

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
JUNE 11, 2015**

MEMBER'S PRESENT:

Bill Hubbard, Chairman
Bill Benton, Vice Chairman
Bill Rasor
Randy Hensarling

MEMBER'S ABSENT:

Robert Brady

OTHER'S PRESENT:

Mike Shahan, Director
Terry Vogel, Lake Texoma Jet Center
Bart Lawrence, Commissioner Pct. #4
Van Price, Assistant District Attorney
Bill Bristow, Grayson County Juvenile Services
Michael Hutchins, Herald Democrat
Mike Garrison, Brown & Gay Engineers

Bill Magers, County Judge
W. B. (Ben) Munson, Esquire
Phyllis James, Commissioner Pct. #3
Jeff Whitmire, Commissioner Pct. #1
Mark Taylor, U.S. Aviation
Larry Reichart, Walton Development
Stoney Skidmore, Brown & Gay Engineers

1.

Call to Order.

Bill Hubbard, Chairman, called the meeting to order at 10:02 a.m. and welcomed everyone to the meeting.

2.

Consideration of approval of the May 8, 2015, Board Meeting.

Mr. Hubbard asked the Board if there were any changes or revisions to be made to the minutes. Mr. Benton made the motion to approve the minutes as typed. Mr. Rasor seconded the motion. All members voted aye.

3.

Consideration of preliminary approval to allow Grayson County Juvenile Services to lease additional land to locate up to four Tiny Houses for use by Juvenile Services.

Mr. Shahan advised the Board that Mr. Bristow, Director of Grayson County Juvenile Services, is requesting preliminary approval to allow him to lease additional property on the north side of the newly completed 24-bed facility. He stated that Mr. Bristow would like to construct up to four concrete slabs that have hook ups for water, sewer and electricity. Mr. Shahan stated that Mr. Bristow would like to use the site for tiny houses that will be used for temporary housing for probation officers and parents visiting their children.

Mr. Bristow advised the Board that his department would like to develop a vocational experience program that would enable children in the post-adjudication program and on probation to develop life skills. He stated that the children in these programs would build the tiny houses inside the secure area of their facility and they would be built on skids. Mr. Bristow stated that once the house is complete, it would be moved on the concrete pad for use. Mr. Bristow stated that there would never be more than four tiny houses at any given time. He stated that once the fourth house is completed, the first house would be moved back into the fenced area, torn down, and another house built. He stated it would take approximately one year to complete one tiny house.

Mr. Shahan advised the Board that if this is approved, the area would be surveyed and a lease amendment would be presented at a later date. Mr. Rasor made the motion to give preliminary approval to Grayson County Juvenile Services to lease additional land to locate up to four tiny houses for use by Juvenile Services. Mr. Benton seconded the motion. All members voted aye.

4.

Consideration of approval of a Lease Addendum with Grayson Aviation I, LLC, for Building #10003.

Mr. Shahan stated that Terry Vogel with Lake Texoma Jet Center is asking permission to make up to \$80,000 in improvements to Building #10003 on the west side of the airport. He stated that she is requesting 50% reimbursement on interior improvements and 100% reimbursement on all exterior improvements per NTRA policy. Mr. Shahan stated that the reimbursement for the improvements would be \$941.25 per month. He stated that the Board had a list of the improvements that were going to be made. He stated that no reimbursement would be given until a detailed statement of work and paid invoices were provided to the airport administrative offices for verification. Mr. Benton made the motion to approve the Lease Addendum with Grayson Aviation I, LLC, for Building #10003. Mr. Hensarling seconded the motion. All members voted aye.

5.

Consideration of approval of a Partial Lease Termination and Modification Agreement with Carson Aviation, LLC.

Mr. Shahan advised the Board that Carson Aviation is requesting a modification to their lease agreement. He stated that they would like to be released from the remaining 32,000 sq. ft. and be released from the requirement to build the remaining four hangars. Mr. Shahan stated that Independent Bank would be required to approve the agreement and modify the existing Subordination, Non-Disturbance and Attornment Agreement. Mr. Shahan stated that should the Board approve this request, the lease premises would revert to an 8,000 sq. ft. lot and the lease rate would remain \$0.21 per square foot per year and the term would remain thirty years. After further discussion, Mr. Hensarling made the motion to approve the Partial Lease Termination and Modification Agreement with Carson Aviation, LLC. Mr. Rasor seconded the motion. All members voted aye.

6.

Consideration of approval of the FY 2016 Airport Budget to be presented to Commissioners Court for approval.

