

MID-WAY REGIONAL AIRPORT JOINT AIRPORT BOARD MINUTES

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, March 18, 2021, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

Members Present: Drew Sambell, Chairman
Alex Smith, Vice Chairman
Randall Porche
Kent McGuire
Nanette Paghi
Larry Huntley
Michael Williams

Others Present: Darrell Phillips, Airport Manager
Tammy Bowen, Airport Operations Assistant
Clyde Melick, Assistant Manager, City of Midlothian
Walter Darrach, Council Member, City of Midlothian

Call to Order: Chairman Drew Sambell called the meeting to order.

Invocation: Vice Chairman Alex Smith gave the invocation.

Public Comments: There were no public comments.

CONSENT AGENDA:

- Minutes of Meeting Scheduled January 14, 2021
- Minutes of Special Meeting Scheduled February 25, 2021
- Financial Report
- Manager's Report
- Airport Operation's Report
- FBO Report

Mr. Michael Williams made a motion to approve the Consent Agenda as presented; second by Ms. Nanette Paghi. All Ayes.

REGULAR AGENDA:

Request to Rename Airport: Chairman Drew Sambell shared that he received a proposal from Dr. Jamal Rasheed from the Ellis County African American Hall of Fame to rename Mid-Way Regional Airport "Bessie Coleman Regional Airport" or "Bessie Coleman Mid-Way Regional Airport". He noted that Dr. Rasheed submitted a very nice proposal that deserved some consideration, but there are some concerns about renaming the Airport. There is no precedent to rename the Airport after any one particular person. Currently the name is very reflective of both Midlothian and Waxahachie's contributions to this Airport. They have done a great job getting the Airport started, and are doing a fantastic job supporting it.

Ms. Nanette Paghi agreed that Ms. Coleman and Dr. Rasheed truly deserves the respect that this be discussed. Every acclamation (monuments, streets and museums) was well deserved. Ms. Coleman was a pioneer of aviation for women all over the world. She concluded that because the Airport was named Mid-Way being between the two Cities and we have spent 28 years establishing its identity we should maintain that identity.

Chairman Drew Sambell noted that Bessie Coleman is very well respected amongst the local aviation community. The Airport currently has a historical marker in front of the flag pole. He mentioned that the Ellis County Commissioner's Court recently passed a resolution naming her birthday, January 26, "Bessie Coleman Day". Also, there is a street in Waxahachie named "Bessie Coleman Blvd".

Mr. Michael Williams made a motion not to rename Mid-Way Regional Airport at this time; second by Vice Chair Alex Smith. All Ayes.

Don Jackson Construction's Ground Lease and Hangar Construction Agreement: Mr. Darrell Phillips reported that Mr. Jackson's ground lease is not complete. Mr. Jackson and the City Attorney are still reviewing it. Once it is complete the Economic Development Committee will review it and have it on the next agenda for approval.

Runway Identifier Lights (REIL) for Runway 36: Mr. Darrell Phillips mentioned that for some reason the approach plates for the Airport showed runway 36 with runway identifier lights. The FAA discovered the discrepancy after doing a flight inspection. Several of our tenants have expressed interest in having REILs on runway 36. He shared that he called TxDOT and they estimated the cost to be somewhere around \$100,000. The REILs are designed for instrument approaches, and helps with low visibility. He noted that he will add it to the runway rehabilitation project in 2022 for TxDOT to consider. TxDOT and the FAA will collect data to see if it is even feasible for them to consider for funding. Runway 18 has REILs because of the predominant wind.

Request to Snowplow Runway during Winter Storm: Chairman Drew Sambell shared that the winter storm shut operations down at the Airport for a good five to six days. Towards the end of the week there were two Airport businesses that requested that we address the ice and snow on the runway.

Mr. Darrell Phillips noted that the simplest thing would be to purchase a four wheel drive pickup truck with a snow plow and a spreader for the back of the truck. It would cost approximately \$200,000 for the equipment. In addition, the Airport would need extra staff and a dry place to store it. He mentioned that the chemicals that are used are different than what is used on the streets, and it would cost around \$10,000 just to spread on the runway one time. He suggested looking at how often the equipment would be used. The last snow storm event like this was in 2011.

The consensus of the Board was that if you have a plane at Mid-Way and you know that a snow storm is coming you need to plan accordingly because there will be snow/ice on the runway. Mr. Phillips explained that once we get enough business and corporate activity at the Airport we will need revisit investing in some equipment.

