

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, September 14, 2023, at 6:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

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

Others Present: Sharlette Wright, Airport Manager
Tammy Bowen, Airport Operations Assistant
Richard Abernethy, Director of Administrative Services, City of Waxahachie
Albert Lawrence, Deputy City Manager, City of Waxahachie
David Hill, Mayor, City of Waxahachie
Billie Wallace, Council Representative, City of Waxahachie
Chris Wright, Council Member, Mayor Pro Tem, City of Waxahachie
Clyde Melick, Assistant Manager, City of Midlothian
Justin Coffman, Mayor, City of Midlothian
Anna Hammonds, Council Member, City of Midlothian
Mike Rodgers, Council Member, City of Midlothian
Ed Gardner, Council Member, City of Midlothian

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

Invocation: Ms. Nanette Paghi gave the invocation.

Chairman's Opening Remarks: There were no opening remarks.

Public Comments: Mr. Albert Lawrence, Deputy City Manager of Waxahachie, spoke in regards to some negative comments and threats towards some of their staff members and Board Members. He explained how communications works between Waxahachie City Staff, City Council and the Airport Board. Staff has always made sure that they were in line with their thoughts and what they wanted. He explained the City of Waxahachie process to revise the Joint Airport Agreement. Waxahachie worked with the Midlothian staff to put some draft comments together and Waxahachie staff updated their Airport Board Members. At some point they sent a request to the City of Midlothian suggesting the two Cities pass a Resolution that would put a pause on things with the Airport Board to allow time to work through any disagreements or challenges. It was decided not to go that route. Before starting the revision process, Mr. Lawrence met with Waxahachie Council Members to give an update on their plans and some of the comments received were that they wanted to make the Airport Board strictly an Advisory Board. It was presented to the Waxahachie City Council on September 5th and adopted unanimously. It then went to the City of Midlothian and was tabled.

Ms. Billie Wallace, Council Representative, City of Waxahachie, reiterated that staff members from both Cities worked on the Joint Airport Agreement together before being presented to the City Councils. It was not something that Waxahachie did without Midlothian's acknowledgement. Waxahachie staff has had their Council's full support from the beginning. All actions have been in line with Waxahachie City Council's direction from day one. She reminded everyone that the Airport belongs to the City of Midlothian and City of Waxahachie, not the Airport Board or its tenants. She challenged both City staffs to bring order to this Airport even if it means dissolving the Airport Board.

Mr. Chris Wright, Mayor Pro Tem, City of Waxahachie, spoke in support of the Airport Board being an Advisory Board, as are all other City Boards. The Cities need the advice of knowledgeable people in the Airport industry on the Airport Board and that can help build this as a great Airport. He acknowledged that the Cities are the ones held legally liable, not the Airport Board. The revised agreement was just to clarify the Airport Board serves in an advisory capacity to the Cities.

Mr. John Bielamowicz, Airport Tenant, spoke in opposition of the request for hangar space submitted by FL410. He pointed out the hangar waiting list policy has a process for fairness, but it does not appear that it is being followed. Mr. Bielamowicz is currently on the hangar waiting list for a box hangar. He asked "If he has a good business idea can he jump the list too, because he does". In addition, he spoke in support of the Airport Board being an Advisory Board.

CONSENT AGENDA:

- Minutes of Meeting Scheduled August 10, 2023
- Financial Report – Period Ending August 31, 2023
- FBO Report on Fuel Sales – August 2023

Ms. Jennifer Chelwick made a motion to approve the Consent Agenda as presented; second by Mr. Kevin Griffin. All Ayes.

REGULAR AGENDA:

Election of Officer: Secretary: No action was taken.

Salary Adjustment for Airport Manager, Administrative Assistant and Maintenance Worker: Vice Chair Alex Smith explained this item was put on the agenda by a former Board Member and there was no backup or supporting information submitted. Ms. Nanette Paghi commented the adjustments were approved by both Cities as Airport employees are employees of the City, not contract labor. Mr. Richard Abernethy confirmed the salary increases were included in the Airport budget and adopted by both Cities effective October 1st. No action was taken.

Monthly Airport Operations and Projects Report – July 2023: Ms. Sharlette Wright asked if there were any questions on the Airport Operations and Projects Reports included in the packet. Since the packets were distributed, TxDOT has approved the upgrade of signage for Hwy 287 based on the Operations report sent to them.

Board Member Joshua Tate announced his resignation and thanked everyone for the opportunity to serve.

Request for Hangar Space Submitted by FL410 Visions, LLC: Mr. Wes Hoblit from Masterplan, requested to enter negotiations on a contract for a lease of hangars 53, 54 and 55, for a term of 20 years. He explained they plan to make a \$40,000 investment to improve HVAC, paving and office space. They would build them out and lease them specifically to a service provider for Garmin. They have had conversations with Southern Star Aviation and do not think that there would be competition between the two. Their intent is to grow the Airport. Ms. Jennifer Chelwick noted it is her understanding that their intention is to move our FBO, Southern Star Aviation, from their current location over to those hangars. It would require both City Councils approve the move and a change to the FBO's lease. In addition, the proposed rates are substantially lower than what is currently received. Lastly, she asked why they assumed they could jump the hangar waiting list. Mr. Hoblit explained that he is not sure about the FBO. He does not think it is the intent to move the FBO, based on his understanding from the operator. He believes the proposed rate is lower due to the fact the owner is requesting a long-term lease of 20 years, as opposed to the current month to month leases. Mr. Morgan Whitehead shared he is enthusiastic to hear people bring business ideas, but surprised at the brevity of his presentation and lack of real detail. Mr. Whitehead noted he expected something of substance, so they had some idea of why they should even remotely consider taking an approach that is not standard. Mr. Hoblit noted it is their intent is to grow the Airport by taking over those hangars, improve them, and potentially build more hangars in the future to shorten the hangar waiting list.

Mr. Ken Lantz, Southern Star Aviation, completed a Public Comment form to clarify Southern Star Aviation and Nova Avionics are his businesses. They are the Garmin people and they were approached. What they envisioned and were told was that no one was going to be displaced. The intent was to relocate the maintenance and avionics facilities and open their current hangar up for tenants to put larger aircraft and build a new FBO facility. He wanted to make it clear they do not get involved in hangar leases or hangar rates. Their envision is to move their facilities to facilitate larger hangar space for aircraft. They are always looking at being able to expand their business and how they can do it.

Mr. Kevin Griffin suggested that Mr. Hoblit continue working on this item with Ms. Sharlette Wright, but no action was taken.

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