

AGENDA
MID-WAY REGIONAL AIRPORT
JOINT AIRPORT BOARD

A regular meeting of the Mid-Way Regional Airport Joint Airport Board will be held in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas, on Thursday, February 13, 2025, at 4:00 pm

Members: Alex Smith, Chair
 Morgan Whitehead, Vice Chair
 Nanette Paghi
 Jennifer Chelwick
 Kevin Griffin
 Ryan Anderson
 Pete Setian

1. Call to Order
2. Invocation
3. **Public Comments:** *Persons may address the Mid-Way Regional Airport Joint Airport Board on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.*
4. **Consent Agenda:** *All matters under Consent Agenda are considered to be routine by the Airport Board and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.*
 - a. Consider Updated Minutes of Meeting Scheduled November 14, 2024
 - b. Consider Minutes of Meeting Scheduled December 12, 2024
 - c. Financial Report – Period Ending January, 2025
 - d. Operations Report – December, 2024 and January, 2025
 - e. FBO Report on Fuel Sales – December, 2024 and January, 2025
5. Introduction of the New Director of Administrative Services, Dustin Deel
6. Discuss Monthly Projects Report – January, 2024
7. Receive Update on Roofing Projects and Schedule
8. Receive Update on ARPA Funds for Self-Serve Fuel Expansion and Wash Rack
9. Receive Update on Security Camera System Project
10. Discuss Hangar Inspections
11. Discuss Future Businesses at the Airport
12. Receive Update on Amended Hangar Leases
13. Consider Recommendation to Councils for Hangar Rate Increases
14. Consider Recommendation to Councils for Approval of Updated Master Plan
15. Re-Organize the Board – Chair and Vice Chair
16. Adjourn

As authorized by Section 551.071(2) of the Texas Government Code, the Board may convene into Closed Executive session for the purpose of seeking confidential legal advice from the Board's Attorney on any agenda item listed herein.

The Airport Board packet is available for viewing by going to the Airport's website.
www.mid-wayregional.com

This meeting location is wheelchair-accessible. Parking for mobility impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

One or more members of the Waxahachie City Council and/or Midlothian City Council may be present at this meeting. No action will be taken by the City Council at this meeting.

(4a)

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 14, 2024, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Alex Smith, Chair
Morgan Whitehead, Vice Chair
Nanette Paghi
Jennifer Chelwick
Kevin Griffin
Ryan Anderson
Pete Setian

Others Present: Sharlette Wright, Airport Manager
Tammy Bowen, Airport Operations Assistant
Dale Sigler, Director of Administrative Services, City of Waxahachie
Chad Tustison, Finance Director, City of Waxahachie
Clyde Melick, Assistant City Manager, City of Midlothian
Mike Rodgers, Council Member, City of Midlothian

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

Invocation: Chair Alex Smith gave the invocation.

Public Comments: There were no public comments.

CONSENT AGENDA:

- Minutes of Meeting Scheduled October 10, 2024
- Financial Report – Period Ending October, 2024
- Operations Report – October, 2024
- FBO Report on Fuel Sales – October, 2024

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

REGULAR AGENDA:

FY25 Budget Presentation by Chad Tustison, Finance Director: Mr. Chad Tustison explained the process for development of the Airport's budget. He went over the Airport's adopted budget, enhancements, and fund schedule for FY25.

The Board expressed their concern that the ending balance has been decreasing since 2023. Mr. Tustison shared that we are still maintaining the 25% reserve policy. However, he will not recommend adopting a budget for FY26 that brings the ending balance under 25% of revenue. He mentioned that the projects are dipping into the fund balance. It is really a decision of not doing some of the projects or looking on the revenue side to see if we need to look at rates.

Monthly Projects Report – October, 2024: Ms. Wright gave a brief overview and answered questions on the projects report.

- Roof Coating - The RFP has been posted and the bid opening is set for November 19th. The roof coating will start with the Terminal and FBO hangar.
- Self-Service Fuel Expansion – We are working on the design for a 15,000-gallon self-service fuel island.

Hangar Inspection Follow Up: Ms. Sharlette Wright explained that after re-inspection of the hangars there were two out of ten tenants that were not in compliance or the status was questionable. Items such as clothing, Christmas decorations and painting supplies were found. Both received letters from the Fire Marshal. Everyone is now in compliance.

Revisions to the Airport Rules and Regulations: After Board discussion, the following changes were recommended:

- Rule 7. Access from Off Airport Property – add back the original sentence “Under extenuating circumstances, the Airport Board and Cities Council may request approval from TxDOT Aviation Division for certain through-the-fence operations on a case by case basis.

