



March 2, 2021

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date via videoconference, with the opportunity to appear in person in the City Council Chamber of City Hall, 202 East Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

In accordance with Orders of the Governor due to the COVID-19 pandemic, the City of Nacogdoches City Council meeting will be deemed as being conducted via teleconference or videoconference. However, some City Council Members may attend virtually, while others may be present in the above stated physical location. Regardless, the meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers. For those attending in person, strict adherence to COVID-19 related CDC guidelines will be enforced at all times.

Members of the public who wish to submit comments by telephone on a listed agenda item must contact the City Secretary's office by email at vinsonj@nactx.us or by calling 936-559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments by telephone must be received by 12:00 p.m. on March 2, 2021. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. Call to order.
2. Pledge of Allegiance.
3. Open Forum.
4. Items to be removed from Consent Agenda.
5. **CONSENT AGENDA:** Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.
 - A. Consider approval of minutes for February 11, 2021 City Council Workshop. (City Secretary)
 - B. Consider tax resale authorization for Lot 28, Block 61, in the Harvey Austin Subdivision located in the Sylvester Moreland Survey; more fully described in Volume 366, Page 167 Nacogdoches County, Texas.
 - C. Consider ordinance declaring unopposed candidates in the May 1, 2021 General Election, elected to office; canceling the election for the office of At-Large Mayor providing a severability clause; and providing an effective date. (City Secretary)
6. **REGULAR AGENDA:**

- A. **Public Hearing:** Consider approval of a request for Historic Overlay for Lot 15, Block 59, located at 1609 Rayburn Drive, submitted by Kathy Williams. HO 2021-001.(Assistant Community Services Director)
- B. Consider approval of the Nacogdoches A.L. Mangham, Jr. Regional Airport Terminal Plan update proposal. (Airport Manager)

7. Adjourn.



Jan Vinson, City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at 936/559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on February 25, 2021 at 1 p.m. and remained posted until meeting convened.

Jan Vinson, City Secretary



City Council Meeting

Date: March 2, 2021

Agenda Item: 5.A.

PRESENTER: Jan Vinson, City Secretary

ITEM/SUBJECT: Consider approval of minutes for February 11, 2021 City Council Workshop.
(City Secretary)

SUMMARY/BACKGROUND:

FINANCIAL:

No financial impact associated with this item

CITY CONTACT: Jan Vinson, City Secretary
vinsonj@nactx.us
936-559-2506

ATTACHMENTS: 1. February 11, 2021 Minutes



**Special Session - Retreat
Nacogdoches City Council
February 11, 2021 – 8:30 a.m.**

DRAFT

City Council present: Mayor Shelley Brophy, Council Members Roy Boldon, Garth Hinze, Amelia Fischer and Jay Anderson.

1. Called to order at 8:35 a.m.
3. No one spoke during Open Forum.

4. REGULAR AGENDA:

A. Hold a City Council retreat/workshop discussion facilitated by Mike Mowery with Strategic Government Resources and give direction and prioritization regarding the following: all policies/procedures, services, operations, and infrastructure of the City of Nacogdoches city government to include but not limited to public utilities, streets, engineering, city facilities, parks and recreation, library, quality of life, technology, public safety, economic and community development, planning/zoning, code enforcement, finances, budget, environmental issues, taxes, transportation, purchasing, management, intergovernmental relations, community engagement, tourism, community health and wellness, boards, commissions and committees, City Council interactions with each other, staff, and the public.

Mike Mowery, Strategic Government Resources, facilitated the City Council retreat beginning with an overview of the day's events. Mr. Mowery discussed and defined the Strategic Visioning Process.

City Council identified the following reputational drivers:

- To uplift those who need the most help
- To communicate vision and policy with excellence, consistency and relevance
- To make life better for all
- Sustainable growth with eyes toward environment health
- High quality of life
- Trust/integrity
- Community engagement with transparency
- Career opportunities to keep people in Nacogdoches
- Lower barriers to get involved
- Always strive to be better
- Affordable housing
- Family friendly with economic viability
- Tourism with memorable experiences
- Downtown entertainment district

City Council listed pressing needs which included aged infrastructure, I-69 planning, renovating and preserving neglected neighborhoods, upstreaming collaboration with ISD, disengagement of community with schools, livable wage jobs, NISD, unemployment, affordable housing, generational poverty, and need for community collaboration to address housing needs, social needs, and substance abuse.

City Council discussed many different individual priorities and created their top seven strategic priorities as listed below in no specific order:

1. Improve infrastructure
2. Promote improved value driven education and job training for entire community
3. Promoting economic development
4. Focusing on neighborhood revitalization and housing options
5. Planning in order to maximize I-69
6. Improve community engagement to foster a diverse environment
7. Create a downtown entertainment destination district

5. Meeting adjourned at 3:32 p.m.

Minutes unofficial until approved by City Council

ATTEST:

Jan Vinson, City Secretary

Mayor Shelley Brophy
City Council
City of Nacogdoches



City Council Meeting

Date: March 2, 2021

Agenda Item: 5.B.

PRESENTER: Mario Canizares, City Manager

ITEM/SUBJECT: Consider tax resale authorization for Lot 28, Block 61, in the Harvey Austin Subdivision located in the Sylvester Moreland Survey; more fully described in Volume 366, Page 167 Nacogdoches County, Texas.

SUMMARY/BACKGROUND: The City of Nacogdoches, as a taxing entity, has been requested on behalf of Nacogdoches ISD to approve the sale of property begin Lot 28 Block 61, in the Harvey Austin Subdivision located in the SYLVESTER MORELAND SURVEY; more fully described in Volume 366, Page 167 Nacogdoches County, Texas. (Account No: #18-026-6100-028000)

FINANCIAL:

No financial impact associated with this item

CITY CONTACT: Mario Canizares, City Manager
canizaresm@nactx.us
936-559-2501

ATTACHMENTS:

1. STRUCK OFF BID C1328975
2. Location Map

Bid Received from: KAVYU ENTERPRISE**Bid in the amount of: \$400.00****SUIT:** C1328975 NACOGDOCHES COUNTY CENTRAL APPRAISAL DISTRICT ET AL vs. UNKNOWN HEIRS OF ERNEST RAY SWEARINGER, ET AL**PROPERTY:** Begin Lot 28 Block 61, in the Harvey Austin Subdivision located in the SYLVESTER MORELAND SURVEY; more fully described in Volume 366, Page 167 Nacogdoches County, Texas. **Account No:** #18-026-6100-028000

TAX ENTITY	TAX YEARS	AMOUNT DUE	JUDGMENT INFORMATION
NACOGDOCHES COUNTY:	1983-2014	\$1,151.51 (15%)	Tax Sale Date: 1-13-2016
NACOGDOCHES ISD:	1984-2014	\$4,396.12 (58 %)	Current Appraised Value: \$ 4,500.00
CITY OF NACOGDOCHES:	1984-2014	\$1,961.14 (26%)	Appraised Value at Auction \$3,300.00
NACOGDOCHES CO. HOSPITAL DIST	1983-1991	\$87.38 (1 %)	
TOTAL		\$7,596.15 (100%)	Minimum Bid at Sale: \$3,300.00

NOTE:

No Bidders – Struck off to NACOGDOCHES ISD Trustee; Balance due to jurisdictions after Texas Property Tax Code Sec. 34.02 Distribution of Proceeds is met in requirement by Texas State Law.

BILL OF COSTS

Publication In Newspaper	\$157.78
Attorney Ad Litem Cost	\$350.00
DISTRICT CLERK COURT COST	\$672.00
Sheriffs Deed and Fees	\$34.00
Title Search Fee	\$275.00
Sheriff Levy Certified Fees	\$12.56
TAX RE-SALE DEED	\$38.50
TOTAL DUE –COURT COST AND FEES	\$ 1,539.84

PROPOSED TAX DISTRIBUTION

	<u>Amount</u>	<u>Percentage of bid amount after cost: \$0</u>
NACOGDOCHES COUNTY:	\$ 0	0
NACOGDOCHES ISD:	\$ 0	0
CITY OF NACOGDOCHES:	\$ 0	0
NACOGDOCHES HOSPITAL DISTRICT	\$ 0	0
Total Due:	\$ 0	

The bid on the above-referenced property was:

_____ **Accepted**_____ **Rejected****Signed:** _____**Title:** _____**Date:** _____

(Please Mail Final Accept/Reject Notice in the enclosed paid self-addressed envelope to the Nacogdoches Office of Perdue, Brandon, Fielder, Collins, & Mott, LLP Law Firm)

Property ID: 27265	Account Number: 18-026-6100-028000
Property Legal Description: LT 28 BK 61 HARVEY AUSTIN	Deed Information:
	Volume: 4407
	Page: 244
	File Number: SHERIFFS
	Deed Date: 4/26/2016
Property Location: OLD TYLER RD NACOGDOCHES TX	Block:
Survey / Sub Division Abstract: HARVEY AUSTIN 18-026	Section / Lot: 28
Owner Information: NACOGDOCHES ISD TRUSTEE/ TAX SALE STRUCK OFF PROPERTY	Property Detail:
	Property Exempt: X
	Category / SPTB Code: XV
	Total Acres: 0.000
	Total Living Sqft: See Detail
	Owner Interest: 1.000000
	Homestead Exemption:
	Homestead Cap Value: 0
	Land Ag / Timber Value: 0
	Land Market Value: 4,550
	Improvement Value: 0
Previous Owner: SWEARINGER ERNEST RAY	

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
01	NACOGDOCHES COUNTY	4,550		0	0
12	CITY OF NACOGDOCHES	4,550		0	0
36	NACOGDOCHES ISD M&O	4,550		0	0
361S	NACOGDOCHES ISD I&S	4,550		0	0

Property ID: 27265

Owner: NACOGDOCHES ISD TRUSTEE/ TAX SALE

Land Detail

Land Sequence 1		
Acres: N/A	Market Class: FV-SVAHB	Market Value: 4,550
Land Method: FV	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type:	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 4,550

Property ID: 27265

Owner: NACOGDOCHES ISD TRUSTEE/ TAX SALE

Previous Owner Information

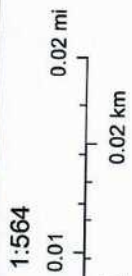
Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
27265	SWEARINGER ERNEST RAY	NACOGDOCHES ISD TRUSTEE/ TAX SALE	4407	244	SHERIFFS	4/26/2016
27265	SWEARINGEN ERNEST B	SWEARINGEN ERNEST RAY	366	167	WD	3/8/1971
27265	LAMPKIN R Z & RUBY MAE	SWEARINGEN ERNEST RAY & LINDA GAYLE	366	167	WD	3/8/1971

Parcel Map last updated 02/03/2021.



2/22/2021, 2:08:09 PM

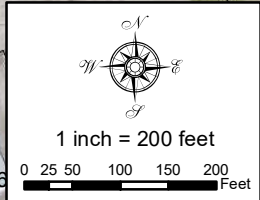
- ISD Boundaries
- Highways and FM Roads
- NACOCAD Parcel Polygons
- Override 9
- NACOCAD Parcel ID Points
- Municipal_Boundaries



GeoEye, Maxar, Microsoft, Esri, HERE, Garmin, IPC

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Nacogdoches Central Appraisal District



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Legend

- Buildings
- Parcels

Sources: ArcGIS 10.8.1
Date Created: 02-22-2021

PRESENTER: Jan Vinson, City Secretary

ITEM/SUBJECT: Consider ordinance declaring unopposed candidates in the May 1, 2021 General Election, elected to office; canceling the election for the office of At-Large Mayor providing a severability clause; and providing an effective date. (City Secretary)

SUMMARY/BACKGROUND: The General City Election was called for May 1, 2021 by resolution to elect members to the City Council.

The last day to file an application for a place on the ballot was February 12, 2021 and at that time two candidates had filed for the office of At-Large Mayor. On February 19, 2021 one of the two candidates withdrew leaving only one candidate running for the office of At-Large Mayor.

The Election Code, Subchapter C, Chapter 2 authorizes City Council to declare the candidate elected to office if there is no opponent. If City Council approves Ordinance No. 1852-03-21 then the May 1, 2021 General Election for the office of At-Large Mayor is cancelled and Jimmy Mize is declared elected to the office of Mayor.

