



# Airlake Airport ADVISORY COMMISSION



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**METROPOLITAN AIRPORTS COMMISSION  
AIRLAKE AIRPORT ADVISORY COMMISSION  
MEETING MINUTES**

Thursday, March 12, 2026, 4:00 p.m.  
Lakeville City Hall  
20195 Holyoke Avenue, Lakeville, MN 55044

The meeting started at 4:00 p.m. There were 16 in-person and 6 online participants for a total of 22 participants. A quorum of at least 3 User Representatives and 3 Public Representatives was established. In attendance were:

**Representatives:** K. Bachmayer, City of Lakeville; J. Bermel, City of Lakeville; H. Bernatz, City of Farmington (via Teams); K. Chatfield, Dakota County (via Teams); T. Fitzhenry, Airport User; A. Forsberg, Airport User (FBO); S. Guetter, Airport User; P. Moynihan, Airport User; D. Palmquist, Eureka Township; D. Wheeler, Eureka Township; D. Wolbert, Airport User;

**MAC Staff:** R. Anderson; Y. Bizen; K. Gerads (via Teams); D. Lafferty; J. Lewis; M. Ross (via Teams); S. Seafeldt;

**Others:** L. Kaas (via Teams); J. Vossen, Bolton & Menk (via Teams); T. Wegwerth, SEH; R. Ziegler.

## **1. Welcome and Introductions**

**Co-Chair Bermel** called the meeting to order at 4:00 p.m. He briefly introduced the group, and those present introduced themselves. He recognized MAC Commissioner Yodit Bizen was present and thanked her for attending.

## **2. Agenda Discussion**

**Co-Chair Bermel** briefly reviewed the Commission's purpose and goals. He noted that the group is not a decision-making body but a recommendation-making body and that they represent the airport users and community to best inform and work with MAC on issues affecting the airport and stakeholders in and around the airport.

*Approved 6-11-2026*



He opened a discussion on the agenda and noted he had no changes. He asked if anyone online or in the room wanted to make comments regarding the agenda, and no comments or suggestions were made at this time.

### **3. Consent Items**

**a. Approval of Minutes: September 11, 2025**

**b. Approval of Minutes: November 20, 2025**

**c. Aircraft Noise Complaints & Operations**

**Co-Chair Bermel** confirmed all consent agenda items would be handled together. He drew attention to a printing error within the noise complaints and operations report and gave information about how to ensure access to the full report. He asked if anyone wanted to pull an item from the consent agenda, and no one did.

**Representative Guetter motioned and Co-Chair Fitzhenry seconded to approve the consent agenda items. There was no further discussion at this time, and a vote was taken. The motion passed by unanimous vote.**

### **4. Public Comment**

**Co-Chair Bermel** introduced the public comment period both for online and in-person participants. No comments were made.

### **5. Business Items**

**a. Co-Chair Elections**

**Co-Chair Bermel** explained the role of Co-Chairs and the election procedure. He then asked if there were any nominations for User Co-Chair.

**Co-Chair Fitzhenry** nominated himself as User Co-Chair.

**Co-Chair Bermel** asked if there were any further nominations, and there were none at this time. Nominations were closed.

**Representative Moynihan motioned and Representative Wolbert seconded to elect Co-Chair Fitzhenry as User Co-Chair. There was no further discussion at this time. A vote was taken of User Representatives, and the motion passed by unanimous vote.**

**Co-Chair Bermel** congratulated **Co-Chair Fitzhenry** on his election.

**Co-Chair Fitzhenry** thanked the group for reelecting him and opened the process to elect the Public Co-Chair. He asked if there were any nominations for Public Co-Chair.

**Representative Bachmayer** nominated **Co-Chair Bermel** to continue as Public Co-Chair.



**Co-Chair Fitzhenry** asked if there were any further nominations, and there were none at this time. Nominations were closed.

**Representative Bachmayer motioned and Representative Wheeler seconded to elect Co-Chair Fitzhenry as Public Co-Chair. There was no further discussion at this time. A vote was taken by Public Representatives, and the motion passed by unanimous vote.**

**b. Approval of 2026-2027 Work Plan**

**Co-Chair Bermel** introduced the topic of approval of the 2026-2027 Work Plan, which was projected on the screen. He noted this draft had been proposed and gave an opportunity for modification. No edits or changes were recommended.

