

## **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 12, 2015, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Kyle Ballard, Vice Chairman  
George Kent  
Kent McGuire  
Dennis Lauterbach, Jr  
Randall Porche

Members Absent: David Box, Chairman  
Ray Barksdale, Secretary

Others Present: Judy Demoney, Airport Manager  
Tammy Bowen, Airport Operations Assistant  
David Hill, Councilman, City of Waxahachie  
Ken Lantz, Partner, Southern Star Aviation  
Mark Shelton, Project Manager, JHDMC Development

### REGULAR AGENDA

Opening: Vice Chairman Kyle Ballard called the meeting to order, and George Kent gave the invocation.

Board Announcements: Judy Demoney announced that the Airport Christmas party will be on Saturday, December 12th at 12:00 pm.

### CONSENT AGENDA:

- Minutes of Meeting held September 10, 2015
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

George Kent moved to approve the Consent Agenda as presented; second by Randall Porche. All Ayes.

### REGULAR AGENDA:

Consider the Planning and Zoning Commission Rezone Request Case #Z02-2-15-4: Mark Shelton, Project Manager of JHDMC Development, developer for John Houston Homes, was present to explain their plans for development North of the Airport called Hayes Crossing. Kyle Ballard, Vice Chairman, explained that the concern of the Airport is to make sure that all continuous uses around the property of the airport are complimentary to Airport use. Mr. Shelton said that they are familiar with Runway Protection Zones, rules and land uses around airports. They will not be dealing with planning or zoning on the property that is proposed corporate overlay district for at least ten years. There is no single family residential use allowed there so most will be office, warehouse and airport related facilities. The proposed single family residential lots would be developed over six years, and would start on the far North end. It is about 1,200 feet from the corner of the property to the airport and would be 1,800 to 2,000 feet to the nearest home in the development. The Board asked Mr. Shelton what they would do to assure that potential buyers were aware of the airport's location.

Mr. Shelton said that people would see the planes flying and they would have maps of the development available, which would include the airport's location. Ken Lantz, FBO, explained both daytime and nighttime operations at the airport and how noise from the airport could affect residents living so closely. Mr. Shelton said that if the airport doesn't want any noise complaints then maybe the airport should consider buying the land themselves. Judy Demoney said that the Cities have invested \$25 million in the airport. The airport is here, it continues to grow, and is a very important investment to the communities. Kyle explained that today was really just to get a better understanding of what the plans are for the development, and we have to find and strike a balance. Before Mr. Shelton left he said that they would get with the airport to work on some language of how to notify people that the airport is in close proximity of the development. Ken Lantz reminded the Board that not only do we get noise complaints already, but we have gotten complaints from the existing neighbors about the Runway End Identifier Lights. Dennis Lauterbach said that they can be a little blinding even for a pilot sometimes. It was asked if there is any way that the lights can be pilot controlled. Kyle asked Judy to find out what it would take to make them pilot controlled, and how much it would cost. After discussion the Board agreed that buying the land is not an option because the Cities do not have the funds. The next step would be to help control the land use through zoning by communicating with the Planning and Zoning department. The Board agreed that the issues are the noise, safety, and Economic Development for the Airport. Judy told the Board that we do have an Economic Development prospect as we speak, we are on their short list, and one of their concerns is noise. Kyle asked Ken Lantz and Carol Walker, Big Q Aviation, to put together a list of bullet points to include in the presentation to the Planning and Zoning Commission Rezone hearing on November 17<sup>th</sup>. The Board agreed that we have a real investment here and they want to do everything they can to protect it.

Randall Porche moved to approve Kyle Ballard and Judy Demoney attending the Planning and Zoning hearing for Rezone Request Case #Z02-2-15-4 on November 17<sup>th</sup> and voicing the Airport's concerns about the Hayes Crossing Development; second by George Kent. All Ayes.

Hangar Project Update: Judy Demoney said that she spoke to Bill Mackey, Airport Planner, TxDOT, and was told that the FAA will not be providing TxDOT Aviation funding for 2016 until June or July now, so there will be no hangars built this year. Mr. Mackey said that airside projects take priority over landside, and ours is landside. The MPE funds as well as the funds for the taxiway pavement must be banked before it can go to commission for grant approval. Judy reminded the Board that the design phase of the project is complete and we are just waiting on the funding for construction.

Airport Advertising: Judy Demoney said that the Waxahachie Economic Development Department came to the Airport with the opportunity to co-op advertising. The ads will be in the Business Air and Aviator Hotline magazines advertising available lease space at the airport. The magazines will be distributed at the NBAA Annual Convention and Exhibition later this month in Las Vegas.

Airborne Imaging Construction Project Update: Judy Demoney told the Board that the numbers came back for Airborne Imaging's hangar project and it was cost prohibitive due to the site location. Airborne Imaging went back to the drawing board and approved another site design just to the other side of their current location. They are hopeful that the new location will not be as costly since the sewer and water is not as far away. The rock in that area is closer to the surface, so they should not have the same foundation issues.

Executive Session: The Board adjourned into Executive Session for deliberation regarding Economic Development negotiations, as permitted by Texas Government Code, Section 551.087, at 5:08 pm.

Regular Session: The Board reconvened to Regular Session at 5:28 pm. No action was taken.

Adjournment: There being no further business,

George Kent moved to adjourn; second by Dennis Lauterbach, Jr. All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations

