:

- Minutes of Meeting held March 14, 2019
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

Larry Johnson moved to approve the Consent Agenda as presented; second by Nanette Paghi. All Ayes.

### REGULAR AGENDA:

Hangar Lease Rates for 2019-2020: Judy Demoney reminded the Board that two years ago they agreed to review hangar rates on an annual basis around April. Judy said that she met with the Finance sub-committee last week to discuss hangar rates. There were no increases from 2007 and 2013 due to the runway expansion. There was a 13% increase in 2013, 12% in 2015 and 8% increase in 2017. The average T-hangar rate in the metroplex in 2017 was \$.27 per foot, 2018 was \$.28 per foot and 2019 is \$.29 per foot. Currently, Mid-Way's rate for the (44) small T-hangars is \$.25 per foot. The small box hangars are \$.25 per foot, and the large box hangars are at \$.19 per foot.

Judy told the Board that expenses have been increasing due to older buildings and equipment. It cost over \$18,000 to replace a scissor lift. The cost of electricity and water has increased. We have been making some improvements by replacing our hangar and terminal light fixtures with LED lamps for better lighting. We are also working on more security for the Airport with our security-fencing project.

Judy said that there were not a lot of changes in the 2019 survey of Metroplex Airports with the exception of Grand Prairie.

Judy said that the Committee's recommendation is for a 10% increase for all T-hangars and box hangars. This excludes the four City owned box hangars. This would be an increase of \$.02 per square foot for each hangar. The small T-hangars would be \$.27 per foot, which is last year's average rate in the metroplex. The annual increase in revenue would be \$24,876. Judy wanted to remind the Board that we have a responsibility with our grant assurances to become self-sustainable, and the only revenue that the Airport gets is from hangars and fuel flow fee. The Board discussed the recommendations.

Nanette Paghi moved to approve a 10% hangar rate increase effective July 1<sup>st</sup>, 2019; second by Alex Smith. The votes were as follows: Ayes: Nanette Paghi, Alex Smith, Kent McGuire, Ray Barksdale and Larry Smith. Noes: Drew Sambell and Randall Porche.

Security Fencing Preliminary Design: Judy Demoney told the Board that the way the wild life fencing preliminary design is right now for the North end of the property is they would fence 1000 feet beyond the end of the runway with game fencing. This design allows us to stay within the budget estimated three years ago. Currently, there is a gate on the North end that serves as an emergency entrance for our first responders. The preliminary fencing design would require two gates for the Fire Department to go through instead of one. Only two small trucks could operate inside the fence and it would fence out 18 acres of buildable land on the north side. Judy said that there are two more options to consider:

Option #1 – Approximately \$40,000 more

- Eliminates the second gate
- Would fence in 14 of the 18 acres of buildable land
- Only small truck access

Option #2 – Approximately \$77,000 more

- Fences in all of the airport property
- Utilizes one gate on a gravel road that was built as part of the runway extension that the fire department could use as well as Tarrant County Water District for their easement.
- Heavier fire trucks could use the gravel road

Judy reminded the Board that TxDOT is paying for 90% of the costs of the security-fencing project, but TxDOT would have to agree to any changes. After discussion, the Board agreed that they would prefer option #2.

Update Recent Hangar Inspections and Tenant Violations: Judy Demoney told the Board that one tenant has complied by providing a copy of their logbook verifying their annual. One tenant plans to sell their aircraft, and has a deadline of April 30<sup>th</sup>. Another tenant is looking at getting an annual and selling his aircraft. His deadline is May 30<sup>th</sup>. Judy said that there is one other aircraft that belongs to law enforcement. They are getting it ready to sell.

Executive Session: The Board adjourned into Executive Session to deliberate economic development negotiations as permitted by the Texas Government Code, Section 551.087, at 4:42 p.m.

Regular Session: The Board reconvened to Regular Session at 4:51 p.m. No action was taken.

Other Business: Judy Demoney told the Board that department requested budgets are due to the City by May 1. The Finance Committee will need to meet the week of May 6 to go over the numbers, and make any recommended changes. On May 9 the Board will need to vote on the preliminary budget before our budget review meeting with the City budget team.

Tammy Bowen reminded the Board of the Pancake Breakfast and Fly-In on June 1, and that she will be emailing a work schedule when it gets a little closer.

Public Comments: There were no public comments.

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

Respectfully submitted, Tammy Bowen, Airport Operations Assistant