**Representative Moynihan motioned to approve the 2026-2027 Work Plan as drafted. Co-Chair Fitzhenry seconded the motion. There was no further discussion at this time. A vote was taken, and the motion passed by unanimous vote.**

**6. Information Items**

**a. Land Annexation**

**Co-Chair Bermel** gave an update regarding the land annexation, noting that it is a cooperative effort and that Lakeville and Eureka Township are in conversation on a shared work plan to move forward. The boundaries of the proposed annexation were discussed.

**Representative Wheeler** noted that the conversations are still pretty fluid and that he anticipates they will be solidified next quarter.

**Co-Chair Bermel** said it is good to see progress and that the annexation will affect MAC property a little bit.

**Representative Bachmayer** clarified that the map shown at the meeting was an old map showing previous annexations and not the current proposal.

**Representative Moynihan** inquired as to the location of the proposed annexation.

**Co-Chair Bermel** explained where on the map the new annexation would be along the south border of Lakeville.

**Representative Guetter** asked if the annexation was being done because of developments.

**Co-Chair Bermel** indicated that proposed development is one factor as well as the opportunity to straighten out borders.



**Representative Wolbert** inquired if this is an ongoing process or a final step and asked for information regarding how far along the discussions are.

**Representative Wheeler** said the Eureka Township board is in discussions, with nothing yet finalized, but that he assumes a plan will be more definite sometime mid spring or early summer.

**Representative Wolbert** asked if, after this plan is in place, there will be further delays of months or years in the annexation process.

**Representative Wheeler** stated that as of now there are no specific plans or timelines and that everything is in flux.

**Co-Chair Bermel** said that once this is done, any future annexations would be a new process.

#### **b. Airport Manager Update**

**Mr. Seafeldt** gave an update regarding the CTAF frequency change. The FAA has given a date of May 26 for final changeover to proposed frequency 123.05. He reviewed the steps the airport is taking to prepare for the change and ensure tenants and pilots are kept informed, including NOTAMs, newsletters, the AWOS system, signage at the airport, and mailings to every tenant.

He then reviewed information regarding the airport's wind cone, which went down in November 2025 in a weather event and has now been repaired.

His third update was about the beacon, which also went down last November/December. He said a working beacon is now in place. The beacon tower will be replaced with a tip-down tower this summer or fall, which will improve access for maintenance and functionality.

**Co-Chair Bermel** thanked **Mr. Seafeldt** for his update and asked if there were any questions.

**Representative Moynihan** asked if the new tip-down tower would be in the same location as the current beacon tower.

**Mr. Seafeldt** confirmed that it would be in the same location.

**Representative Wolbert** inquired, with regard to the frequency update, about coordination with airport lighting.

**Mr. Seafeldt** stated that FAA technical operations handle that and that they already have the cards in place and will make the switchover at the exact day and time, currently scheduled for 3 a.m. local time on May 26.



### c. Roadway Update

**Mr. Anderson** introduced **Tim Wegwerth** of SEH to present on this topic.

**Mr. Wegwerth** briefly introduced himself. He stated the roadway design phase is actively underway. He said there is coordination between Lakeville, Dakota County, and Eureka Township. The plan is to relocate the eastern half of 225th Street between Maynard Lane and Cedar to get it outside of the Runway Protection Zone. He noted the environmental assessment worksheet is being handled through the state. He discussed an open house held recently and also a meeting with Eureka Township regarding easement coordination, right-of-way vacation, and future steps with the Eureka petition process. He stated that many items are ongoing as the design is finalized, but he believes they are close to finished in working through the necessary items. He said a project bid might be out as early as next week.

He then talked about the overall project schedule, with a bid opening in mid April and an anticipated start to construction in June. He discussed the phases in which the construction will take place and noted that there would be no impact to the original road layout during the first phase of construction. There will be a period where 225th is closed to make the connection to the new route and for paving. Effort is being taken to minimize traffic disruptions, and the new road alignment segment will then be open while grading and renewal work is done on the now-existing portion of 225th.