The City Secretary has certified unopposed candidate status to the Nacogdoches County Elections Office. A copy of the approved ordinance declaring unopposed candidate for office of At-Large Mayor elected will be posted at the polling places.

The election for Northeast Ward Council Member and Northwest Ward Council Member will take place as scheduled.

The official canvas of the election will take place at a City Council meeting in May 2021. At the conclusion of the official canvas the elected Mayor, Northeast Ward Council Member and Northwest Ward Council Member will be sworn in and officially take office.

FINANCIAL:

No financial impact associated with this item

CITY CONTACT: Jan Vinson, City Secretary
vinsonj@nactx.us
936-559-2506

ATTACHMENTS:

1. Certification of Unopposed Candidates Mayor
2. Ordinance Cancelling At Large Election



CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)

CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 1, 2021.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el May 1, 2021.

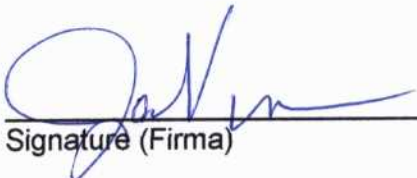
List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)

Mayor

Candidate(s) Candidato(s)

James D. (Jimmy) Mize


Signature (Firma)

Jan Vinson
Printed name (Nombre en letra de molde)

City Secretary
Title (Puesto)

2/23/21
Date (Fecha)



AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 1, 2021 GENERAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION FOR THE OFFICE OF AT-LARGE MAYOR PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the General City Election was called for May 1, 2021 by Resolution 1267-02-21, for the purpose of electing members to the City Council; and

WHEREAS, the City Secretary has certified that there are no propositions on the ballot, that no person has made a declaration of write-in candidacy, and the candidate on the ballot is unopposed for election to said office; and

WHEREAS, under these circumstances, Subchapter C, Chapter 2, Election Code, authorizes City Council to declare the candidate elected to office and cancel the election for the positions of At-Large Mayor.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Nacogdoches, Texas that the following candidates, who are unopposed in the May 1, 2021, General City Election, are declared elected to office, and shall be issued a certificate of election following the time the election would have been canvassed:

Jimmy Mize At-Large Mayor

FURTHER, the May 1, 2021 General Election for the office of At-Large Mayor is cancelled and the City Secretary is directed to cause a copy of this Ordinance to be posted on Election Day at the polling place that would have been used in the election.

FURTHER, it is declared to be the intent of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, enacted them with the invalid portion.

PASSED AND APPROVED on 2 day of March, 2021.

Shelley Brophy, Mayor
City of Nacogdoches

ATTEST:

Jan Vinson, City Secretary

Approved as to form:

Robert Davis, City Attorney

PRESENTER: Hanna Andersen, Community Services Asst Director

ITEM/SUBJECT: Public Hearing: Consider approval of a request for Historic Overlay for Lot 15, Block 59, located at 1609 Rayburn Drive, submitted by Kathy Williams. HO 2021-001.(Assistant Community Services Director)

SUMMARY/BACKGROUND: CASE NUMBER: HO 2021-001

NAME OF APPLICANT: Kathy Williams

LOCATION: 1609 Rayburn Drive (Sunset Galilee Baptist Church)

REQUESTED ACTION: Historic Overlay zoning designation

Applicant Kathy Williams has requested the property located at 1609 Rayburn Drive, known as Sunset Galilee Baptist Church, be included in the Historic Overlay Zoning. This property is eligible under Criteria 2 and 3. Staff consulted SFASU faculty for assistance with this case.

Analysis provided by Perky Beisel, D.A., Professor in the Department of History:Sunset Galilee Baptist Church is significant under Criterion 2 for its association with the African American community of Nacogdoches. The Church's location along Rayburn Drive (an extension of Shawnee Street) places it firmly within what was, until the 1960s, the de facto segregated middle-class residential and business district of Nacogdoches. Prior to the construction of University Drive in the 1980s, the Shawnee Street area on the western slope of Orton Hill, extending along and south from Main Street, was geographically and socially distinct from the downtown business district and the older African American Zion Hill Neighborhood.

Historically the Frost-Johnson Lumber Company mill site along the eastern bank of Lanana Creek (paralleling what is now University Drive) employed many African American workers while visually and physically reinforcing the separation of the two business areas along Main Street. The greater Shawnee Street area is the site of the historic E.J. Campbell School and numerous other churches whose role in the early twentieth-century African American community cannot be overstated. The position of Sunset Galilee Baptist Church along Rayburn Drive/Shawnee Street reinforces its cultural and social significance in the once predominately African American neighborhood.

Research provided by Kathy Williams, applicant: Sunset Galilee Baptist Church is significant under Criterion 3 for its association with Charlotte Stokes, longtime Director of the Nacogdoches Head Start program and an altruistic advocate for children and families. Ms. Stokes was born in Nacogdoches in 1938 and was valedictorian of E. J. Campbell High School. Her education and career took her to Howard University in Washington D.C. for her graduate degree and she taught school there for 11 years. She taught in St. Louis, Missouri for four years before returning to Nacogdoches and beginning her tenure at Head Start in 1976.

Among other awards and recognitions during her career, Ms. Stokes was awarded "Woman of the Year" by American Association of University Women, Nacogdoches Branch, in 1996. Over

20 years at the helm, she grew the Nacogdoches Head Start program from 65 children to almost 400 throughout East Texas with an annual budget of \$2 million, helping thousands of local children reach their full potential. She founded Project Turn-Around in the 1987, a campaign focused on tackling issues facing low-income youth, including unemployment, teen pregnancy, drug abuse, suicide and more. Her thought-provoking guest columns could often be found in The Daily Sentinel. She was a force for change and champion for underprivileged children in East Texas.

There is no historic resource survey for this property.

STAFF REPORT: Sec 50-130. Criteria for designation.

(1) Possesses significance in history, architecture, archaeology, or culture. (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history. (3) Is associated with the lives of persons significant in the city's past. (4) Embodies the distinctive characteristics of a type or period of architecture, or method of construction. (5) Represents the work of a master designer, builder, or craftsman. (6) Represents an established and familiar visual feature of the city. (Ord. No. 1130, art. XI, § 6, 11-3-1998)

City Ordinance requires that at least one of the six criteria be met in order to achieve designation in a historic overlay district. In deciding this case, HLPC must consider if Sunset Galilee Baptist Church meets any of the above mentioned criteria for designation. If the property meets any one of the criteria, it qualifies for Historic Overlay zoning. If it meets none, it is ineligible.

FINANCIAL:

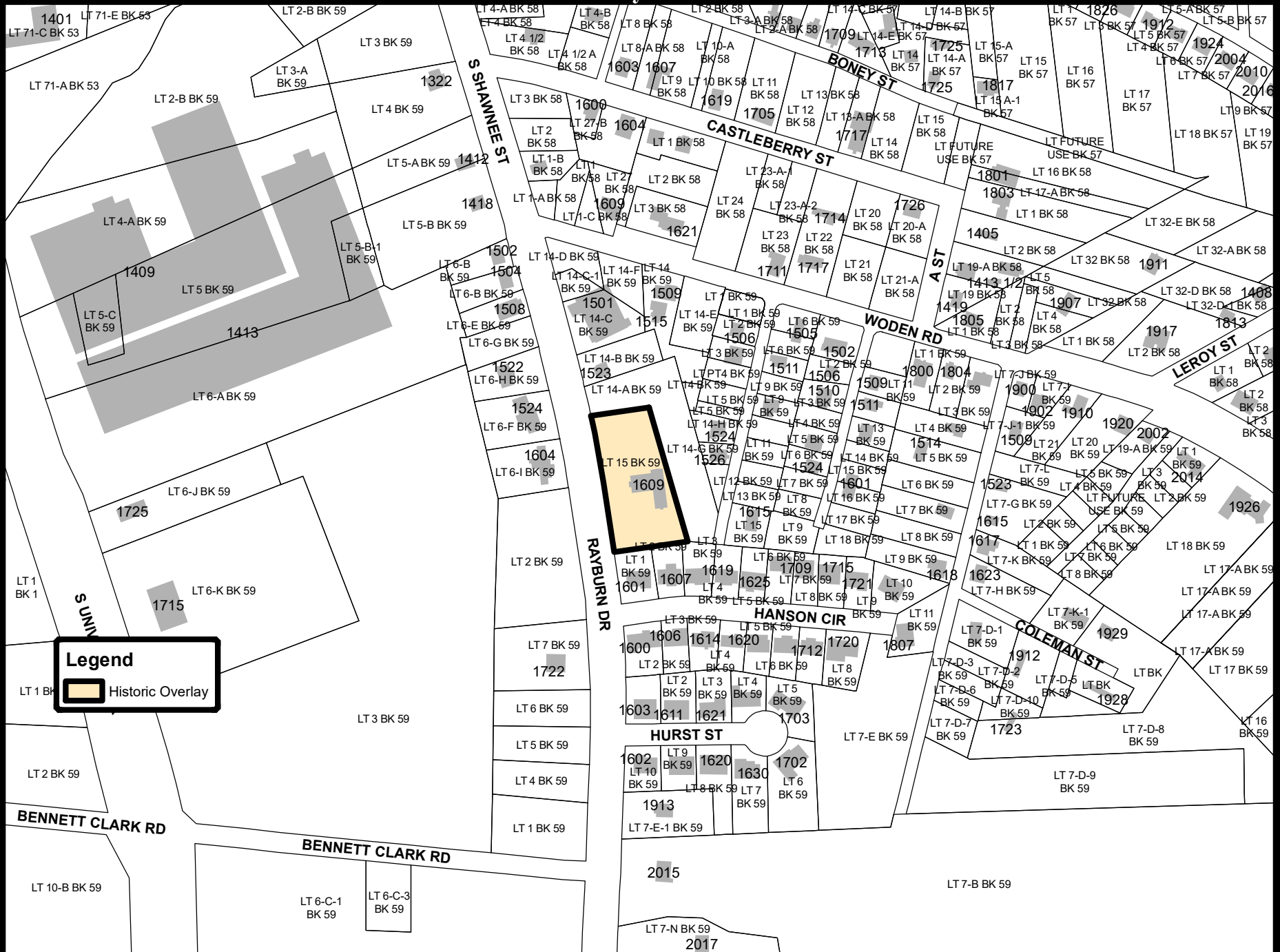
There is no financial impact associated with this item.

CITY CONTACT: Hanna Andersen, Assistant Community Services Director
andersenh@nactx.us
936-559-2940

ATTACHMENTS:

1. Location Map 1609 Rayburn
2. Aerial Photo 1609 Rayburn
3. 200' property identification map
4. Future Land Use 1609 Rayburn
5. Zoning Map 1609 Rayburn
6. Exterior of church, side view
7. Exterior of church, front view

