

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
JULY 10, 2014**

MEMBER'S PRESENT:

Bill Hubbard, Chairman
Bill Benton
Jeff Christie
Randy Hensarling
Bill Rasor

MEMBER'S ABSENT:

OTHER'S PRESENT:

Mike Shahan, Director
Wm. B. (Ben) Munson, Esquire
Dave Gordon, Estrada Hinojosa
Rick Mask, Lake Texoma Jet Center
Bill Retz, NTRA Marketing Director
Mark Taylor, U.S. Aviation Academy
Michael Hutchins, Herald Democrat

Jeff Whitmire, County Commissioner Pct. #1
Bart Lawrence, County Commissioner Pct. #4
John Becker, HNTB
Jay Jones, American Equity
Todd Thompson, Oncor Electric
Rod Tatchio, Tatchio & Associates

1.

Call to Order.

Bill Hubbard, Chairman, called the meeting to order at 10:00 a.m. and welcomed everyone to the meeting.

2.

Consideration of approval of the June 19, 2014, Board Meeting.

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

3.

Consideration of approval of request by XTO Energy to install 1,831.36' of pipeline across airport property.

Mr. Shahan advised the Board that XTO Energy currently has a pipeline that runs on the south side of Plainview Road. He stated that they want to replace that line and move it to the north side. He stated that the line will be 3" poly material, will be buried at least 36" into the ground, and will run 1,831.36' on airport property. Mr. Shahan stated that surface damages were \$50.00 per rod which is \$16.50 per foot, and would total \$5,549.50. Mr. Shahan stated that Mr. Munson stated that the document needed to be in a format that it could be filed with the County Clerk's Office. Mr. Shahan stated that he was requesting the Board to approve the agreement once Mr. Munson has made final approval.

Commissioner Lawrence stated that originally there were two parcels of land. He stated that one was listed as Grayson County and the other as NTRA. He stated that he had talked with the appraisal district and that both properties would be listed as Grayson County, Care of NTRA.

Mr. Benton asked how the surface damages were determined. Mr. Shahan stated that XTO Energy had provided that and stated that he understood that it was a standard amount. Mr. Christie asked about the width and Commissioner Lawrence stated he thought it was 30 feet.

After some discussion, Mr. Munson stated that the document needed to be an easement with metes and bounds description of the property. Mr. Benton stated that he felt that there needed to be some discussion on the damages and the effect of the pipeline on future development. Mr. Benton stated that he thought that XTO should sign the airport's easement agreement and that an appropriate amount of damages should be determined. Mr. Hubbard suggested that XTO Energy should provide metes and bounds to determine the amount of land and then research the appraised value of the easement. Mr. Hensarling stated that he felt that the release was not adequate. Mr. Shahan summarized what the Board is directing to be done; the release needed to be redone, the metes and bounds needed to be determined at the expense of XTO Energy, and the metes and bounds needed to be appraised to determine the value. Mr. Christie made the motion to table this item until the next meeting. Mr. Rasor seconded the motion. All members voted aye.

4.

Consideration of approval of request by Tower Pointe Capital to purchase interest in wireless site on RMA Board approved policy.

Mr. Shahan stated that Tower Pointe Capital is one of three or four companies that had contacted him about buying the interest on the cell phone tower lease. He stated that in exchange for the upfront payment they wanted a forty year telecommunication easement to operate at that location. He stated that the current lease expires on April 23 and that the anticipated rent should Verizon exercise all their options would be \$285,892.90. Mr. Shahan stated that they had offered an up-front payment of \$160,000.00 and 70% of all new revenue generated from that site. Mr. Shahan stated that should this be done the \$160,000.00 be turned into a revenue generator for the airport. He stated that he was trying to find out if this was something that the Board wanted to consider. Mr. Hubbard stated that he was open to this but he needed more information. Mr. Shahan stated that he had asked Mike Rogers to review the agreement and Mr. Rogers stated that this was standard with cell phone towers. Mr. Benton asked if Mr. Shahan had contacted Verizon and Mr. Shahan stated that he had not. Mr. Benton stated that it would be interesting to get their view. After further discussion, Mr. Christie made the motion to table this until more information could be gathered. Mr. Rasor seconded the motion. All members voted aye.

5.

Discussion to consider establishing a sub-committee to evaluate potential leases and lease terms based on RMA Board approved policy.

Mr. Hensarling stated that there are times that Mr. Retz needs quick answers while in lease negotiations with potential tenants and sometimes it is difficult to get the Board together to provide answers for him. He stated that the idea was to establish a sub-committee of two board members that could meet on short notice to work with Mr. Retz and Mr. Shahan to give them the direction that they need about a particular lease term if it was outside the established parameters. He stated that before this could be done, the Airport Policy Committee would meet and review the lease standards and parameters and update them if needed. He stated that the sub-committee could review anything that fell outside those standards. Mr. Hubbard stated that he felt that the Policy Committee should establish what is wanted and what is not wanted. Mr. Hensarling stated that the handling of exceptions needs to be built into the policy. Mr. Hensarling made the motion to refer this back to the Policy Committee for updating the standards and then submitting those updates to the Board for approval. Mr. Benton seconded the motion. All members voted aye.

6.

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

Mr. Shahan updated the Board on the fuel flowage report. He stated that as of the end of June fuel sales were up 13.61% from last year at this time.

Mr. Shahan updated the Board on the ATCT operations report. He stated that operations were up 1.14% from the previous year.

Mr. Shahan stated the Board had the budget report. He stated that the overage in the budget was due to the construction of the West Side Hangar. He stated that the airport was awaiting an insurance check for approximately \$98,000.00 for the 2011 storm damage.

Mr. Shahan stated that the Lone Star Aerobatic Championship in June had approximately 35 pilots. Mr. Tatchio stated that Mr. Mike Plyler, a local pilot, had won the intermediate class.

Mr. Shahan stated that the U.S. National Aerobatic Championship is scheduled for September 21-26, 2014.

Mr. Shahan stated that Kustom Kemps drag race would be September 28, 2014.

Mr. Benton asked for clarification on the control tower and entrance into the contract tower program. Mr. Shahan stated that before sequester there were five airports that were qualified for entrance into the program. He stated that Congressional members were asking the FAA to grandfather those into the program. However, the FAA stated that they would rework the formula for figuring the B/C ratio and once that was done those airports could be entered. He stated that according to the FAA entrance to the program should be granted in October and it would take approximately three to six months for them to take over operations of the tower.

7.

Public Comments.

Mr. Hubbard asked if anyone had any comments to make. There were none.

8.

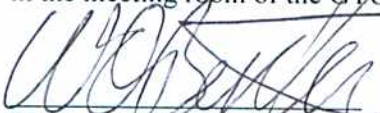
Adjourn.

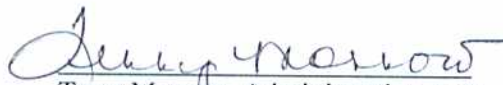
There being no other business, the meeting was adjourned at 10:32a.m.

12.

Next Meeting.

The next regularly scheduled Board of Director's Meeting will be held on August 14, 2014, at 10:00am in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.


W. D. Berton, Vice Chairman


Terry Morrow, Administrative Asst.