

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, November 10, 2022, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Nanette Paghi, Chair
Alex Smith, Vice Chair
Michael Williams, Secretary
Drew Sambell
Randall Porche
Jennifer Chelwick

Members Absent: Joshua Tate

Others Present: Sharlette Wright, Airport Manager
Tammy Bowen, Airport Operations Assistant
Richard Abernethy, Director of Administrative Services, City of Waxahachie
Billie Wallace, Council Member, City of Waxahachie
Chris Wright, Council Member, City of Waxahachie
Walter Darrach, Council Member, City of Midlothian
Kyle Kinaterder, President, Midlothian Economic Development

Call to Order: Chair Nanette Paghi called the meeting to order.

Invocation: Mr. Drew Sambell gave the invocation.

Public Comments: Mr. Kevin Sills, Airport Tenant, commented that there are flooding issues in some of the T-hangars. He has noticed it for the last couple of years. It only happens when it rains really hard. Mr. Sills explained that there are at least three hangars that flood including hangar #1. Ms. Sharlette Wright said that we will take a look at it and see what can be done to fix the problem.

CONSENT AGENDA:

- Minutes of Meeting Scheduled October 13, 2022
- Minutes of Special Meeting scheduled October 31, 2022
- FBO Report on Fuel Sales – October 2022

Secretary Michael Williams made a motion to approve the Consent Agenda as presented; second by Ms. Jennifer Chelwick. All Ayes.

REGULAR AGENDA:

Monthly Airport Operations and Projects Report – October 2022: Ms. Sharlette Wright gave a brief overview and answered questions on the Airport Operations and Projects Reports. See attached Projects Report. Some additional comments below.

The grant for our Master Plan update was received from TxDOT. They had it listed as an ALP Update, so they will need to correct it to show Master Plan Update.

We should get quotes in soon for the runway and taxiway striping. We are hoping to get the striping done before Christmas.

We received the ADS-B receiver a few weeks ago. It should be installed by next week. We should get a more accurate operations count and will also be able to get information like what type of aircraft fly in.

Presentation on Surrounding Airport Fuel Prices: Ms. Sharlette Wright shared the most current fuel prices from AirNav.com for the surrounding Airports. She mentioned that the one thing that everyone needs to understand about the area FBO fuel prices is that there are two types – City run FBOs and Privately run FBOs. At Mid-Way, we have a privately run FBO. A City FBO has an advantage. They do not have to pay for the facility. If they go over budget, they have the general fund to help them. They do not have to make a profit. The FAA states that airports should charge enough to be self-sustaining.

A privately run FBO is owned and operated by an individual. They have overhead and expenses to consider such as equipment, personnel, building lease and utilities. They do not have the safety net of a City. If they do not make the money to pay their employees and expenses they will not be in business for very long.

The current FBO contract will expire in 2029. Since we are updating the Master Plan, now is the time to look at the options and plan for the future. The Master Plan can help lay the foundation and give insight on what will be needed for the future growth of the Airport. Some questions to consider - Will we upgrade the fuel farm for capacity? The current location for the self service is not a good location due to the amount of room it takes up on the ramp. When the time comes for another RFP, will the Airport retain the self-service portion and just request proposals for full service? We must also consider the cost for training and upgrades as well as expenses for testing and maintaining the self-service.

Chair Nanette Paghi wanted to remind everybody that our FBO has done a great job. He does have his own expenses that has to be covered. He chooses the price of fuel and understands what the market is around us. If he wants to make some changes that is his option.

Mr. Ken Lantz, FBO owner, Southern Star Aviation, informed the Board that the last load of fuel that they received allowed for prices to come down for AvGas.

Vice Chair Alex Smith noted the fact that Southern Star Aviation makes special concessions for when we have events at Mid-Way.

Mr. Drew Sambell thanked Mr. Lantz for everything that they do as an FBO. He recognizes that they provide a lot of services. Mr. Sambell mentioned that when he looks at his report for self-service the volume is very low. He would like to see the volume increase, but he does not see it happening with our higher fuel prices. He shared that he would be a big fan in the future for the City to at least take over the self-serve. There is nothing against the Airport moving forward with an alternative fuel source because under the current contract we can do that.

Mr. Ken Lantz commented that they are not just upping the prices to make a big profit. They try to get the prices as low as they can, but they still have costs that they have to meet. He has staff that he has to pay whether they sell a drop of fuel or not.

Establishing Meeting Rules for the Mid-Way Regional Airport Board Meetings: Mr. Richard Abernethy reminded the Board that back in September we received a proposal from Mr. Kevin Sills for some meeting rules centered around public comments. Mr. Abernethy asked if the Board would want a set of meeting rules. If so, should it specifically pertain to what Mr. Seals proposed or would they want to expand upon that. Mr. Abernethy asked the Board for some feedback, so that a draft could be put together for the next meeting. The Board was asked to email their suggestions to Ms. Sharlette Wright. It would need to be reviewed through legal as well in order to make sure that we are compliant with the Opens Meetings Act.

Comments by the Airport Board and Airport Administration: Secretary Michael Williams mentioned that he is a member of the Tenant Liaison Committee. He organized a "Coffee, Donuts & Safety" seminar with speakers, Dan Gryder and Scott Pardue. Secretary Williams shared that he decided to expand it out to all pilots to make it more about safety because there are too many general aviation accidents. The plan is to have these talks every other month and there are almost two years of speakers booked. There will be some FAA stuff where pilots will be able to get Wings credit.

Mr. Randall Porche commented that there were forty-three people here for the seminar last Saturday. Half of the people either flew in or drove in from a long distance. Most had never been to our Airport.

Councilman Walter Darrach mentioned that Wings Over Dallas would be this weekend at Dallas Executive Airport. He extended an invitation to drop by their hangar for some barbecue between 12 and 4 pm.

Adjournment: There being no further business,

Secretary Michael Williams made a motion to adjourn; second by Mr. Randall Porche. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant