

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
JULY 11, 2013**

MEMBER'S PRESENT:

Bill Hubbard, Chairman
Bill Benton
Randy Hensarling
Bill Rasor

MEMBER'S ABSENT:

Jeff Christie

OTHER'S PRESENT:

Mike Shahan, Director
Jonathan Cannon, Herald Democrat
Terry Vogel, Lake Texoma Jet Center
Jay Jones, American Equity
Clay Barnett, City of Sherman
Van Price, Asst. District Attorney, Grayson County

Bill Retz, NTRA Marketing Director
Mike Rogers, Rogers Consulting Ltd. Co.
Wm. B. (Ben) Munson, Esquire
Phyllis James, Commissioner Pct. #3
David Dryden, TNP

**1.
Call to Order.**

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

**2.
Consideration of approval of the June 13, 2013, 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. Hensarling seconded the motion. All members voted aye.

**3.
Consideration of approval of a Resolution in support of the Capital Improvement Projects for FY 2014-2017.**

Mr. Shahan updated the Board on the projects included in the CIP for FY 2014-2017. He stated that the Wildlife Assessment had been moved from FY 2014 which reduced the cost for the upcoming fiscal year from \$110,000.00 that was approved in the budget to \$95,000.00. Mr. Shahan stated that the entire cost for all projects for FY 2015-2017 would be an estimated \$151,836.00 to the County, which is 10% of the total project cost. Mr. Shahan advised that TxDOT was asking the Board to approve the concept that the projects would be approved financially when the projects came up. Mr. Shahan stated that the FY 2014 project was being fast tracked in order to get the project finished before summer 2014. He stated that this would allow for the planting of the grass before the weather turns hot and dry. He stated that this would be presented to Commissioners Court on July 23 and hopefully it would be on the September Transportation Commission meeting. Mr. Benton asked if the drainage issue was previous issue or a new one. Mr. Shahan advised that it was an old one. After further discussion, Mr. Rasor made the motion to approve the Resolution in support of the Capital Improvement Project for FY 2014-2017. Mr. Hensarling seconded the motion. All members voted aye.

4.

Consideration of approval of a building lease between North Texas Regional Airport and Rogers Consulting Ltd. Co. for Hangar 201.

Mr. Shahan advised that the Airport Policy Committee had met and reviewed the lease and financials for this lease. He stated that the board members had been given a copy of the minutes of the meeting. Mr. Shahan stated that there would be some minor changes to the document which would include an increase in the amount of land being leased so that a parking lot could be added to the lease. He stated that this was a forty-year lease that was broken down in five-year increments. He stated that there would be a fair market value adjustment at the beginning of year 25. Mr. Shahan then went over the items in Exhibit C which is the improvements that the Airport would make to the hangar. He also went over Exhibit D which is the improvements that the tenant plans on making to the hangar. After some further discussion, Mr. Benton made the motion to approve the lease agreement. Mr. Rasor seconded the motion. All members voted aye.

5.

Consideration of approval of recommendation to Commissioners Court on insuring aircraft hangars at NTRA.

Mr. Shahan advised the Board that he had worked with Jack Ridgeway on developing a replacement value on the aircraft hangars. He stated that the estimates were based on the cost of the West Side Hangar currently being built. Mr. Shahan stated that, using these figures, the replacement value is below the current insured value. He stated that he was uncomfortable using those amounts because they seemed extremely low and was recommending using the 2014 TAC value instead. He stated that although the replacement value had increased significantly, the cost of insurance on the hangars only increased by approximately \$1,500.00 due to Texas Association of Counties decreasing the rate of the premium. Mr. Benton asked if Mr. Shahan had spoken with Commissioner Whitmire and he stated that he had received an email from him. Commissioner James stated that she had talked with Commissioner Whitmire prior to the meeting and he was comfortable using the replacement values that Mr. Ridgeway had provided. Mr. Benton then asked about coverage on the foundations and Mr. Shahan advised that TAC did not insure foundations. Mr. Hensarling asked if the current TAC valuations were increasing property coverage by approximately \$2,000,000.00 for approximately \$1,500.00. Mr. Shahan stated that was correct. After further discussion on the insurance coverage, Mr. Benton made the motion that due to the rate reduction and premium difference the values of the buildings be used to the point that the cost of insurance is neutral from the previous year. Mr. Hensarling seconded the motion. All members voted aye.

6.

Director's Update to include discussion of the Fuel Flowage Report, ATC Operations Report, West Side Hangar and upcoming events.

Mr. Shahan updated the Board on the fuel flowage report. He provided the members a printout showing the cost of fuel at various airports within the area. He stated that fuel sales were down less than 1% from the previous year.

Mr. Shahan updated the Board on the ATC operations report. He stated that to date there had been 48,814 operations for the current fiscal year.

Mr. Shahan advised the Board that the airport was currently \$227,589.68 over budget, but that there had been no funds transferred in from the County to cover the cost of building the West Side Hangar. He stated that approximately \$235,000.00 had been spent on the west side hangar.

Mr. Shahan updated the Board on the West Side Hangar. He stated that the rebar was in place and that the concrete would be poured the following day. He stated that the structure would be delivered the following week. Mr. Shahan advised that he had signed an easement for Oncor the previous day and that this would allow the electrical be installed to the site.

Mr. Shahan updated the Board on the water/sewer project. He stated that the bids came in approximately \$318,000.00 under budget. It is anticipated that the project will be completed in October.

7.

Public Comments.

Mr. Hubbard asked if anyone in the audience would like to address the Board or if there were any more comments from the Board. There were none.

8.

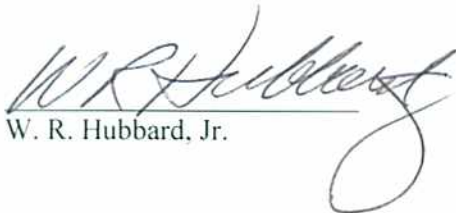
Adjourn.

There being no other business, the meeting was adjourned at 10:35 a.m.

10.

Next Meeting.

The next regularly scheduled Board of Director's Meeting will be held on August 8, 2013, at 10:00a.m. in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.


W. R. Hubbard, Jr.


Terry Morrow, Administrative Asst.