(4a)

- Rule 60. Vehicular Traffic and Parking – under second paragraph, third sentence, add “or areas as designated by the Airport Manager”.
- Rule 46. Fire Regulations – add that there should be no painting in the hangars.

Ms. Nanette Paghi made a motion to approve the revisions to the Airport Rules and Regulations along with the additional changes to Rule 7, 46 and 60 as recommended by the Board; second by Ms. Jennifer Chelwick. All Ayes.

The Board requested the redlined and clean version of the Rules and Regulations to be emailed to them.

Mr. Gerry Dyer, employee of Airborne Imaging, completed a Public Comment Form to speak. Mr. Dyer expressed concern about the requirements for outside maintenance.

Amendments to the Mid-Way Regional Airport Joint Airport Board Meeting Rules: Ms. Sharlette Wright reminded the Board that they wanted to discuss their meeting schedule. After discussion, the consensus of the Board was that they would like to have monthly meetings. In addition, they would like to give input on whether or not a meeting should be canceled. The meeting rules should remain the same.

Hertz Car Rental at Mid-Way: Ms. Jennifer Chelwick expressed her concern with the lack of parking spaces at the Terminal building because of Hertz rental vehicles. After discussion, the general consensus of the Board was for Ms. Wright to reinforce with the FBO that Hertz should only be using the spaces assigned to them in front of their door at the Terminal building. All other vehicles should be parked in the far parking lot in front of their Hertz signs.

Appointment of Board Committees:

Ms. Nanette Paghi made a motion to approve the following Committees:

Economic Development – Mr. Kevin Griffin, Mr. Morgan Whitehead and Ms. Nanette Paghi

Finance – Ms. Jennifer Chelwick, Mr. Ryan Anderson and Mr. Pete Setian; second by Mr. Kevin Griffin. All Ayes.

Ms. Jennifer Chelwick made a motion to remove the Event/Public Relations Committee; second by Mr. Pete Setian. All Ayes.

Adjournment: There being no further business,

Mr. Kevin Griffin moved to adjourn; second by Ms. Jennifer Chelwick. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant

(46)

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, December 12, 2024, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Alex Smith, Chair
Morgan Whitehead, Vice Chair
Nanette Paghi
Jennifer Chelwick
Pete Setian

Members Absent: Kevin Griffin
Ryan Anderson

Others Present: Sharlette Wright, Airport Manager
Dale Sigler, Director of Administrative Services, City of Waxahachie
Clyde Melick, Assistant City Manager, City of Midlothian
Chris Wright, Council Member, Mayor Pro Tem, City of Waxahachie
Ross Weaver, Council Representative, City of Midlothian

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

Invocation: Ms. Nanette Paghi gave the invocation.

Public Comments: There were no public comments.

Chair Alex Smith asked if the Airport is still waiting on reports from the consultants. Ms. Sharlette Wright explained that the presentation that we received from KSA in October for the Master Plan was their final presentation. KSA is waiting on FY24 to close, so they can have good numbers for their projections on the Business Plan.

CONSENT AGENDA:

- Minutes of Meeting Scheduled November 14, 2024
- Financial Report – Period Ending November, 2024
- Operations Report – November, 2024
- FBO Report on Fuel Sales – November, 2024

Ms. Jennifer Chelwick moved to approve the Consent Agenda with removal of the Minutes of Meeting Scheduled November 14, 2024 over to the Regular Agenda; second by Ms. Nanette Paghi. All Ayes.

REGULAR AGENDA:

Minutes of Meeting Scheduled November 14, 2024: Ms Jennifer Chelwick asked that some additional things be added to the Minutes under the agenda items below.

- Roof Coating –note which building to be completed first.
- Budget Presentation - Note concern with the fund balance.
- Hangar inspections – add more detail.
- Hertz Car Rental -Change from Reinforce to Hertz to FBO about where they should be parking.
- Revisions to Airport Rules and Regulations – Note Board requested a redlined copy.

Ms. Jennifer Chelwick made motion to update the Minutes from November 14, 2024 to reflect key topics that were covered; second by Ms. Nanette Paghi. All Ayes.

Monthly Projects Report – November, 2024:

- Roof Coating – The roof coating went out for bid and was received back. The vendor has been determined. LBK Roofing came in with the lowest qualified bid of \$89,000. The bid came in at about \$10,000 less than expected. There will be a pre-construction meeting with them on Tuesday to discuss safety measures and when they will get started. We will be using the RAMP grant for the seal coating.

