

City Council Airport Committee
Monday June 5, 2017
DRAFT Meeting Minutes

After determining that a quorum is present, the Council Airport Committee of the Denton City Council will convene in a regular meeting on Monday June 5, 2017, at 10:30 a.m. in the City Hall, City Hall Conference Room at 215 E. McKinney St., Denton, Texas to consider the specific agenda items listed below:

PRESENT: Council Member and Chair, Kathleen Wazny; and Mayor Chris Watts.

ABSENT: None

STAFF PRESENT: Mario Canizares, Assistant City Manager, Mark Nelson, Transportation Director, Trey Lansford, Deputy City Attorney, Scott Gray, Airport Manager, Caroline Booth, Director of Economic Development, and Julie Mullins, Administrative Assistant and Recording Secretary.

OTHERS PRESENT: Kenneth Herridge, Attorney for Dr. JR Almand, Betty Sanders, CFD International, Mike Sykes and Mark Taylor, US Aviation Group, and Damon Ward, BAM Denton Management Ventures, LLC.

The meeting was called to order at 10:32 a.m. by Chair Wazny.

1. Consider approval of minutes from the meeting held on April 12, 2017.

Mayor Watts made a motion to approve the minutes followed by a second from Chair Wazny. The motion carried unanimously.

2. Receive a report, hold a discussion and make a recommendation to Denton City Council on the BAM Denton Management Ventures, LLC lease and consider an assignment to Sykes-Vaughan Investments, LLC.

Mr. Nelson introduced the parties involved with this lease assignment. Mr. Nelson indicated that Mr. Ward with BAM Denton Management Ventures, LLC will continue to operate at the Airport and focus on the aircraft charter business. Mr. Nelson further indicated that Sykes-Vaughan (US Aviation Group) will consolidate all Fixed Based Operations to one location.

Mayor Watts made a motion to make a recommendation to City Council to approve the Assignment of an Airport Lease Agreement from BAM Denton Management Ventures, LLC to Sykes-Vaughan Investments, LLC. A second was made by Chair Wazny. The motion carried unanimously.

3. Receive a report, hold a discussion and make a recommendation to Denton City Council on the JR Almand Airport Lease Agreement and consider an assignment to CFD International.

Mr. Nelson introduced Esq. Kenneth Herridge, attorney for Dr. JR Almand, and Ms. Betty Sanders representing CFDI. Mr. Nelson explained that Dr. Almand desires to get out of the hangar lease and CFDI wants to expand their business. The wording in this lease will need to be addressed to change the lease to a commercial operating lease, which would authorize commercial aircraft maintenance. CFDI has indicated they will come back to re-negotiate the lease agreement at a later date, after providing more parking and fixing up the hangar for commercial use.

Mayor Watts commented on the discussion at the last meeting regarding the reversion clause and would like to see a policy in place for the reversion clause sooner than later.

Chair Wazny would like an item be brought to the Council for discussion regarding the reversion clause. With new members coming in on this Committee, each new member will need information about the Airport and the leases.

Mayor Watts made a motion to make a recommendation to City Council to approve the assignment of the lease to CFD International. A second was made by Chair Wazny. The motion carried unanimously.

4. Receive a report, hold a discussion and make a recommendation to Denton City Council regarding a proposed Amendment to the existing JR Almand Airport Lease Agreement to authorize commercial aircraft maintenance to be performed in the hangar.

Mr. Nelson explained the need for a lease amendment to authorize commercial aircraft maintenance repairs.

Mayor Watts said, this lease will go to year 2025 and the Committee will have more discussions on the reversion clause. Mr. Nelson indicated that staff would bring more information forward at a later date.

Mayor Watts made a motion to make a recommendation to City Council to approve the amendment to the existing lease. A second was made by Chair Wazny. The motion carried unanimously.

5. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Airport Committee of the Denton City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting.

AND

Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

6. Adjournment: 10:54 A.M.

KATHLEEN WAZNY
COMMITTEE CHAIR
CITY OF DENTON, TEXS

JULIE MULLINS
RECORDING SECRETARY