

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, January 14, 2016, at 4:00 p.m., in the Rex Odom Conference Room, at Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: David Box, Chairman
Ray Barksdale, Secretary
George Kent
Randall Porche

Members Absent: Kyle Ballard, Vice Chairman
Kent McGuire
Dennis Lauterbach, Jr

Others Present: Judy Demoney, Airport Manager
Tammy Bowen, Airport Operations Assistant
Ken Lantz, Partner, Southern Star Aviation
Chris Whitfield, Regional Manager, KSA

REGULAR AGENDA

Opening: Chairman David Box called the meeting to order, and George Kent gave the invocation.

Board Announcements: Judy Demoney said that the Airport Christmas party was a big success with approximately fifty-five people in attendance.

Judy announced that Hertz received several awards for top sales in the DFW metroplex.

CONSENT AGENDA:

- Minutes of Meeting held November 12, 2015
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

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

REGULAR AGENDA:

Airborne Imaging Construction Project Update: Judy Demoney reminded the Board that Airborne Imaging had to approve another site location for their hangar project because it became too cost prohibitive. Chris Whitfield, Regional Manager, KSA, said that the new site is just on the other side of the taxiway to A One Paint Shop, and parallel to their existing hangar. It will open out onto the main parallel taxiway. There will still be space reserved for future development off that far end. Chris said that they were able to cut substantial cost because they will not have to run the sewer and water lines as far and the pipes for storm water will not have to be as big. They may need to put a culvert under their taxiway to be able to drain the infield. Chris said that they are looking at other options to try to eliminate the culvert, but realize that the Airport would rather a culvert than a ditch for maintenance reasons. Airborne has asked for a couple of small changes to be made and then KSA will be sending out the revised preliminary set to everybody for review. At the same time the Nay Company will be working with the other engineers on getting their prices together. After Board discussion on what areas should be included in the ground lease the Board recommended that a change be made by bringing the lease limit lines all the way up to the object free area. Airborne Imaging would need to maintain those areas included in their lease.

Tail Rotor Update: Judy Demoney reminded the Board that the Tail Rotor project was discussed during the November Board meeting in Executive Session. The Company did a sight visit in November. They sent an email on December 1st that they were consolidating their notes and doing their assessment of the different sites, which will go through the end of the year. Doug Barnes, Economic Development Director, Waxahachie, contacted the test pilot. Doug was told that we gave a top notch presentation and that we have everything here to be successful. The test pilot said that most likely their decision will be based on what they saw in November with no additional site visits. The Company usually makes announcements like this at the Helicopter trade show, which is usually at the end of February or first of March.

Aircraft Insurance Requirements: Tammy Bowen asked the Board to clarify what the Airport Administration's responsibility is once aircraft insurance certificates are acquired for filing. The Board directed that we should verify that all based aircraft carry the same limits of liability as required by the Airport's Minimum Standards and Requirements. Also, it should be verified that the City of Waxahachie and City of Midlothian are listed as additional insureds. David said that as long as we see the two Cities on the Certificate we should be covered. The tenant should be the point of contact for any questions regarding the policy.

Hayes Crossing Update: Judy Demoney said that she and Kyle Ballard attended the Planning and Zoning meeting in December for Hayes Crossing, which is for three hundred plus homes with the South east corner of the property being 1,200 feet from our runway. Kyle presented from the Airport's standpoint. Judy said that they were told by P & Z that the Airport Board needs to get a noise study. The proposal request was tabled. At the next meeting it was turned down because of traffic safety concerns. It went to the City Council on Tuesday. The Airport did not present this time, but the building was full of Twin Creeks home owners with concerns about traffic safety and various other things. At the end they made the decision to deny the proposal based upon traffic safety concerns particularly at Hayes Rd and 1387. It was denied without prejudice. Judy explained that the Developer could go back at a later date with a revised plan, and the process would start all over again.

Judy said that she did find out that the property owner, ECOM, is still around and the development was approved. The City is still waiting for them to come back with revised plans. Judy said that they asked Chris Dick, City Manager, Midlothian, what the Airport could do to work with the City and the City work with us on these encroachment issues. Chris said that developments cannot be stopped just because of noise. The City is working on the EnVision Comprehensive plan right now, and Chris recommended that the Airport become active on the Committee so that their voice can be heard. Paula Baucum was the member representing the Airport, but since she is no longer on the Board the decision was made to replace her with Kyle Ballard and Ray Barksdale as the alternate. They will be there to help them understand what is happening at our Airport that could affect these developments. Their other recommendation was to do a noise study. The Board agreed that it's not just about noise, but safety, Economic Development and future growth for the Airport.

Request for an Airport Noise Study: Judy Demoney said that she spoke to someone with KSA after she was told by Planning and Zoning of Midlothian that the Airport needs to do a noise study. Judy said that there was a noise study done with the 2003 Masterplan taking the runway expansion into consideration. It was said at that time that the expansion would not make a difference, so that is why there was no noise study done with the new Masterplan in 2013. KSA said that they could do updated noise contours of existing aircraft fleet mix as well as anticipated aircraft in the future. They would also make recommendation for compatible land use for inclusions in comprehensive plans, zoning and future land use and development proposals. The cost for this would be approximately \$30,000. This is grant eligible, but the funds are not budgeted.

Randall Porche made a motion approving the need for a noise study for the protection and encroachment of the Airport, and to approach the Cities of Midlothian and Waxahachie for funding for the noise study; second by George Kent. All Ayes.

Officer Elections: Officer Elections were tabled until next month due to missing Board members.

Adjournment: There being no further business,

Ray Barksdale moved to adjourn; second by Randal Porche All Ayes.

Respectfully submitted, Tammy Bowen, Airport Operations