1609 Rayburn Dr



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0 75 150 300 Feet

Date Created: February 1, 2021 Software: ArcGIS 10.8.1

1609 Rayburn Dr



Legend

Historic Overlay

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0 75 150 300 Feet

Date Created: February 1, 2021 Software: ArcGIS 10.8.1

HO2021-001 – 1609 Rayburn Drive

Legend

200 foot buffer



Proposed Historic Overlay



Single Family-Owner Occupied



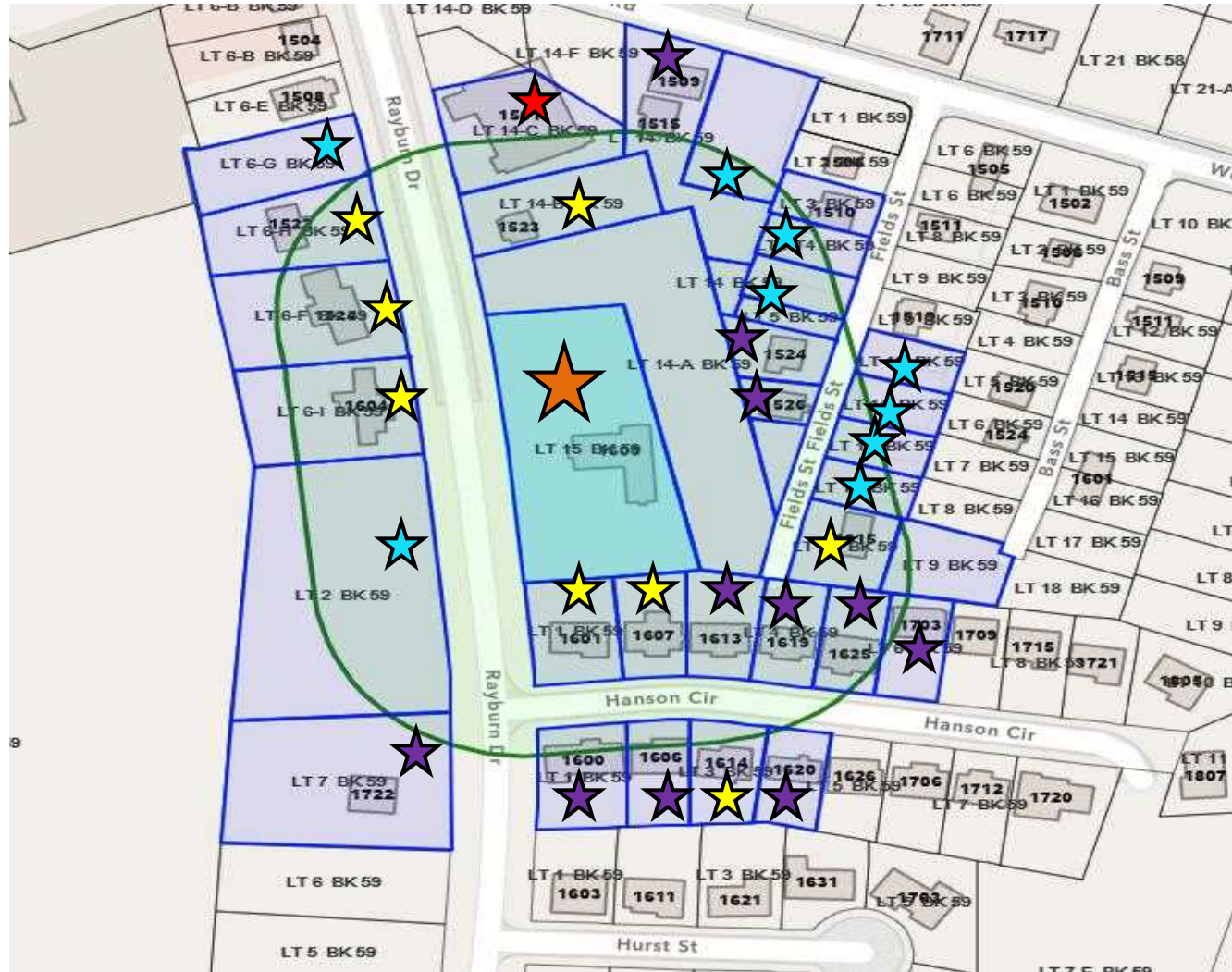
Commercial Property



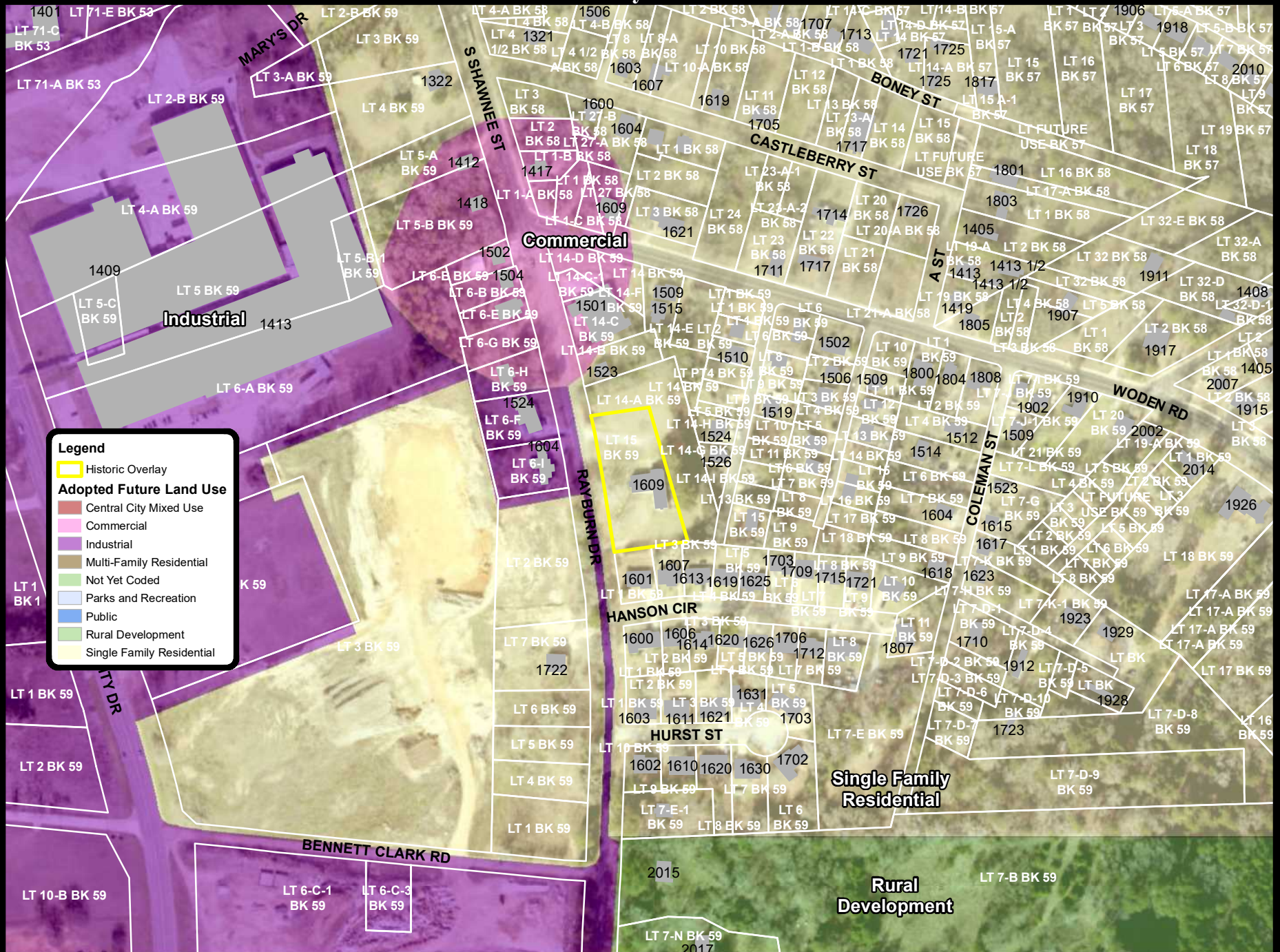
Vacant



Rental House



1609 Rayburn Dr



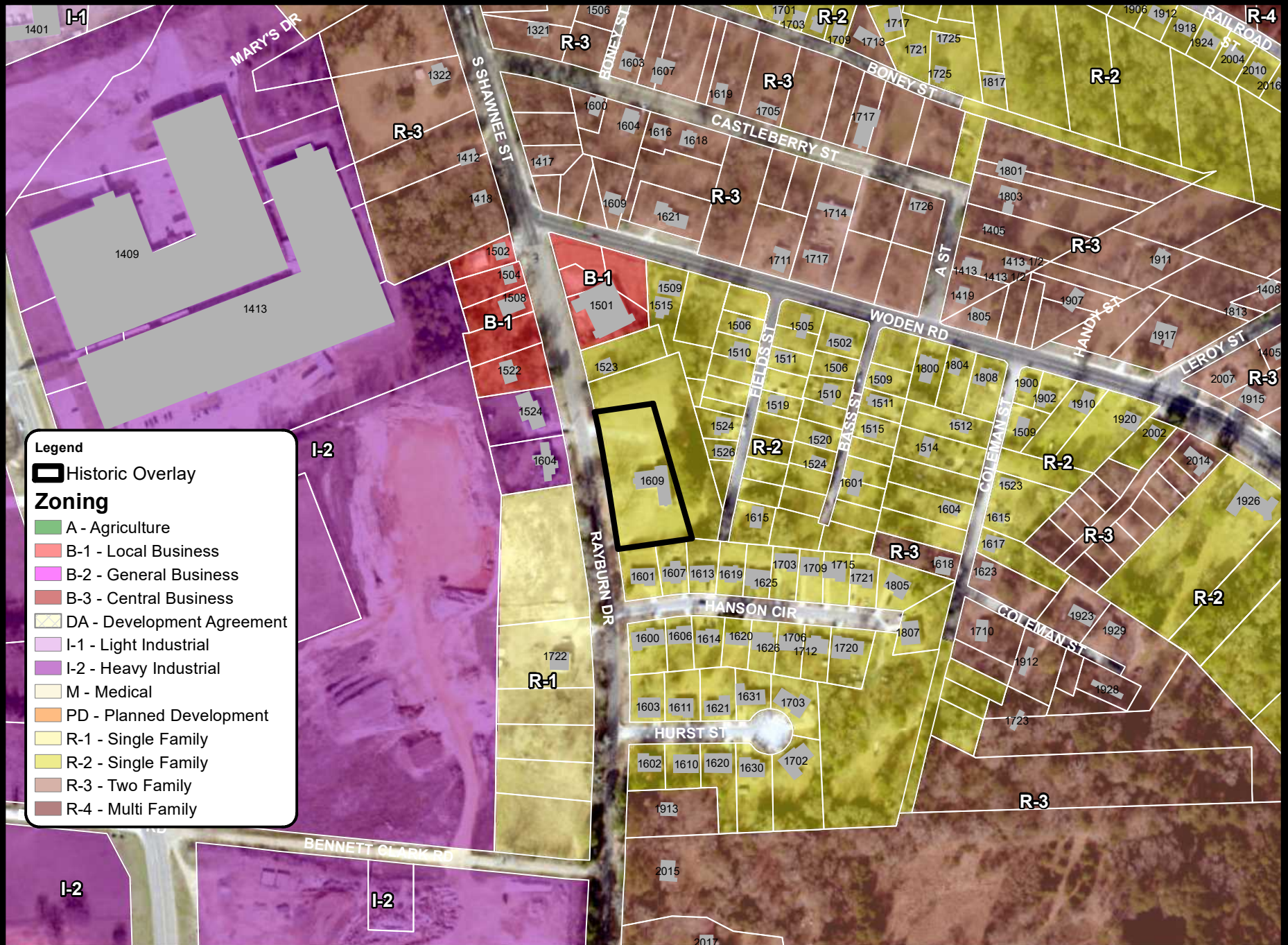
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0 75 150 300 Feet

Date Created: February 1, 2021 Software: ArcGIS 10.8.1

1609 Rayburn Dr



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0 85 170 340 Feet

Date Created: February 1, 2021 Software: ArcGIS 10.8.1







City Council Meeting

Date: March 2, 2021

Agenda Item: 6.B.

PRESENTER: Joe Cefalu, Airport Manager

ITEM/SUBJECT: Consider approval of the Nacogdoches A.L. Mangham, Jr. Regional Airport Terminal Plan update proposal. (Airport Manager)

SUMMARY/BACKGROUND: Proposed plans for Terminal Area Plan (TAP) update at the airport include three phases. First phase includes construction of a new airport entrance road, General Aviation terminal w/auto parking, fuel tanker road, new above ground fuel facility, new partial taxiway w/ connectors, new terminal aircraft parking apron and expand the perimeter fencing with security access.

Phase two will follow with the construction of a new partial aircraft parking apron and a new 100' x 100' box hangar (City owned).

Phase three will consist of constructing a new hangar access taxi-lane. The demolition of existing pavement for new access taxi-lane will follow with an extension of an access road for hangar development. There will also be a road constructed for future commercial development.

The Airport Advisory Board reviewed proposed TAP update on January 14, 2021 and voted unanimously to support the plan.

FINANCIAL:

No financial impact associated with this item

CITY CONTACT: Joe Cefalu, Airport Manager
cefaluj@nactx.us
936-585-3660

ATTACHMENTS:

1. Terminal Area Plan
2. Terminal Area Plan PPT

A. L. MANGHAM JR. REGIONAL AIRPORT
Terminal Area Plan Update
2020

A. L. MANGHAM JR. REGIONAL AIRPORT (OCH)

Airport Terminal Area Plan Update

FINAL REPORT

November 2020

*Prepared for:
The City of Nacogdoches Texas*



Prepared by:



*8866 Synergy Drive,
McKinney, TX 75070*

The City of Nacogdoches has requested KSA conduct an Airport Terminal Area Plan for proposed improvements at A. L. Mangham Jr. Regional Airport. The scope of work provides planning support for the requested study and will primarily focus on terminal area needs and expansion. It was prepared in accordance with Federal Aviation Administration Advisory Circular AC 150/5070-6B Airport Master Plans. The contents do not necessarily reflect the official views or policies of the TXDOT or Federal Aviation Administration. Acceptance of this report by TXDOT or FAA does not in any way constitute a commitment on the part of the State of Texas or United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable or would have justification in accordance with appropriate public laws.