- Self-Service Fuel Expansion - The RFQ has been sent over to Purchasing. As soon as they get it completed it will be posted. We will be using ARPA funding.
- Lease Updates – The hangar leases have been re-written because they are month-to-month. In addition, Airborne’s 5-year hangar lease has been re-written. They are being updated so they are more current with the industry. The leases will be reviewed and discussed by staff and should be ready for the Board to discuss and consider recommendations to the City Councils by the next Board meeting.

Ms. Jennifer Chelwick shared that she has received several phone calls from tenants questioning why the Terminal building/hangar is getting roof coating first. Ms. Wright explained that the hangar is leaking, and the skylights are rotting causing leaks over the maintenance facility. There are leaks upstairs that are constantly being patched and tiles replaced. When inspected they were looking at which building was worst. Cost was also a factor because the others will take additional monies on top of our RAMP grant. Mr. Ken Lantz mentioned that the terminal building and first row of T-hangars are the oldest structures at the Airport. Several Board members agreed that Ms. Wright should communicate with the tenants to give them some kind of expectation.

Airport Appraisal: Ms. Sharlette Wright explained that the reason for getting the appraisal report was to show validation to Councils on increasing rates and why we should. The Board discussed the appraisal and made their comments.

Ms. Nanette Paghi explained that the report does not provide the Airport’s cost of operation. It does not include any information about the fact that the Airport is working in a deficit and our reserve funds keep getting depleted because we are using it for projects. If we do not continue to increase our sources of income we are not going to meet the demands for what those projects need.

Vice Chair Morgan Whitehead mentioned that we compete with other Airports for our tenants. If this is what the competitive landscape looks like then it is up to us to structure our expenses so that we can play in this market. Otherwise, we are uncompetitive. Maybe we need to look at fundamental changes. He felt the appraisal is lacking in detail.

Ms. Jennifer Chelwick pointed out that the appraiser recommends an increase. She mentioned that it is a lot more than anything she would have suggested. She would like to better understand his methodology for the appraisal.

Mr. Pete Setian shared that he does not have a problem with increases with a rational decision to get there. He would like a better understanding of how he came up with the information. He mentioned that most of the Airports he is comparing us to are towered Airports. He felt that there are discrepancies in the report and that the document does not help the argument of increasing rates.

Ms. Sharlette Wright shared that the appraisal was based on Airport positioning in the metroplex, activity levels and amount of space they have. He did not consider whether they were towered or not. She realizes that rates need to be increased.

Mr. Clyde Melick questions if there can be a true appraisal on a unique product such as Mid-Way. It is true that some Airports are tower controlled, some have better proximity to the metroplex and some are more open for recreational aviation. He pointed out that the appraisal reads “because of the variety of styles and sizes available at Mid-Way, we have considered the hangars into logical basic groups”. He explained that he is trying to take a geographical space and there is only so much you can do with that.

Several Board Members agreed that the most useful information for considering rates would be the current Airport survey. Ms. Wright shared that we should be getting the survey in December or January.

Ms Jennifer Chelwick mentioned that Ennis is getting massive grants. They are getting ready to build tons of hangars and extend the runway. She stated that they are going to be competitive for us. Ms. Wright shared that they are not extending the runway, but they are widening it. She informed the Board that they cannot build hangars with AIP money because you cannot use Federal funds for hangars.

Mr. Ross Weaver suggested asking for some form of a comparable adjustment summary. In addition, he suggested an alternative measure by taking the last date of rate change and apply the CPI since that date to the rate.

Chair Alex Smith asked Ms. Wright to ask the appraiser for answers to these questions and bring back to the Board next month. Ms. Wright and City staff confirmed that they should be ready for the Board to discuss and consider rates by the next meeting.

Chair Alex Smith inquired if we are going to make 80,000 operations for the year. Ms. Wright confirmed that we are at 79,000 right now, and should hit 80,000 as long as the weather holds up.

Adjournment: There being no further business,

Ms. Nanette Paghi moved to adjourn; second by Ms. Jennifer Chelwick. All Ayes.

Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant



City of Waxahachie, TX

(40)