**Co-Chair Bermel** said it is good to see progress and that the plans are exciting.

**Mr. Wegwerth** stated they will make every effort to minimize impacts to the airport community, including for summer events, and will ensure appropriate signage to keep everyone informed.

**Co-Chair Bermel** asked if there were any questions at this time, and there were none.

### d. EA/Runway Extension Update

**Mr. Anderson** introduced himself and said he has positive news on the runway extension. He discussed the project history and its current status with the FAA, including the holdup of several years that has occurred with regard to the environmental assessment (EA) process. The project is now able to proceed forward, and the project startup phase has been restarted. He gave a brief refresher regarding runway extensions and FAA requirements for such projects, which include an environmental assessment. MAC is working to restart the project and work with consultants to refresh data that will be used in the EA. The FAA EA process takes a year and has timing requirements. It is hoped that the FAA will be able to start this summer to continue moving things forward.

He laid out the four major parts of the project. Once the EA is complete, if there is a finding of no significant impacts, the runway design and runway construction stages can proceed. He



stated the project is currently in phase 1, the project startup phase. The intention is to have airport development staff come to a future meeting to provide further details.

**Co-Chair Bermel** inquired regarding the extent to which project steps that had previously been completed would need to be redone as the project is restarted.

**Mr. Anderson** said not all the work will need to be redone, but that there needs to be updates to the data such as operations forecasts to bring it current.

**Representative Wolbert** asked if there was a projected start date.

**Mr. Anderson** indicated that the project startup phase will last approximately six months and that by the middle of this year everything should be in position so that the EA can be started. However, that determination will be made by the FAA.

**Representative Wolbert** inquired as to whether the EA process of 12 months would be continuous or include future stoppages.

**Mr. Anderson** said he anticipates it will be a continuous one-year project without breaks, but that there are caveats to that. The EA is a review of many different categories, and it cannot be predicted whether or not there will be potential impacts or findings. Depending on the findings, that could extend the EA timeline or cause need for mitigation work. So although the EA takes 12 months, the outcome of the EA could impact the overall project schedule.

**Representative Wolbert** asked how flight operations would be handled during runway construction.

**Mr. Anderson** indicated the entire airport would need to be shut down during portions of the construction. He stated the work will be carefully managed to minimize operational impacts. Because of the large scope of the project, it is unlikely that the threshold will be able to be extended, and airport development staff will have further information on that.

**Representative Wolbert** asked if there was an estimation of the length of time needed for the airport shutdown.

**Mr. Anderson** said his understanding is that overall construction will last a year, but that airport development staff will need to address further specifics on how much of that time will require complete shutdown.

**Representative Wolbert** inquired as to the length of the runway extension.

**Mr. Anderson** and **Mr. Seefeldt** indicated the extension will be 4,850 feet.



**Co-Chair Bermel** asked if any representatives online or in the room had further questions, and there were none at this time.

**e. Update on Franchise Fee**

**Co-Chair Bermel** said his understanding is the gas providers have done what they need to do in terms of counting the meters as residential and charging as such, but that the electric provider, Xcel, is still in the process.

**Representative Moynihan** confirmed that the gas company has completed the process and is charging residential rates and that Xcel is still working on it.

**f. Dakota 911 Service for Airport Tenants**

**Co-Chair Bermel** explained that the airport has a single address, that of the main building, and that the individual hangars and maintenance building do not have separate addresses. They are working with Dakota 911 to create a system where more specific locations can be provided for emergency services. There is still some information gathering that needs to occur as this moves forward.

**7. Member Announcements**

**Co-Chair Bermel** called for member announcements. There were none at this time.

**8. Review 2026 Meeting Schedule: June 11, September 10, December 10, 2026**

**Co-Chair Bermel** reviewed the remaining meeting dates for 2026 and said they are scheduled to occur at 4 p.m. at the Lakeville City Hall as of now.

**Adjourn**

**Co-Chair Bermel** adjourned the meeting at 4:32 p.m.