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Exhibit 2 – Phasing Plan7

In January 2020, the City of Nacogdoches requested an update to the 2018 Terminal Plan to include a new airport entrance road, updated Recommended Plan, and associated Capital Improvement Plan broken into three (3) planning phases. As part of the update process, two (2) public meetings were conducted with the Airport Board, City staff, and the public to develop the revised Recommended Plan.

As detailed in the cost estimates below, the anticipated funding needed to enact the Recommended Plan will be substantial. This is not expected to be completed in a singular time frame and is included in a schedule and phased implementation. When compared to **Table 1**, the primary differences between the 2018 and 2020 cost estimates relate to anticipated price increases and the variance of projects, such as the new airport access road. With exception of one 100' x 100' airport owned hangar, the cost estimates do NOT include construction of various sized future hangars. Typically, this responsibility falls to the individual interested in basing their aircraft at the airport and pursuing their own capital outlay for construction. This setup allows the airport to be the beneficiary of revenue by requiring a mandatory land lease agreement with the potential tenant. As with any capital improvement plan, projects must be programmed based on financial feasibility. To help support this feasibility, proposed projects are broken into three separate phases to help airport and municipal staff prioritize and plan accordingly. Certain projects may be shifted into other phases as needed depending on funding priority and user needs over the duration of the planning period. Phase I typically coincides with short-term (0-5 year) needs, intermediate-term (6-10 years), and long-term (11-20 years).

The proposed improvements for each phase are illustrated graphically by time period. These are suggested schedules and variance from them will almost certainly be likely, particularly during latter time frames. Attention has been given to the first five years as being the most critical, and the scheduled projects outlined in this time frame should be adhered to as much as possible. The demand for certain facilities and economic feasibility of their development are the prime factors influencing the timing of individual project implementation. Care must be taken to provide for adequate lead-time for detailed planning and construction of facilities in an effort to meet aviation demands

Table 1 and **Exhibits 1** and **2**, provide details on the proposed projects and the associated revised Recommended Plan and Phasing Plan.

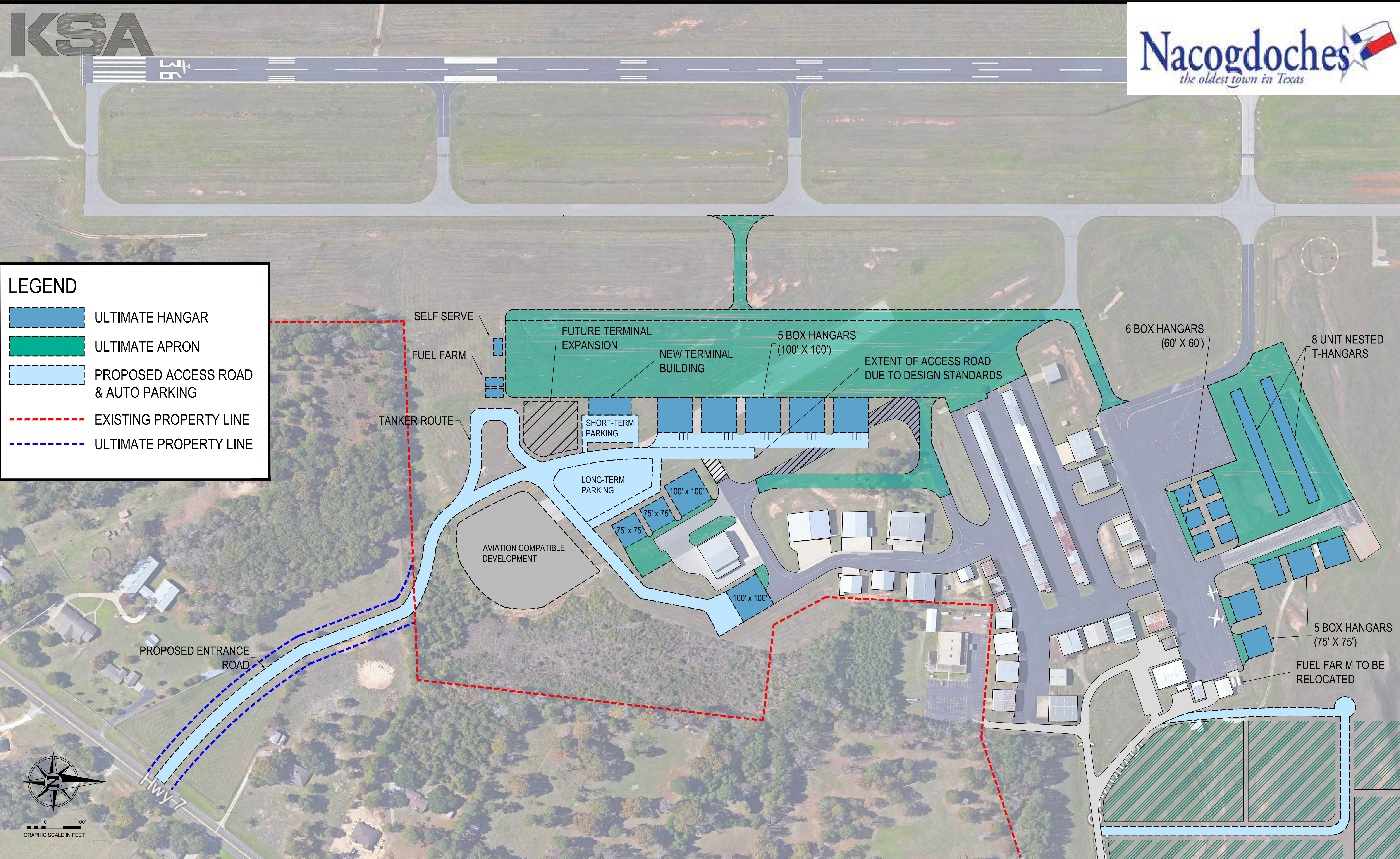
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Table 1 Revised Project Cost Summary		
Project Description		Total Cost
Phase I	Construct new airport entrance road (2,015' x 35')	\$1,125,000
	Construct new General Aviation terminal w/ auto parking	\$750,000
	Construct new fuel tanker road (450' x 35')	\$300,000
	Install new aboveground fuel facility (one 12,500 gallon Jet-A and one 12,500 gallon 100LL) with self-serve dispenser	\$850,000
	Construct new partial taxiway with connectors (approximately 35' x 1,600')	\$1,100,000
	Construct new terminal aircraft parking apron (approximately 200' x 950')	\$3,500,000
	Expand perimeter fencing with security access gate(s)	\$200,000
	Total Phase I	\$7,825,000
Phase II	Construct new partial aircraft parking apron (approximately 220' x 740')	\$3,000,000
	Construct new 100' x 100' box hangar (each)	\$1,500,000
	Total Phase II	\$4,500,000
PHASE III	Construct new hangar access taxi-lane (approximately 35' x 840')	\$600,000
	Demolish existing pavement for new access taxi-lane (approximately 35' x 500')	\$400,000
	Extend access road for hangar development expansion (approximately 728' x 35')	\$450,000
	Construct access road for commercial development	\$800,000
	Total Phase III	\$2,250,000
	TOTALS	\$14,575,000