Mr. Shahan advised the Board that the Budget Committee had met on May 28 to review the Airport Budget for FY 2015. He stated that the Board had a copy of the recommended budget. Mr. Shahan went through the proposed budget. Mr. Hensarling made the motion to approve the FY 2016 Airport Budget to be presented to Commissioners Court for approval. Mr. Rasor seconded the motion. All members voted aye.

7.

Consideration of approval of the FY 2016 RMA Budget to be presented to Commissioners Court for approval.

Mr. Shahan advised the Board that the RMA budget was the same as the previous year with the exception of the \$33,333.00 that was moved from the Airport budget into the RMA budget. He stated that this money would be used for marketing the Airport. After some discussion, Mr. Benton made the

motion to approve the FY 2016 RMA Budget to be presented to Commissioners Court for approval. Mr. Hensarling seconded the motion. All members voted aye.

8.

Act on request to adjourn into Executive Session pursuant to Texas Government Code Section 551.072, Deliberations about Real Property and Section 551.074 Deliberations regarding Personnel Matters.

Mr. Hubbard stated that the Board would be recessing into Executive Session. The Board recessed into Executive Session at 10:40 a.m. Mr. Hubbard asked that members of Commissioners Court remain in the room.

9.

Reconvene Regular Session; Action on Executive Session Items.

The Board reconvened into regular session at 11:20 a.m. At this time, Mr. Hubbard stated that the Board had to items that needed action.

Mr. Benton made the motion to approve Resolution 15-12 authorizing Brown & Gay to work with TxDOT to create a new working document and use them as consultants to develop a corridor, plan and engineering documents for Grayson County Tollway from the Grayson County Line to FM 121 and also authorize the Board Chairman to send District Engineer Montgomery a letter requesting that authorization change. Mr. Hensarling seconded the motion. All members voted aye.

Mr. Hubbard then made the motion to provide for Ms. Morrow to have the authority to sign for ongoing items until such time that a new director is hired, name Mr. Hensarling and himself to work with two members of Commissioners Court during the selection process, and to have Grayson County Human Resource Director involved in giving guidance and understanding of the selection process. Mr. Rasor seconded the motion. All members voted aye.

10.

Director's Update to include discussion of Monthly Reports, Facility Upgrades and GCRMA and Airport Events/News.

Mr. Shahan advised the Board that they had the February fuel flowage report. He stated that fuel sales were down 21.4% for the year for the same time last year.

Mr. Shahan stated that the Board had been given the air traffic operations report. He stated that operations were up approximately 10.4% from the same time last year.

Mr. Shahan advised the Board that they had the January budget report and that the Airport had a positive cash flow of \$36,884.22.

Mr. Shahan advised the Board that the improvements to Hangar #111 were underway.

Mr. Shahan stated that we had switched engineering firm and are now working with Dry Tec to write bed specifications for Hangar #401 roof repairs.

Mr. Shahan advised the Board that TxDOT had signed the contracts for the 2015 Capital Improvement Project and that there would be a pre-construction meeting the following Tuesday.

Mr. Shahan advised the Board that the preliminary appraisals have been completed on the RPZ land purchase and that TxDOT is reviewing those.

Mr. Shahan stated that the Lone Star Aerobic Championship would begin tomorrow and run through Saturday unless a rain day was needed.

Mr. Shahan stated that the U.S. National Aerobic Championships are scheduled for September 19-26, 2015.

Mr. Shahan stated that the Texoma 100 Air Race is scheduled for October 10, 2015.

Mr. Shahan advised the Texas Army National Guard would like to do another day exercise on November 14 with an alternate date of November 15. He stated that the license agreement would be on the agenda for the next meeting.

Mr. Shahan stated that the Board needed to consider when the next Board Meeting would be held. He stated that he would be gone on the next meeting date and that Ms. Morrow would be on vacation. After some discussion, the meeting was scheduled for Thursday, July 2, 2015.

11.
Public Comments.

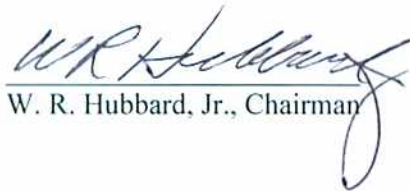
There were no public comments.

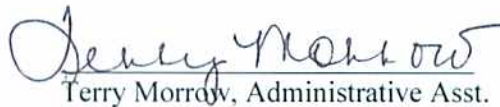
12.
Adjourn.

There being no other business, the meeting was adjourned at 11:30 a.m.

13.
Next Meeting.

The next regularly scheduled Board of Director's Meeting will be held on July 2, 2015, at 10:00 a.m. in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.


W. R. Hubbard, Jr., Chairman


Terry Morrow, Administrative Asst.