

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, July 14, 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
Jennifer Chelwick

Members Absent: Randall Porche
Nanette Paghi

Others Present: Richard Abernethy, Director of Administrative Services, City of Waxahachie
Albert Lawrence, Deputy City Manager, City of Waxahachie
Clyde Melick, Assistant City Manager, City of Midlothian
Walter Darrah, Council Member, City of Midlothian
Billie Wallace, Council Member, City of Waxahachie
Chris Wright, Council Member, City of Waxahachie
Warren Ketteman, Economic Development, Sr. Director, City of Waxahachie
Kassandra Carroll, Economic Development Coordinator, City of Waxahachie
Daniel Morton, President, Waxahachie Community Development Corporation

Call to Order: Chair Drew Sambell called the meeting to order at 4:01 p.m.

Invocation: Vice Chair Alex Smith gave the invocation.

Public Comments: Mr. Bill Fuller, Hangar #1, mentioned that he received a letter from the former Airport Manager, Mr. Darrell Phillips, regarding rate increases. Mr. Fuller questioned why the charge for his electricity is increasing from \$9 to \$15. In addition, Mr. Fuller shared that he has been trying to get more than a month to month lease with the Airport. His bank will not talk to him with a month to month lease. He is interested in making some improvements to his business, so he is looking for at least a three-year hangar lease. Chair Sambell said that he would be happy to meet with Mr. Fuller after the meeting.

Mr. Kevin Sills, 3660 Leigh Erin, Midlothian, Texas, asked if the increases for electricity was included in the same agenda item voted on for the 10% increase for hangars. He also asked if the Board would consider adding public hearings to the agendas like they do with City Council meetings, so that the public would have the opportunity to give input during individual agenda items. Chairman Sambell noted that the Board has considered this, but it is their job to have an orderly meeting. The time to speak is during Public Comments, but on a case by case basis they can allow some public comments. Mr. Sills mentioned that before Mr. Darrell Phillips left he was putting together some specs for a new self-service pump. He was wondering where the Airport was at in that process.

CONSENT AGENDA:

- Minutes of Meeting Scheduled June 9, 2022
- Financial Report
- Airport Operation's Report
- FBO Report

Ms. Jennifer Chelwick made a motion to approve the Consent Agenda as presented; second by Vice Chair Alex Smith. All Ayes.

REGULAR AGENDA:

Airport's Mission Statement: Chair Drew Sambell noted that we are very aware that we have dated Rules and Regulations. He mentioned that the closest thing that we have to a mission statement for the Airport is in the Joint Airport Agreement between the City of Waxahachie and the City of Midlothian, 10 (A.) Powers and Duties. Chair Sambell asked that everyone focus on the mission statement. It says nothing about partisanship from Waxahachie versus Midlothian standpoint. We are all working together to have a world class Airport. We need to refocus on that mission. Going forward we do need to work on the Mission Statement along with updating our Master Plan. This Airport is self-supporting. A lot of people have worked hard to get to this point. It is a tribute to both Cities and every Board that came before us to make that happen.

Tony Jackson Hangar Project: Mr. Richard Abernethy reported that the agreement has been finalized. It has been presented to the Don Jackson Company. It has not been executed yet on their end. There are some challenges with Oncor. When Oncor originally came out they said that the line goes through the middle of the property, which is problematic for a construction project. The Airport has no records that shows that there is a line that goes down the middle of the property. Oncor was not able to produce any documentation of an easement, so Jackson requested a line locator. Chair Drew Sambell mentioned that he spoke with Mr. Jackson this week. He is sincerely interested in moving forward with the project. He wants a remark of the utilities and for some reason that has not happened. He is very reluctant to move forward with the contract because if the utilities are not where they say they are it will incur a significant spike in the cost of the hangars. Mr. Abernethy concluded that the Cities are trying to help by reaching out to one of their contacts with Oncor.

Presentation by the Waxahachie Economic Development: Mr. Warren Kettelman, Sr. Director, Waxahachie Economic Development, presented that they are a City department. They are not a sales tax funded organization. The Department is funded \$250,000 per year through the General Fund of the City. If not used, it rolls over each year. Mrs. Cassandra Carroll, Coordinator, shared that their purpose is bringing new businesses and jobs into town and increasing the overall economy in the town of Waxahachie. Mr. Kettelman spoke of demographics, economic impacts of manufacturers and recent Economic Development successes. He also shared that they have an Economic Development Commission that consists of five members. Projects are taken to them and they make a recommendation to the City Council, which has final say so.

Mr. Daniel Morton, President, Waxahachie Community Development Corporation, informed the Board that there is some interest in working with the City of Midlothian on some infrastructure to bring bigger businesses to the Airport.

Executive Session: The Board convened into Executive Session to discuss personnel matters for Mid-Way Airport Manager as permitted by the Texas Government Code, Section 551.074, at 4:53 p.m.

Reconvene to take any Necessary Action Resulting from Executive Session:

Vice Chair Alex Smith made a motion to create an Airport search committee with two Airport Board Members; Mr. Michael Williams and Ms. Jennifer Chelwick. In addition, there would be two staff members from each City; Mr. Richard Abernethy and Mr. Clyde Melick. second by Mr. Mike Williams. All Ayes.

Comments by the Airport Board and Airport Administration: Vice Chair Alex Smith thanked Mr. Richard Abernethy for helping with the Board meeting in the absence of Airport staff.

Adjournment: There being no further business,

Chair Drew Sambell made a motion to adjourn; second by Ms. Jennifer Chelwick. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant