

**GRAYSON COUNTY REGIONAL MOBILITY AUTHORITY
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2011**

MEMBER'S PRESENT:

Bill Hubbard, Chairman
Bill Benton
Jeff Christie
Bill Rasor

MEMBER'S ABSENT:

Ellis Olmstead

OTHER'S PRESENT:

Mike Shahan, Director
Mike Garrison, Brown & Gay Engineers
David Gordon, Estrada Hinojosa
Robert Wood, Sherman-Denison MPO
Van Price, Grayson County District Attorney
James W. Griffin, NTTA
Kevin Farley, City of Pottsboro
Rod Tatchio, Tatchio & Associates
Drue Bynum, Grayson County Judge
Bart Lawrence, Grayson County Commissioner Pct. #4

Noel Paramanatham, TxDOT
Everett Owen, GCRMA
David Selman, TxDOT
Kevin Conlon, SHM Inc.
Mark C. Merrell, City of Gunter
Matt Robinson, GTCR
Terry Vogel, Lake Texoma Jet Center
Jay Jones, American Equity
Bill Retz, NTRA Marketing Director

I.

Call to Order.

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

II.

Consideration of approval of the September 15, 2011, Board Meeting.

Mr. Hubbard asked the Board if there were any changes or revisions to be made to the minutes. Mr. Christie made the motion to approve the minutes as typed and Mr. Rasor seconded the motion. All members voted aye.

III.

Update on Insurance Claims from the May 1 and May 11, 2011 Storms.

Mr. Shahan updated the Board on the status of the insurance claims for the May 1 and May 11, 2011, storms. He stated that the May 1 storm resulted in approximately \$1.1M in damage and lost revenue of approximately \$52,000.00 for a full year. Mr. Shahan advised the Board that insurance should pay \$1.164M and as of this date they had paid \$802,000.00 on insurance payments and \$26,000.00 on lost revenue. He stated that of the approximate \$90,000.00 damage on the May 11 storm insurance had paid approximately \$62,000.00 to date. He stated that the Board had been given a breakdown on repairs by building.

IV.

Discussion of planned shop/warehouse development to replace facilities damaged by the May 2011 storms.

Mr. Shahan advised the Board that Building #604 and #5507 were both totaled out in the May 1, 2011, storm. He stated that both buildings were insured for \$1,104,100.00 and to date insurance has paid

approximately \$798,000.00. He stated that the site that Building #604 sits on is directly across from the Juvenile Detention Center. He stated that Mr. Bristow is looking at the site for possible expansion of his facilities so it might be best not to build on that site. Mr. Shahan advised that Building #5507 is back to the north. Mr. Shahan stated that it was his thought not to rebuild in that location but to use some of the empty lots across from the Airport Terminal building. He stated that these sites were two acre lots with curbs and streets surrounding them. He stated that he had researched the best size building to build and he had been told that a building with approximately 2,500 square foot of space with two garage doors, some storage space, and small office with restrooms is desirable. He stated that it was his thought to building a 5,000 square foot building; divide it in half, with two small offices, garage doors and storage area. He stated that the building should lease for approximately \$4.00 to \$5.00 per square foot. Mr. Shahan stated that the cost to tear-down the existing facilities will determine how many buildings can be built. Mr. Hubbard asked if this was consistent with the marketing plan in the use of those lots. Mr. Shahan advised that it was.

Mr. Shahan advised that there were several options available. He stated that one is to hire someone to draw up the specs and go out to competitive bid. He stated that another option is a design build where a company would be hired; they would design the facilities, and then build them. He stated that the third option is to hire a company that is on the Texas Buy Board and they would do a design build. Mr. Shahan stated that his recommendation would be to hire someone do the bid specs and go out to competitive bid. He stated that he did not know if the Board wanted to be involved in the design work but that the policy committee could work with the design process and then get final Board approval. Mr. Benton asked about the replacement cost if the facilities if they were not rebuilt and Mr. Shahan advised that it was approximately \$300,000.00 in insurance money that would not be paid to the Airport. Mr. Benton stated that he was concerned with the location of the construction because of the industrial type building and how it would fit in with the Airport in the future. Mr. Benton asked if the policy committee could make a recommendation back to the Board and Mr. Shahan stated that it could. At this time, there was no action taken on this item.

V.

Discussion of Airport Policy Committee membership and appointment of new members.

Mr. Shahan updated the Board on the formation of the Airport Policy Committee. He stated that at this time they needed to replace Mark Blackburn who was with L-3 Communications. He stated that Dale Raatz with L-3 Communications would like to replace him if the Board approved it.

Mr. Shahan advised the Board that the Marketing Committee had been disbanded. He stated that Mr. Retz would like to remain on the Committee. Mr. Shahan advised the Board that he thought it would be good to keep Mr. Retz on the Committee and he would suggest that he become a voting member.

Mr. Shahan advised that the Board had formed the Policy Committee and they could adjust membership as needed. He stated that originally three members were supposed to serve three-year terms with the others serving an original two-year term. Mr. Shahan stated that terms were apparently never set so he suggested that whoever replaced Mr. Blackburn begin with a three-year term. Mr. Shahan asked the Board if they would like to appoint Mr. Raatz to replace Mr. Blackburn or if there were someone else that is an Airport tenant that they would prefer to appoint and would they want to make Mr. Retz a voting member. Mr. Hubbard stated that he would be willing to step aside if other Board members would like to be on the Committee. Mr. Benton stated that he thought it was appropriate that the Chairman remain on the Committee. After some further discussion, Mr. Benton made the motion to appoint Mr. Raatz to the Committee. Mr. Christie seconded the motion. All members voted aye.