Budget Report

Account Summary

For Fiscal: FY 2025 Period Ending: 01/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 530 - MID-WAY REGIONAL AIRPORT							
Revenue							
530-43200 Grant Reimb-Operating	253,747.00	253,747.00	2,771.67	2,771.67	0.00	-250,975.33	1.09 %
530-43215 Grant Reimb - Coronavirus Relief	0.00	0.00	0.00	13,000.00	0.00	13,000.00	0.00 %
530-47300 Airport-Fuel Flowage Fees	32,000.00	32,000.00	2,231.60	11,997.56	0.00	-20,002.44	37.49 %
530-47350 Renter Utility Payments	5,500.00	5,500.00	501.22	1,644.91	0.00	-3,855.09	29.91 %
530-47502 Interest From Cash Pool	15,000.00	15,000.00	0.00	8,013.94	0.00	-6,986.06	53.43 %
530-47607 Facility Rental	2,000.00	2,000.00	435.00	795.00	0.00	-1,205.00	39.75 %
530-47612 Rent-Airport Commercial Leasing	29,000.00	29,000.00	2,523.00	10,092.00	0.00	-18,908.00	34.80 %
530-47613 Rent-Airport Land Options	5,000.00	5,000.00	300.00	660.00	0.00	-4,340.00	13.20 %
530-47614 Rent-Airport T-Hangars	307,000.00	307,000.00	26,030.00	102,418.00	0.00	-204,582.00	33.36 %
530-47615 Rent-Aircraft Parking	4,500.00	4,500.00	201.25	1,146.25	0.00	-3,353.75	25.47 %
530-47616 Rent-Airport Box Hangars	78,000.00	78,000.00	10,108.00	30,370.00	0.00	-47,630.00	38.94 %
530-47618 Rent-Airport-Corporate Hangars	103,000.00	103,000.00	14,221.00	41,377.00	0.00	-61,623.00	40.17 %
530-49650 Miscellaneous Revenue	0.00	0.00	0.00	25.00	0.00	25.00	0.00 %
530-49655 Miscellaneous Revenues-Late Fees	0.00	0.00	0.00	40.00	0.00	40.00	0.00 %
Revenue Total:	834,747.00	834,747.00	59,322.74	224,351.33	0.00	-610,395.67	26.88%
Expense							
530-199-51100 Salaries	259,820.00	259,820.00	19,523.60	87,674.04	0.00	172,145.96	33.74 %
530-199-51400 Seasonal/Temporary Salary	15,270.00	15,270.00	0.00	0.00	0.00	15,270.00	0.00 %
530-199-51500 Salaries-Overtime	1,568.00	1,568.00	0.00	284.01	0.00	1,283.99	18.11 %
530-199-52100 Longevity	2,880.00	2,880.00	240.00	1,050.00	0.00	1,830.00	36.46 %
530-199-52200 Retirement-FICA	20,410.00	20,410.00	1,417.69	6,455.16	0.00	13,954.84	31.63 %
530-199-52400 Life & Health Insurance	26,580.00	26,580.00	2,647.73	10,988.92	0.00	15,591.08	41.34 %
530-199-52501 Retirement Plan Contribution-TMRS	45,650.00	45,650.00	3,456.65	15,161.73	0.00	30,488.27	33.21 %
530-199-52600 Workers' Compensation	5,380.00	5,380.00	373.21	1,688.19	0.00	3,691.81	31.38 %
530-199-53200 Professional Services	4,000.00	4,000.00	5,695.00	53,578.81	-49,420.00	-158.81	103.97 %
530-199-53201 Training	1,200.00	1,200.00	0.00	175.00	0.00	1,025.00	14.58 %
530-199-53310 Bank Service Charges	13,511.00	13,511.00	0.00	3,329.08	0.00	10,181.92	24.64 %
530-199-54101 Utilities - Water	9,172.00	9,172.00	0.00	755.45	0.00	8,416.55	8.24 %
530-199-54210 Refuse Services	1,461.00	1,461.00	0.00	378.06	0.00	1,082.94	25.88 %
530-199-54310 Maintenance, Building (Upkeep)	126,373.00	126,373.00	0.00	8,575.01	6,202.22	111,595.77	11.69 %
530-199-54320 Maintenance, Improvements	16,560.00	16,560.00	2,464.60	4,684.97	0.00	11,875.03	28.29 %
530-199-54330 Maintenance, Purchased Equipment	5,138.00	5,138.00	0.00	1,325.98	0.00	3,812.02	25.81 %
530-199-54340 Maintenance, Vehicle	360.00	360.00	0.00	42.40	0.00	317.60	11.78 %

(4c)