Requirements for Sprinkler Systems in Hangars: Mr. Darrell Phillips shared that the Midlothian City Council will be meeting on March 23. It is on their agenda to consider waiving the requirement for sprinkler systems in Airport hangars less than 12,000 square feet. The North Central Texas Council of Governments has a building code that is set for the North Texas region. The Code says that all buildings over 6,000 square feet must have a sprinkler system, but the NFPA 409 for Airports says that if you have a hangar under 12,000 square feet that is used for storage you are not required to have a sprinkler system. He mentioned that it would cost between \$250,000 and \$400,000 to add a sprinkler system. If the City does not waive the requirement it may not be feasible for CNB or Don Jackson Construction to build their hangars. This would be about a \$1.5 million dollar investment to the Airport that we would lose. He informed the Board that all the Airports involved with ATAC are looking to petition this and take it to North Central Texas Council of Governments to try to get an exemption for Airport aircraft storage only.

Assistant City Manager Clyde Melick informed the Board that both Cities are currently under the 2015 International Building Code, but the City of Midlothian is looking to adopt the 2018 International Building Code. This code requires anything above 6,000 square feet to have a sprinkler system. He explained that for Airports and hangars there are Options (A and B), which has to do with fire and how quickly first responders can respond. The City of Midlothian and City of Waxahachie are Option B, which means they are not able to respond as quickly as they do in Arlington, Grand Prairie and Dallas (Option A). Also, the City is concerned about how their fire fighters are protected once they are there to respond to a fire. He shared that they have gone around and around with their building official and fire Marshal about what they are comfortable with and right now they are comfortable with anything over 6,000 square feet is sprinkled. He noted that they will be taking it to Council Tuesday night because they are the ones that can amend the fire code.

Mr. Jeff Closka from North Central Texas Council of Governments spoke on the situation. He shared that he is with the division that is an aviation group and has been working with Mr. Phillips and other Airports on this amendment. The other division, Environmental Development, is made up of a number of municipal fire department personnel and people in the fire industry over the North Texas area. They look at the International Building Code that is developed every couple of years. They meet to talk about and establish local amendments to the COG area. Right now they are talking about the most recent IBC that is coming out and any amendments that they would like to make to it as a region. COG would adopt their amendments, which makes it easy for all local counties and municipalities to adopt the COG amendments.

The Board agreed that to economically compete it is important for the City to waive the requirement for sprinkler systems for Airport storage hangars less than 12,000 square feet.

Airport Encroachment Concerns: Chairman Drew Sambell gave a power point presentation to the Board. He expressed concerns about continuing growth (residential development) around the Airport that could be unfriendly to the Airport. It is all about compatible land use around the Airport. He mentioned that we need development and growth, but we have got to be very careful around the Airport where we are going to get noise complaints. Land adjacent to the Airport is up for sale and is very vital land in future control of the Airport. He stressed that the Airport needs to be included in economic development discussions when they occur. Development west and northwest of the Airport has already been approved. He proposed that there be an Airport representative at the Midlothian Zoning Commission meetings going forward.

Mr. Darrell Phillips explained that the TxDOT Capital Improvement Plan for Mid-Way includes land acquisition on the east and west side as consideration for 2025. This is something that we need to be looking at to help protect the Airport, but we need to finish developing the 13 acres that we already have before TxDOT will consider a reimbursement plan for more land.

Vice Chairman Alex Smith agreed that we are not talking about just expansion. We are talking about protecting what we have.

Council Member Walter Darrach expressed his opinion that the number one way to protect what we have here is to purchase the land as soon as you can because what is happening with land is that it is getting developed. There is a cost associated with that for sure, and whether or not we can float that is a big question. He noted that ideally we would want to see the land reimbursed at 90/10, but the land may be gone, sold and developed by the time that opportunity would come forth. He mentioned that another way to protect the Airport is to make it an economic power house within itself. We want our residents to know that sure the Airport makes noise, but the Airport makes money, transportation and provides connectivity.

FY 2022 Airport Budget: Mr. Darrell Phillips informed the Board that Airport staff has started the budgeting process for next year, and will be getting together with the Finance Committee next week. The two corporate hangars have been paid in full, so the Airport will get the revenue making it self-sufficient.

Comments by the Airport Board and Airport Administration: There were not comments by the Airport Board or Airport Administration.

Adjournment: There being no further business,

Mr. Randall Porche made a motion to adjourn; second by Mr. Larry Huntley. All Ayes.
Respectfully submitted, Ms. Tammy Bowen, Airport Operations Assistant