

## 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 10, 2012, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Paula Baucum, Chairman  
Gary Richter, Vice Chairman  
Kent McGuire, Secretary  
George Kent  
Ray Barksdale  
Kyle Ballard

Members Absent: David Box

Others Present: Judy Demoney, Airport Manager  
Tammy Bowen, Airport Operations Assistant  
Ken Lantz, Partner, Southern Star Aviation

### REGULAR AGENDA

Opening: Chairman Paula Baucum 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 12, 2012
- Financial Report
- Manager's Report
- Airport Operations Report
- FBO Fuel Sales Report
- Tenant Liaison Report

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

### REGULAR AGENDA:

Update on terminal building renovation: Paula Baucum said there was a meeting with Scott Tucker Construction on April 27<sup>th</sup> regarding some unresolved issues with the terminal building. Mr. Scott assured us that he is committed in making the Airport happy with the project. Paula said that through the conversation they have allowed her to bring in a structural engineer to do an objective assessment of the patio as to why the concrete is cracking, and what can be done to move forward. He will be coming tomorrow, so that we can get an unbiased assessment. Scott Tucker's architect and engineer is wanting to adjoin the patio to the building, but the other structural engineer said that it should not be attached to the building because the building is not built to have something attached that will be moving. Judy Demoney said that they have a fix for the drainage issue downstairs by the front door.

Update on Pancake Breakfast Fly-In: Tammy Bowen reminded the Board that last year they discussed ways to cut the costs of the fly-in in order to come closer to breaking even on the event. It was suggested to explore other options for music, since the band was the biggest expense. Tammy said that after several phone calls, it was apparent that it would be very difficult to find a band that would play for less than \$750. This year the same group will be performing, but only as an instrumental duo playing for three hours instead of two for \$300.

Also, the Pancake Breakfast Fly-In will be held in the FBO hangar this year due to the added expense of \$300 for the use of the Trojan Phylers hangar, and the fact that it would be a great opportunity to show off the newly renovated terminal building.

Facility Use Agreement for Terminal and Immediate Airport Grounds: Kyle Ballard told the Board that the City Attorney of Midlothian reviewed the agreement, and he said that there was enough language in there to adequately protect the Airport. The facility that is being referred to is the Airport grounds not being rented by tenants, and the upstairs area of the terminal building. Paula Baucum suggested including a page to be signed by the Cities showing that all of their requirements have been met, or a form that the Cities provide, and sign to be brought back to the Airport.

Gary Richter moved to approve the Facility Use Agreement for Terminal and Immediate Airport Grounds, adding a page that addresses any City criteria with appropriate signatures; second by Kent McGuire. All Ayes.

Trojan Phylers's request for partial reimbursement for electrical enhancement: Paula Baucum reminded the Board that a generator had been purchased by the Airport, and part of the reason was so that the doors could be opened in the four big box hangars during power outages. Paula said that her understanding was that those tenants were informed that there would be some costs involved for the electrical work in their hangars in order to be able to hook up to the Airport's generator. The only tenant that agreed to do so at the time was Arrae. Airborne Imaging purchased their own generator system because of their costly contracts. There was a major power outage, and the Board agreed to assist in the cost of the electrical enhancement for Big Q Aviation by paying half knowing that the Airport would eventually recuperate the costs. Paula said that the Cities are not obligated to reimburse for revenue, but we are responsible for safety, and a facility that we promised in the leases. The Trojan Phylers hangar is a ground lease, and will not be owned by the Cities for another twenty-seven years. It is not property that the Airport owns where we have the ability to recuperate the money for the investment. Paula said that from now on any other hangars built on the Airport will have the ability to be opened during a power outage. Judy Demoney said that she just finished the budget projections for the remainder of this year, and there is no money in the budget for this request. Paula said that the Airport is looking at other ways to make the process better just in case Mario cannot be there in an emergency situation to hook the generator up to the tractor. Judy said that Oncor is working on getting Arae, Inc. on the critical list due to their U S Government contract and being on call 24/7, which would hopefully take care of the power for those four box hangars. After Board discussion, Dale Stevenson, representative for the Tango 28 Group, told the Board that would like to withdraw the request, since there is no money in the budget.

Appointment of Committee regarding Mid-Way Regional Airport food service: Paula Baucum said that a Committee will need to be established to work with Judy Demoney and Tammy Bowen in regards to food service at the Airport.

Gary Richter moved to approve a Committee consisting of Kent McGuire, Kyle Ballard and a representative from the FBO staff to work on ideas to bring back to the Board in regards to Mid-Way Regional Airport food service; second by Ray Barksdale. All Ayes.

Update on Apron Project: Judy Demoney said that both Cities approved the Resolution, and the paper work has been sent to TxDOT. Their public hearing is on May 24<sup>th</sup>.

Hangar project Letter of Intent: Judy Demoney reminded the Board that we have another opportunity for the 90/10 funding, which would be construction for hangars in 2014. The Board will need to provide a Letter of Intent showing that the Board has agreed to proceed with the project. TxDOT would also like a layout of what we want to do, and the estimated cost. Coffman and Associates believe that the property on the West side of the terminal is the best site for the hangars. Judy explained the two different types of hangars that could be built. The Board agreed that the 51' x 33' nested T-hangars would be the way to go because they are bigger than the standard T-hangar, and they could build ten nested T-hangars compared to eight standard hangars on that site.

Gary Richter moved to approve the hangar project letter of intent; second by Kyle Ballard. All Ayes.

Public Comments: There were no public comments.

Adjournment: There being no further business,

Gary Richter moved to adjourn; second by George Kent. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations Assistant