Mr. Rasor asked if they needed to make Mr. Retz a voting member. After some discussion, Mr. Christie made the motion to make Mr. Retz a voting member of the Airport Policy Committee. Mr. Benton seconded the motion. All members voted aye.

VI.

Update from bobby Littlefield with TxDOT, Mike Garrison with Brown & Gay Engineers and Everett Owen with CTRMA on project development options for the Grayson County Tollway.

Judge Bynum addressed the Board. He stated that at the last RMA/Commissioner's Court meeting there was some discussion that it is feasible to start the route from FM 121 south to the Grayson County line. He stated that he, TxDOT, officials from Gunter, and people from Van Alstyne including Mr. Benton had started discussing how to accomplish that and how it changes the scope of work for the engineers that TxDOT has hired to begin looking at that portion of the road. He stated the conversations included how to leverage MPO monies to expand FM 121 to FM 3356 back east towards U.S. 75. He stated that at the RMA/Commissioners Court meeting it was discussed that perhaps the County would build the road from FM 121 to the south part of the County. Judge Bynum further stated that it was felt that if Grayson County built the road to the county line and that it was designated an extension of the Dallas North Tollway, that would encourage Denton and Collin Counties to take action on the roadway. Judge Bynum stated that he felt he could have this on Commissioners Court agenda as early as January at which time the County would appropriate the money to build the roadway. He also stated that he felt that they could leverage some of the TxDOT funds for the tollway to the south part of the County.

Mr. Garrison stated that they were currently looking at the extension of the Dallas North Tollway to FM 121. He stated this section was called the DNT 5A and is approximately 4.5 miles long. He stated the Board had been given a briefing document which presented two options which were (a) the TxDOT team would inherit that section from NTTA so that it could be federalize it from a National Environmental Policy Act. Mr. Garrison stated that there were pros and cons to using this option. He stated the pros are that once environmental clearance is received a two-lane service road could be put down that could be enlarged to a full-blown Grayson County Tollway without having additional studies on the environmental side done. He stated that the negative to that is that in order to federalize that section there would have to be additional updates to the environmental document that was prepared by NTTA and he stated that this would take approximately 8-12 months. Mr. Garrison further stated that in order to receive the clearance there must be a terminus to tie the study to and that must be a state or federal roadway so the county line road is not considered a termini in the Federal Highway Administration so you would have to go into Collin County to FM 455 for a termini. He stated that the negative to that is the possibility of finding an issue that must be mitigated from the County Line to FM 455 and this would require that NTTA mitigate that before they could construct their facility. He stated that Option B would be that the County could do the work but that may require that the engineering be done by the County because it would not be done under the federal guidelines of the RMA and TxDOT agreement. He stated that there needed to be further discussion that needs to be held and probably the first discussion needs to be with NTTA to find out where they stand in turning over documents and allowing Grayson County to go into Collin County and do some additional study. Judge Bynum stated that once the discussion have happened that the County may figure out that it may be best to take NTTA's environmental clearance and extend it up to FM 121 knowing that federal funds could never be used for that section. He further stated that he would like to have TxDOT determine how to get the engineering done and hopefully that can be done with changing the scope of work on the tollway project. Mr. Christie asked if the City of Gunter or developers in that area were going to help with this project. Judge Bynum stated that during his conversations with developers that should the county allocate funds for a road and the developers want a better road then the next question becomes how the developer can help with that. He stated that the City of Gunter will help as much as they can financially.

Mr. Hubbard stated that the Board had been given Resolution 11-11 which authorizes the Chairman and any other Board Members to meet with NTTA on the route for the extension of the Dallas North Tollway from the County line to FM 121 at the earliest possible date. Mr. Christie made the motion to accept Resolution 11-11. Mr. Rasor seconded the motion. All members voted aye.

VII.

Director's Update to include discussion of the Airport CIP, Master Plan and Land Use Zoning Ordinance, Fuel Flowage Reports, ATCT Operations Report and new hangar project.

Mr. Shahan updated the Board on the CIP Project. Mr. Shahan advised that the Aircraft parking ramp lights had been completed. He stated that the Airport Master Plan had been completed and are awaiting final approval of the ALP and Master Plan from TxDOT and the FAA. Mr. Shahan advised that the Land Use Zoning Ordinance would be presented to the Sherman P&Z Board on November 22, 2011. He stated that work had begun on the aircraft parking ramp and that this should be a 120 day project.

Mr. Shahan advised the Board that they had been given the Fuel Flowage Report, the Air Traffic Control Tower Operations Report, and the end of year Fire Run Report.

Mr. Shahan updated the Board on the Thomas Scott hangar project.

Mr. Shahan advised that there would be a Young Eagles Program at Sherman Municipal Airport on November 19, 2011.

VIII.

Public Comments.

Judge Bynum stated that he would like to commend the RMA Board on the work that they have done.

IX.

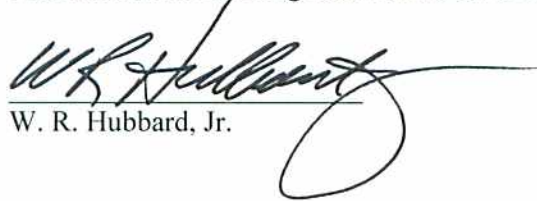
Adjourn.

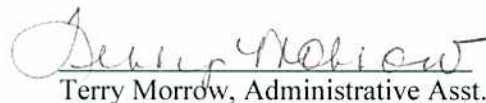
There being no other business, the meeting was adjourned at 10:42a.m.

X.

Next Meeting.

The next regularly scheduled Board of Director's Meeting will be held on December 8, 2011, at 10:00a.m. in the meeting room of the GTUA, 5100 Airport Drive, Denison, Texas.


W. R. Hubbard, Jr.


Terry Morrow, Administrative Asst.