

MINUTES
AIRPORT ADVISORY BOARD
Monday, March 9, 2020
6:00 p.m.
Rockwall City Hall
385 S. Goliad Street, Rockwall, Texas 75087

I. CALL MEETING TO ORDER

The meeting was called to order at 6:01 PM. Present were Tom Woodruff, Dwight Royall, Mike Potter, and Matt Murphey. Board members Brad Bassett, and Tim Wolf were absent.

II. OPEN FORUM

The audience was given the opportunity to share comments or concerns with the Board as part of Open Forum. There were no speakers during this portion of the agenda.

III. DISCUSSION/ACTION ITEMS

- 1. Consider approval of the minutes from the July 22, 2019 Airport Advisory Board meeting and take any action necessary.**

Mr. Murphey made a motion to approve the minutes of the July 22, 2019 meeting. Mr. Potter provided a second to the motion and it was approved 4-0.

- 2. Hear an update on projects at the airport and take any action necessary.**

Staff gave a report on the following:

Airport Traffic Study

The traffic counter was installed by TXDOT Aviation in June 2019 and was monitored until December 2019. TXDOT has not yet given the City the data. Rockwall was the first and only airport to use the system, so they are working on how to develop and present the data from the program. When it is received, we should expect to get a summary of the daily/weekly/monthly operations at the airport, what time is the busiest, aircraft type. There was discussion about the methodology since some aircraft are not in compliance with having the ADSB, which is what the program identifies and uses to track activity. At some point in the future, the airport will ask TXDOT to perform another test.

Land Adjacent to the Airport (Athey Property)

The real estate agent representing the property adjacent and east of the airport made a presentation at the previous Board meeting and indicated he was marketing the property. Since then, 12 acres on the northern portion of this property was sold to another adjacent property owner. He is now clearing the trees reportedly preparing to use it for agriculture purposes. The remaining 6.68 acres is still on the real estate market. Mr. Royall asked if the City is interested in purchasing the remaining land. Staff reported that the City was not actively pursuing the purchase of the remaining 6.68 acres. With regard to a previous proposed development, TXDOT did not like the previous proposal because the City would not own the land and the State would want any permanent structures to revert back to the City at some point in the future (likely 30 years). TXDOT's preference is that the City own the land and have the developer build the facilities and then enter into a traditional ground lease agreement. The FAA and TXDOT Aviation would have to approve a through-the-fence agreement and the City would have to meet the standards set by these government agencies.

Mr. Potter stated that we have talked about buying this land for many years and would not want the City to miss the opportunity to purchase this land. Mr. Potter said the City should consider the proposal for development of the 6.68 acres of land adjacent to the airport or should entertain some type of public / private partnership. Mr. Murphey asked if the City loses the opportunity to buy the land, can the funds allocated for purchasing land be reallocated for other projects. Staff believes the funds were approved for land purchase but would check to see if it is possible to use the funds for other projects.

Mr. Potter made a motion to recommend to the City Council that it consider the purchase of the remaining 6.68 acres of land adjacent to the airport. Mr. Murphey provided the second to the motion and it was approved 4-0.

Asphalt Repair and Drainage Improvement

Staff reported that sections of the entrance road pavement were reconstructed and sealed in August 2019 at no additional cost to the City.

Potential Capital Improvements

Mr. Woodruff discussed the possibility of a Precision Approach Path Indicator (PAPI) system at the airport. Staff has asked if it is possible to reallocate ACIP funds in the amount of \$666,667 from land acquisition for the Rockwall Municipal Airport in FY 2021 for another use at the airport, such as runway lighting system replacement or for a PAPI system. Staff stated it would make an inquiry with the State to see if reallocating funds is permissible and report back at the next meeting.

- 3. Hear a report from Melissa Hardin, FBO / Airport Manager and take any action necessary.**

Melissa Hardin, FBO gave a report on airport operations and activity.


- 4. Hear a staff report and take any action necessary.**

IV. ADJOURNMENT

The meeting was adjourned at 6:59 PM

PASSED AND APPROVED BY THE AIRPORT ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS 31st DAY OF AUGUST 2020.

ATTEST:



Joey Boyd, Assistant City Manager



Tom Woodruff, Chairman