

**MINUTES OF THE CITY OF WICHITA**  
**WICHITA AIRPORT ADVISORY BOARD**

**Monday, July 9, 2007**

Present: Ron Estes, Charles Fletcher, U.L. Gooch, Dwight Greenlee, Willis Heck, Jay Russell, Jay Swanson and Bill Ward

Absent: Tim Austin, Dion Avello, David Murfin, Jeffrey St. Clair

Airport Staff: Victor White, Sandy Coykendall, Kelly Fabrizius, Shannon Feltes-Bauer, Tom Nolan, John Oswald, Valerie Wise, Jean Zoglman

City Staff: Joe Allen Lang, First Assistant City Attorney

Others: Bob Karlake, Midwest Corporate Aviation  
Charlene Stevens, Sedgwick County  
Sam Frey, SJCF Architecture  
Kenton Cox, SJCF Architecture  
Bryan Orr, Hawker Beechcraft Services  
Dan Claassen, ExecHangar

Chairman Fletcher called the meeting to order.

**Approval of Minutes**

*Motion by Mr. Estes to approve the minutes of the June 18, 2007  
Wichita Airport Advisory Board meeting. Motion carried unanimously.*

**Jabara Aviation Technical Training Campus**

Charlene Stevens, Assistant Sedgwick County Manager, gave a brief update on the plans and designs for the Aviation Training Center at Jabara Campus. Ms. Stevens then introduced Sam Frey and Kenton Cox of Schaefer Johnson Cox Frey Architecture who presented a more detailed overview of the plans. Over the last year there have been several changes as the project shifted from the City to the County. The service center is still fairly similar, however the rest of the campus is quite different from where it was a year ago. One of the biggest changes has been with the Wichita Area Technical College (“WATC”). WATC is now a significant part of and will actually be the operator of the facility. A significant portion of the re-design has been in anticipating and addressing the needs of the WATC which include the administrative offices that are currently located behind East High School, and will now be a major component of this facility. Another significant change is the actual location of the facility. It has moved a little to the north mainly because of concerns regarding drainage and wetlands.

The campus will consist of three inter-connected buildings, totaling 210,000 square feet. It is a very compact campus which fully utilizes the 25-acre site, with the exception of a small amount of room left available for expansion. The campus is designed to accommodate 500 students, 250 during the day and 250 at night. It is anticipated that construction will begin this fall for the

beginning preparatory and utility work. In March of 2008 construction will begin on the main package. It is estimated that the construction period will continue for 18-20 months.

### **Director's Report**

Air Service Update. Frontier Airlines has announced it will begin service at Mid-Continent Airport starting October 1st. Construction of the ticket counters and office space has already begun. AirTran is going to be moving their ticket counter next to American Airlines and then Frontier will be next to that. AirTran is anticipating moving by July 18<sup>th</sup>.

The travel section of the Wichita Eagle is now using faircompare.com to reflect flight prices out of Wichita. This is a much better service to compare flight prices, and at Mr. Russell's suggestion, the Airport Authority has put an advertisement right next to it. The placement of the advertisement ties everything together, driving home the theory of the benefits of the subsidy program and that there are specific results that can actually be seen.

July 1<sup>st</sup> was Delta's inaugural non-stop flight to Los Angeles. It was a full flight and Mayor Brewer came to give a speech.

Valerie Wise reported that the online booking engine started in the middle of June and there have already been about 54 tickets booked. It will be a positive tool that can be used for marketing, to promote airlines and to gather traveler's data. The Wichita Airport Authority will also receive a small amount of revenue from the service as well.

Chairman Fletcher asked about the June passenger predictions. Mrs. Wise reported that TSA is estimating 77,000 enplanements for June, which would be about 4,000 more than the record for enplanements per month.

Yingling Expansion Project. Yingling Aviation is getting ready to issue a press release regarding its upcoming expansion project. The plan is to tear down the concrete, abandoned t-hangars and replace it with a propeller repair shop and a paint shop. It is about a \$1.5 million project and the completion date is anticipated to be March 2008.

New Taxiways at Jabara. There is a pre-bid conference coming up for the two new taxiways at Jabara Airport. The opening for bids will be on July 20<sup>th</sup>.

Jabara Drainage Issues. The City has recently started to pay more attention to runoff properties in developments all over town. Jabara Airport is one of the areas being looked at because there is concern that additional construction there could potentially cause more runoff to go into the surrounding homes south of the Airport. The Airport Authority has a couple of imminent projects that are almost finalized, and is hopeful that the City will allow these projects to go forward. In turn, the Airport Authority will assure the City that it will hire a specialty consultant to do a stormwater study of Jabara Airport to determine what the impact is for development and find out what type of retention, detention, piping, etc. is necessary to allow development to continue at Jabara Airport in accordance with the approved Airport Master Plan.

Mr. Swanson asked if the problem is perceived or real. Mr. White reported that from talking to some people it is a real problem downstream, but the cause of the problem is unknown. There has not been anything built recently, yet there are reports of some flooding right now, so what is causing it is unknown. The last hangar that was constructed there was the City of Wichita's DeBoer hangar.