Budget Report

For Fiscal: FY 2025 Period Ending: 01/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
530-199-54345 Maintenance, Leased Vehicle	0.00	0.00	0.00	25.48	0.00	-25.48	0.00 %
530-199-54350 Maintenance, Other City Property	35,499.00	35,499.00	0.00	684.19	0.00	34,814.81	1.93 %
530-199-54395 Maintenance, Contingency	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00 %
530-199-54400 Vehicle Lease	3,079.00	3,079.00	240.01	1,009.87	0.00	2,069.13	32.80 %
530-199-54410 Facilities Rental-Land & Bldgs	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.00 %
530-199-54430 Uniform/Janitorial Supply Rental	800.00	800.00	0.00	103.12	0.00	696.88	12.89 %
530-199-55100 Insurance & Bonds	35,313.00	35,313.00	170.00	38,379.20	0.00	-3,066.20	108.68 %
530-199-55150 Phones, Pagers, Internet, Cable	1,262.00	1,262.00	79.75	798.02	0.00	463.98	63.23 %
530-199-55200 Postage	75.00	75.00	0.00	0.00	0.00	75.00	0.00 %
530-199-55260 Advertising & Promotions	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
530-199-55270 Special Events	10,000.00	10,000.00	0.00	1,119.90	0.00	8,880.10	11.20 %
530-199-55350 Travel (Mileage Meals Lodging)	2,700.00	2,700.00	0.00	0.00	0.00	2,700.00	0.00 %
530-199-55400 Memberships/License/Cert Renewal	940.00	940.00	0.00	350.00	0.00	590.00	37.23 %
530-199-55420 Publications/Subscriptions	1,080.00	1,080.00	0.00	1,080.00	0.00	0.00	100.00 %
530-199-55450 Board & Local Meetings	100.00	100.00	0.00	0.00	0.00	100.00	0.00 %
530-199-55800 State/EPA Permit Fees	400.00	400.00	0.00	0.00	0.00	400.00	0.00 %
530-199-56100 Supplies & Equipment	6,200.00	6,200.00	0.00	273.46	0.00	5,926.54	4.41 %
530-199-56101 Supplies & Equip-Chem/Janitorial/Lab/Medical/Tool	300.00	300.00	0.00	0.00	0.00	300.00	0.00 %
530-199-56103 Supplies & Equip-Motor Vehicle Parts & Equipment	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00 %
530-199-56104 Supplies & Equip-Computers & Accessories	500.00	500.00	0.00	0.00	0.00	500.00	0.00 %
530-199-56202 Gasoline & Oil for Vehicle/Equip	3,115.00	3,115.00	78.16	543.64	0.00	2,571.36	17.45 %
530-199-56204 Electricity	22,954.00	22,954.00	1,650.60	5,231.63	0.00	17,722.37	22.79 %
530-199-57400 Improvements Other Than Bldgs	273,467.00	273,467.00	0.00	0.00	0.00	273,467.00	0.00 %
Expense Total:	966,117.00	966,117.00	38,037.00	245,745.32	-43,217.78	763,589.46	20.96%
Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79	-16.61%
Report Surplus (Deficit):	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79	-16.61%

(4c)

Budget Report

For Fiscal: FY 2025 Period Ending: 01/31/2025

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
Fund: 530 - MID-WAY REGIONAL AIRPORT							
Revenue	834,747.00	834,747.00	59,322.74	224,351.33	0.00	-610,395.67	26.88%
Expense	966,117.00	966,117.00	38,037.00	245,745.32	-43,217.78	763,589.46	20.96%
Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79	-16.61%
Report Surplus (Deficit):	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79	-16.61%

(4c)

Budget Report

For Fiscal: FY 2025 Period Ending: 01/31/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
530 - MID-WAY REGIONAL AIRPC	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79
Report Surplus (Deficit):	-131,370.00	-131,370.00	21,285.74	-21,393.99	43,217.78	153,193.79

(4d)

JWY Operations Summary 12/1/2024 - 12/31/2024



Aircraft Counts

Based Aircraft Operations:	116
Itinerant Aircraft Operations:	2384

Operations Per Year

Year	Total
2025	1020
2024	82745
2023	72959
2022	4726

Operations Per Month

Month	Total
January 2025	1020
December 2024	6072
November 2024	5640
October 2024	8413
September 2024	7346
August 2024	9709
July 2024	7864
June 2024	8163
May 2024	5778
April 2024	5635
March 2024	6855
February 2024	6748
January 2024	4522
December 2023	6256
November 2023	6005
October 2023	5757

(4d)

September 2023	6746
August 2023	8153
July 2023	8361
June 2023	5595
May 2023	7614
April 2023	5264
March 2023	5116
February 2023	4300

Operations by Category

Category	2021	2022	2023	2024	2025
Air Taxi	0	120	1510	1815	35
Local GA	0	416	7663	9888	143
Itinerant GA	0	4190	63780	71028	842
Itinerant Military	0	0	6	0	0

Top Manufacturers & Models

Manufacturer	Model	Total
CESSNA	C172	2551
PIPER	P28A	701
CESSNA	C182	240
PIPER AIRCRAFT INC	P28A	218
TEXTRON AVIATION INC	B06T	217
PIPER	PA44	160
GRUMMAN AMERICAN AVN. CORP.	AA5	135
PIPER	P28A	99
UNKNOWN	C172	96
DEDOMINICIS ALEX E	RV10	94
PIPER AIRCRAFT INC	PA44	94
CESSNA	C150	78
CESSNA	C177	70

