

MINUTES OF THE CITY OF WICHITA
WICHITA AIRPORT ADVISORY BOARD

Monday, August 8, 2005 – 3:00 p.m.

Present: Tim Austin, Dion Avello, Bill Calloway, Ron Estes, Charles Fletcher, U.L. Gooch, Dwight Greenlee, Willis Heck, Jay Russell, Jeff St. Clair, Jay Swanson, Bill Ward

Absent: David Murfin

City Staff: Scott Moore, Doug Moshier, David Warren, Carla Brown

Airport Staff: Tom Nolan, John Oswald, Sandy Coykendall, Valerie Wise, Mike Carter

Chairman Fletcher called the meeting to order.

Oath of Office

Valerie Wise administered the Oath of Office to the Board members.

Approval of Minutes

Motion by Swanson to approve the minutes of the July 11, 2005 Wichita Airport Advisory Board meeting. Motion carried unanimously.

Sewage Treatment Plant Update

David Warren, Director of the Water and Sewer Department, provided background information in the selection of a site on airport property for a new sewage treatment plant. A request for qualifications for consulting services has been issued for permitting and design of a facility to be built on site 18. The staff screening and selection committee will recommend to the City Council at an upcoming meeting the selection of a team made up of Camp Dresser & McKee, Schaefer Johnson Cox & Frey, Poe & Associates, and DuBois Engineers. Once a contract is signed with CDM, one of its first tasks will be to seek FAA approval on permitting issues. If site 18 is not approved, then site 16 will be selected.

The facility will be what is known as a membrane bioreactor, will be fully enclosed in a building, and will require about 5-6 acres, not the originally presented 20 acres. It is modular in design and can be added on.

In the past, the WAAB has been concerned with how this plant would affect the economic development on the airport. The Board now feels this could be an asset to the airport. Warren stated that the availability of municipal services is an important aspect of being able to develop any land.

The Board had also expressed concern in that it expected to hear more details about this project before it was presented to City Council. Warren stated that after the WAAB gave support for siting the facility on airport property, a public hearing was conducted. The Water and Sewer

Department staff then presented all of the information to the City Council without a recommendation for a site. The site selection was made by the City Council on the basis of feedback from the Park Board, WAAB, and the public. Warren stated that the airport location is as far south as it can be without getting into a different drainage basin.

According to Tom Nolan, site 18 has been identified as a prime development area on the airport but since the sewage treatment plant would only take 5-6 acres, it should not adversely impact a larger development. Also, there may be a need in the future for the airport to utilize this plant.

The next step is to seek approval of the engineering contract by the City Council, followed by permitting and design issues. The Water and Sewer Department will work with Airport staff on the exact location around site 18, and will work with the Board on the design of the facility.

It was the consensus of the Board to move forward with the project.

Report on ACI-NA Commissioners Conference

Mr. Fletcher reported on the ACI-NA Airport Commissioners Conference that was held in San Francisco July 31 – August 2, 2005. Topics covered included homeland security for airports, an FAA refinance bill that could raise the PFC to \$6.50, airport bond issues, and methods to save the airlines money. Also discussed was an airport business plan and how that plan interacts with the airlines, concessions, and car rentals. Mr. Nolan stated this is a new concept. The Airport has policies, regulations and procedures that contain this type of information. According to Mr. Nolan, the airlines are concerned with the costs associated with the new terminal building. It will be important to keep the costs reasonable to keep the airlines operating in Wichita.

Fletcher stated the conference presented ideas as to what an airport can do that the airlines are not doing to help business, such as cargo, catering to business travelers, and attracting low cost airlines.

Explosive Detection Systems were discussed. Fletcher stated that there are several older but useable machines available for free from the government. There are four different methods of screening bags, but most airports are going to shared screening. In this method, fewer machines are needed as all the airlines would share it thereby reducing costs.

Fletcher stated that ACI-NA has a political action committee that is working on various issues such as repealing the Wright Amendment. This committee is accepting donations. Mr. Fletcher made a donation.

Also discussed at the conference were screening technologies that in the future will speed up the screening process.

Terminal Project Update

Mr. Nolan introduced Mike Carter, who is the Program Manager for DMJM. Carter has worked on terminal projects in San Antonio, Colorado Springs, and Edmonton, Alberta Canada. Negotiations are underway with the design team, HNTB, for the scope of work. The design

process will take about two years. One of the goals is to maintain flexibility in design so that as new technologies emerge or airlines change their method of operation, the building can adjust to the changes.

June 2005 Statistical/Project Report

Total passengers in June 2005 were down just .46% from June 2004. For the year, net total passengers have increased .51%.

Other Business

A list of the lease agreements that are forthcoming for renewal was provided per the Board's request.

Greenlee suggested the Board look into zoning around Mid-Continent and Jabara Airports for reasons of protecting the current investment, protection of future investments, preservation of current industrial development and areas available for expansion, short-range and long-range planning, and limiting development of properties surrounding airport boundaries to that of industrial and light industrial users compatible with future airport development. Greenlee mentioned the zoning restrictions at McConnell AFB as a reference.

Greenlee stated that a Part 150 noise study could protect the airports from liabilities and it may be time to have this study completed for both airports.

Motion by Greenlee to direct Airport staff and the MAPC staff to develop recommendations for adoption of zoning regulations for properties surrounding Mid-Continent and Jabara Airports.

Discussion ensued. Austin stated that the Planning Department is in the process of updating its comprehensive plan. Also, McConnell AFB has an overlay that restricts land uses within certain boundaries in terms of densities and types of uses. Austin stated that while this serves a public need, there are landowners who have made investments on their properties that need to be protected, and that any plans need to be well thought out. Greenlee stated that landowners may have potential investors in properties around the airport but do not have a forewarning at this time that there could be restrictions on land.

Greenlee stated that a Part 150 study could be part of the zoning regulations. In past practice, if the public is informed of the noise levels at certain areas, the airport is open to liabilities. A Part 150 study is a public document and the airport would be protected from those liabilities if it had one.

Gooch expressed concern regarding property owners who have made investments particularly in the Jabara Airport area.

Austin requested the Part 150 study not be part of the zoning process, but asked for research from Airport staff on Part 150 since it involves legal implications. Also, Austin stated that the McConnell overlay extends off the end of the runway by about three miles and if this overlay was adapted by either Mid-Continent or Jabara Airport, it would be met with controversy.

Nolan stated that in the past the airport land use plan was presented to MAPC. Doug Moshier stated that all the land around the airport is zoned and that Sedgwick County has a comprehensive zoning plan. McConnell AFB has a crash zone in which the restrictions on density are in place because of possible aircraft accidents and not for land use issues.

Motion by Austin to table the existing motion. Motion passed 12-0.

It was the consensus of the Board to direct staff to research the zoning plans for Mid-Continent and Jabara Airports. Staff will work with MAPC to explore existing zoning plans, and research if the FAA has a similar plan for commercial airports as for military bases. The Board requested that a report be provided at the next WAAB meeting, and that a representative from MAPC be present.

Meeting adjourned at 4:30 p.m.

Valerie Wise, Clerk