Source: KSA; 2020

LEGEND

- ULTIMATE HANGAR
- ULTIMATE APRON
- PROPOSED ACCESS ROAD & AUTO PARKING
- EXISTING PROPERTY LINE
- ULTIMATE PROPERTY LINE



LEGEND

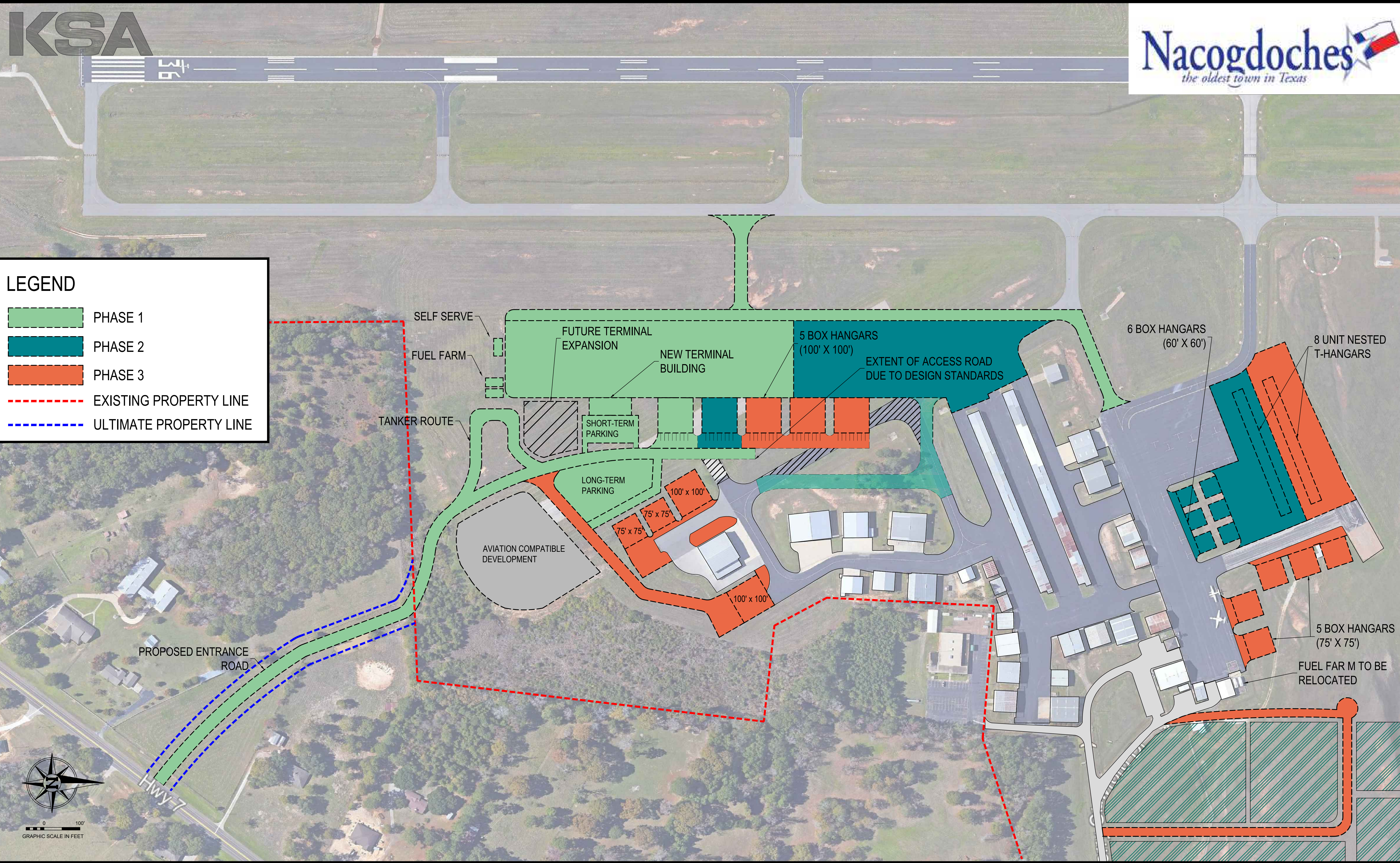
PHASE 1

PHASE 2

PHASE 3

EXISTING PROPERTY LINE

ULTIMATE PROPERTY LINE



Terminal Area Plan

- Originally presented to City council on June 18, 2019.
- Local pilots and Airport Advisory Board submitted suggestions.
- Met with Airport Advisory Board, local pilots and KSA Engineers which resulted in an alternate access road from Hwy 7 and the proposed Terminal Area Plan.
- The proposed Terminal Area Plan will be submitted to TxDOT seeking federal funding.
- Public and private funding will be sought for Terminal Area Plan construction.



Table 1
Revised Project Cost Summary

Project Description		Total Cost
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