(42)

UNKNOWN		68
TEXTRON AVIATION INC	C172	64
CESSNA	C172	61
PIPER	PA18	61
MCLOED THOMAS R	RV7	47
PIPER	PA44	46
PIPER AIRCRAFT INC	P28A	46
DIAMOND AIRCRAFT IND GMBH	DA42	42
PIPER	PA34	42
TEXTRON AVIATION INC	C172	40
BELL HELICOPTER TEXTRON CANADA	B407	36
BELL	B407	34
BEECH	BE35	32
CIRRUS DESIGN CORP	SR22	32
GRUMMAN AMERICAN AVN. CORP.	AA1	30
PIPER	PA32	28
CESSNA	C56X	25
ROBINSON HELICOPTER COMPANY	R44	25
UNKNOWN	H160	25
CESSNA	C152	24
DE DOMINICIS ALEX	RV7	23
COSTRUZIONI AERONAUTICHE TECNA	ECHO	22
UNKNOWN	P28A	20
MICHAEL D ALLEN	PA11	18
BEECH	B19	17
CESSNA	C10T	17
CESSNA	C180	15
MOONEY	MO20	14
UNKNOWN	H47	14
CESSNA	C310	13
BEECH	BE36	10

(4d)

CRAWFORD WILLIAM K	TAGO	10
NORTH AMERICAN	T6	10
AIRBUS HELICOPTERS INC	BK17	8
CESSNA	C77R	8
JOHN A DRUMMOND	GYRO	8
MOONEY AIRCRAFT CORP.	M20T	8

Aircraft Approach Category & Design Group

Category & Group	Total
	5567
A-I	25
A-II	62
B-I	64
B-II	12
C-I	8
C-II	73
D-I	335
UNK	

Aircraft Type

Type	Total
Helicopter	127
Jet	58
Multi-Prop	431
Narrow	10
Regional	8
Single-Prop	5331
Unknown	107

Engine Type

Type	Total
4 Cycle	691

(4d)

Reciprocating	4593
Turbo-fan	64
Turbo-prop	35
Turbo-shaft	87
Unknown	602

Airline Code

Code	Total
CAP	18
EJA	4
EJM	2
GA	5222
LXJ	2
UNKNOWN	824

MotionInfo
PO Box 612, Orleans MA 02653

+1 (401) 247-7780
support@motioninfo.com

(4d)

JWY Operations Summary 1/1/2025 - 1/31/2025



Aircraft Counts	
Based Aircraft Operations:	158
Itinerant Aircraft Operations:	2342

Operations Per Year	
Year	Total
2025	7607
2024	82745
2023	72959
2022	4726

Operations Per Month	
Month	Total
February 2025	636
January 2025	6971
December 2024	6072
November 2024	5640
October 2024	8413
September 2024	7346
August 2024	9709
July 2024	7864
June 2024	8163
May 2024	5778
April 2024	5635
March 2024	6855
February 2024	6748
January 2024	4522
December 2023	6256
November 2023	6005

(4d)

October 2023	5757
September 2023	6746
August 2023	8153
July 2023	8361
June 2023	5595
May 2023	7614
April 2023	5264
March 2023	5116

Operations by Category

Category	2021	2022	2023	2024	2025
Air Taxi	0	120	1510	1815	132
Local GA	0	416	7663	9888	1092
Itinerant GA	0	4190	63780	71028	6384
Itinerant Military	0	0	6	0	0

Top Manufacturers & Models

Manufacturer	Model	Total
CESSNA	C172	3121
PIPER	P28A	806
TEXTRON AVIATION INC	B06T	358
CESSNA	C172	281
CESSNA	C182	244
GRUMMAN AMERICAN AVN. CORP.	AA5	214
PIPER AIRCRAFT INC	P28A	180
UNKNOWN	C172	130
PIPER	PA32	99
PIPER	P28A	95
PIPER AIRCRAFT INC	PA44	94
PIPER	PA44	90
TEXTRON AVIATION INC	C172	90

(4d)

CESSNA	C150	79
BELL HELICOPTER TEXTRON CANADA	B407	70
PIPER	PA44	70
TEXTRON AVIATION INC	C172	70
COSTRUZIONI AERONAUTICHE TECNA	ECHO	63
CESSNA	C177	54
UNKNOWN		45
PIPER	PA18	43
DEDOMINICIS ALEX E	RV10	38
BELL	B407	32
CIRRUS DESIGN CORP	SR22	32
BEECH	BE35	26
PIPER	P28R	25
PIPER AIRCRAFT INC	P28A	24
ROBINSON HELICOPTER COMPANY	R44	24
SAAB-SCANIA	Z26	23
UNKNOWN	H47	21
BELL HELICOPTER TEXTRON CANADA	B429	19
CESSNA	C180	16
BEECH	T34P	14
CESSNA	C10T	14
RYAN	Z43	14
NORTH AMERICAN	AT6T	12
AIRBUS HELICOPTERS	H160	10
CESSNA	C182	10
CIRRUS DESIGN CORP	S22T	10
JOHN A DRUMMOND	GYRO	10
VOKAC GLENN A	RV8	10
CESSNA	C310	9
AMERICAN AVIATION	AA1	8
BEECH	BE18	8

(42)

DIAMOND AIRCRAFT IND GMBH	DA42	8
LEARJET INC	LJ60	8
MARLIN LYNN BUCHANAN	RV10	8
MOONEY AIRCRAFT CORP.	M20T	8
NORTH AMERICAN	T28	8
PILATUS AIRCRAFT LTD	PC24	8

Aircraft Approach Category & Design Group

Category & Group	Total
A-I	6699
A-II	42
B-I	31
B-II	49
B-III	2
C-I	8
C-II	1
D-I	12
UNK	248

Aircraft Type

Type	Total
Helicopter	186
Jet	31
Multi-Prop	315
Narrow	24
Regional	6
Single-Prop	6341
Unknown	68

Engine Type

Type	Total
------	-------

(4d)

4 Cycle	736
Reciprocating	5198
Turbo-fan	37
Turbo-prop	49
Turbo-shaft	129
Unknown	822

Airline Code	
Code	Total
CAP	14
CSJ	16
EJA	2
GA	5671
UNKNOWN	1268

MotionInfo
PO Box 612, Orleans MA 02653

+1 (401) 247-7780
support@motioninfo.com

(42)

Monthly Operations Annual Comparison

	<u>Itinerant</u>			Percent Change Previous Yr	<u>Base</u>			Percent Change Previous YR
	2023	2024	2025		2023	2024	2025	
Jan	3453	4212	6607	57%	340	310	364	17%
Feb	4028	6405		-100%	272	343		-100%
Mar	4743	6433		-100%	372	422		-100%
Apr	4881	5391		-100%	383	244		-100%
May	7148	5549		-100%	466	229		-100%
Jun	5209	7858		-100%	386	305		-100%
Jul	7851	7538		-100%	510	326		-100%
Aug	7780	9303		-100%	373	406		-100%
Sep	6369	7038		-100%	377	308		-100%
Oct	5398	8087		-100%	359	326		-100%
Nov	5640	5386		-100%	365	255		-100%
Dec	5748	5745		-100%	508	327		-100%
	68,248	78,945	6,607		4,711	3,801	364	



SOUTHERN STAR AVIATION

DECEMBER FBO REPORT December 31, 2024

FUEL SALES: (Totals for December 2024)

- AVGAS (Truck): 1731 gallons
- AVGAS (Self-Serve): 1104 gallons
- JET-A (Truck): 8323 gallons
- JET-A (Government): 0 gallons

TOTAL GALLONS OF FUEL FOR December 2024 –11,158 gallons (Note: Fuel totals may change slightly with final reports).

We at Southern Star Aviation and NOVA Avionics hope everyone had a Merry Christmas, and a safe and Happy New Year. The annual Airport Christmas Party was a success with a great turnout. Thanks to Tammy, Sharlette, and Mario for planning and set up for the event. As always, the food, fun and fellowship was great.

Fuel totals were down slightly from November totals with slowing year end corporate flying as well as lack of GA flying with weather and the holidays. We are looking forward to 2025 and continued growth and safe operations.

Sincerely,

Ken Lantz

Southern Star Aviation/NOVA Avionics





(4e)
**SOUTHERN STAR
AVIATION**

December 2024 Meter Readings

Start Date: 12/1/24 Name: Nick Time: 1710

100LL FARM: 350233.3 JET-A FARM: 647527.0

100LL TRUCK: 166702.6

JET-A TRUCK FWD: 462062 AFT: 674157

SELF SERVE: 316021

End Date: 12/31/2024 Name: KL KS Time: 1700

100LL FARM: 352972.1 JET-A FARM: 656198.7

100LL TRUCK: 169502.1

JET-A TRUCK FWD: 463092 AFT: 681858

SELF SERVE: 317158



Shell Aviation



SOUTHERN STAR AVIATION

JANURARY FBO REPORT February 5, 2025

FUEL SALES: **(Totals for January 2025)**

AVGAS (Truck): 1891 gallons

AVGAS (Self-Serve): 1089 gallons

JET-A (Truck): 5311 gallons

JET-A (Government): 0 gallons

TOTAL GALLONS OF FUEL FOR JANURARY 2025 –8191 gallons (Note: Fuel totals may change slightly with final reports).

January fuel sales dropped with the New year holiday and the return of winter weather. There were several charter and corporate operations, but the weather did curtail a lot of general aviation operations. As we move into February and inch closer to spring, corporate traffic should pick up. The VFR days will remain hit and miss.

Sincerely,

Ken Lantz

Southern Star Aviation/NOVA Avionics



(4e)



**SOUTHERN STAR
AVIATION**

January 2025 Meter Readings

Start Date: 1/1/2025 Name: RJ Time: 0725

100LL FARM: 352972.1 JET-A FARM: 656198.7

100LL TRUCK: 169502.1

JET-A TRUCK FWD: 463092 AFT: 681858

SELF SERVE: 317158

End Date: 01/31/2025 Name: [Signature] Time: 1800

100LL FARM: 355981.5 JET-A FARM: 66157.9

100LL TRUCK: 172450.8

JET-A TRUCK FWD: 463686 AFT: 486499

SELF SERVE: 318260



Shell Aviation

(6)
Monthly Airport Operations and Projects Report January 2025
Attachment A - Airport Projects

Project Name	Description	Status	Funding
Roof Coating	The installation of elastomeric roof seal coating to the Terminal Building and hangar.	LBK Roofing will seal coat the terminal and hangar in April. Could be earlier if the weather dictates better temperatures.	RAMP Grant
Rates & Charges Review	Reviewing airport rates and charges and comparing to the results of the airport market study. Will determine what adjustments should be made to accommodate inflation and maintenance costs.	Completed comparison bringing to Airport Board for review and recommendation.	
Conference Room & Pilot Lounge Upgrade	The current carpet in the hall and conference room is in need of replacement. The carpet will be removed and replaced with vinyl flooring. The pilot lounge furniture is in disrepair and will be replaced. Both rooms and hall will be painted.	Getting quotes on the flooring and painting.	Budget
Self-Service Fuel Expansion	Request for Proposals for the design of a 15,000 gallon self-service fuel island.	RFQ will close on 2/28/2025	2022 ARPA Funds
Lease Updates	Updating the month to month leases	In progress, waiting on return from Attorney.	
Business Plan	KSA working on business plan for the airport to go with the completed Master Plan.	Getting final documentation from finance to finish that portion of the plan.	Midlothian & Waxahachie
Pavement Project	Seal coat, striping and rehabilitation of pavement. RWY, TWY and Ramp areas.	Advertising closed Jan 22, 2025 and bids will be awarded Feb 5, 2025.	TxDOT Grant

(10)

Hangar Inspection Summary

On October 11, 2024 a reinspection of ten hangars was conducted to verify discrepancies from the previous inspection were corrected. Two out of the ten inspected were not in compliance or the status was questionable. Items such as clothing, Christmas decorations and painting supplies were found. Both received letters from the Fire Marshal. All hangars are now in compliance.

The hangar inspections for 2025 will commence in the spring/summer season.

Current and Suggested Hangar Rates

T-Hangars

	<u>Bldg</u>	<u>Qty</u>	<u>Hgr #'s</u>	<u>Sq Ft</u>	<u>Current Monthly</u>	<u>Suggested Rate</u>
	690	12	41-52	1,040.00	\$308.00	\$354.00
	680	14	21-34	1,040.00	\$308.00	\$325.00
	680	4	35-38	1,268.00	\$363.00	\$375.00
	670	18	1-18	1,040.00	\$308.00	\$325.00
	630	11	1A-11A	1,350.00	\$470.00	\$480.00

Box Hangars

	<u>Bldg</u>	<u>Qty</u>	<u>Hgr #'s</u>	<u>Sq Ft</u>	<u>Current Monthly</u>	<u>Suggested Rate</u>
	690	3	53-55	4,620.00	\$1,089.00	\$1,300.00
	680	1	40	3,111.00	\$935.00	\$1,250.00
	670	1	20	3,111.00	\$935.00	\$1,250.00
	650	3	B6-B10	4,225.00	\$1,700.00	\$2,000.00
	650	1	B4		\$1,654.00	\$1,945.00

Corp Hangars

	<u>Bldg</u>	<u>Qty</u>	<u>Hgr #'s</u>	<u>Sq Ft</u>	<u>Current Monthly</u>	<u>Suggested Rate</u>
	126A		Paint Shop	8,300.00	\$3,770.00	\$3,850.00
	126B		Airborne	13,000.00	\$5,169.00	\$5,300.00

*Future annual increases could be based on Consumer Price Index.