Another issue that the City is focusing on is the Equivalent Residential Unit ("ERU"). It is a fee that the City has been collecting through the water bill, however now the City wants to verify that the fee is actually being paid. It could become a significant issue for Mid-Continent Airport since the City Engineer's preference is that Mid-Continent Airport pay for the entire airport ground and then collect it back from the individual airport tenants. Jean Zoglman stated information was found that the Airport is currently already paying two bills that are strictly ERU's that represent several thousands dollars a month that the City had not previously been able to track down.

Cessna Renovations. Cessna is planning to renovate the old Cessna Citation Service Center. The plan is to convert the building into offices that will have about 160 workspaces that will be used for a Call Center. It is estimated to be a \$3.5 to \$4 million project that could involve hiring a couple hundred additional people.

Flight Safety. Flight Safety is looking to expand their facilities. They would like to add ten more simulator bays. Discussions are currently underway to come up with a solution for the best location. Most of the ideas Flight Safety has proposed involve relocating other tenants on properties adjacent to Flight Safety, such as the American Bonanza Society, part of Rockwell Collins, or the Avis Service Center. Mr. White emphasized that this expansion for Flight Safety is critical for them due to the explosive growth of sales of Cessna business jets, which is the primary training taking place at this Flight Safety campus. It is also extremely important for the Airport to try to find a way to facilitate this expansion, or else there is a possibility that Flight Safety could choose to move their training campus off the Airport. The staff has proposed several Greenfield sites to them that would not involve relocation of other tenant facilities, and that would provide them with far greater land area to develop upon. Flight Safety top management at headquarters is considering their options at the moment.

Flight Service Station. Mr. Fletcher asked about what is happening with the Flight Service Station. It is now officially closed, however the FAA still maintains the lease for another couple of years. The hope is to recapture at least part of the building because there are other potential tenants that would like to move in today. There is a private commercial aerospace tenant that does not currently have facilities at Mid-Continent Airport, but has expressed an interest in the property, whose presence would be a significant benefit to this airport. Staff is working diligently with FAA real estate personnel to facilitate a mechanism that would permit the tenant to move into the space they want right away.

US Air Race. Included in the packages are programs of the US Air Race that is getting ready to begin at Jabara Airport. A press conference is scheduled for Friday at 2:00 p.m.

Koch Aviation Hangar Renovation Project. Final plans and specifications are close to being completed. This will be a \$950,000 project with the renovation costs being shared between the Wichita Airport Authority and Koch Industries.

Wastewater Treatment Plant. Mr. White reported that he now has the corrected airspace application forms from the city's engineering firm to send to the FAA, and is in the process of reviewing them. Construction is expected to begin in the fall, assuming FAA approval is obtained. The construction period would last until May of 2009.

Executive Airshares. The Executive Airshares project is almost finalized. Executive Airshares is moving their corporate headquarters from Kansas City to Jabara Airport. Two 15,000 square foot hangars with a two-story office complex in the middle will be built on the 3 ½ acre site.

Regional Economic Area Partnership. Included in the packet is a copy of the letter of support signed by both the Mayor and City Manager to REAP regarding the application of Sedgwick County. The REAP executive committee met two weeks ago at which time the County made their presentation and the Airport Authority responded to questions. There was competition this year from Salina and Topeka who joined together and also submitted an application for funding. Mr. Heck reported that it went in front of the full REAP Board today and Sedgwick County's application was approved and the Salina and Topeka application was denied. In conjunction with this the County will be entering into a new contract with AirTran for another year, and there is also a possibility that the County will negotiate a small revenue guarantee contract with Frontier as well.

### **Discussion of Minimum Standards Project**

Chairman Fletcher, Mr. Greenlee and Mr. Ward all volunteered a couple of months ago to serve on the sub-committee to develop minimum standards. The purpose of this committee would be to sit down and go through samples of standards collected from other airports to have an idea of what kind of things might be able to be done. The Wichita Airport Authority needs to develop guidelines that can be used when there is a request for a new fixed base operator, corporate hangar, or any other type of proposed aeronautical activity at either airport. One of the decisions that will have to be made is whether to use the same standards for both airports. Jabara is a General Aviation only airport, and Mid-Continent is commercial as well. It does present complications to develop two different sets of standards, however it is important that the standards developed be unique to the individual airport. Mr. White recommended scheduling a meeting within the next two weeks to start on this, because the economy is good and requests are starting to come in more and more frequently.

Mr. Gooch asked if there had ever been any thought given to having separate Directors for each airport. Since there has been so much growth at Jabara, he did not know if that had ever been considered as a possibility. Mr. White reported that he had not given it a lot of thought, but that it was a good idea, and it is not uncommon at a General Aviation Airport to have one person in charge of that particular facility.

It was determined that a meeting date will be set for the minimum standards sub-committee for a time within the next two weeks.

### **Terminal Area Redevelopment Program Update**

Victor White provided the Board Members an update of the upcoming meetings regarding schematic design. This week, the Design Team has started the Value Engineering process, which will continue throughout the week. A half dozen specialty engineers were brought in to review the plans as they exist today, and to literally go through them and dissect them to find better and more economical ways to do things. Friday will be the preliminary presentation where they conclude what they have been studying all week and then give their proposals. July 24<sup>th</sup> will be the schematic design presentation to the City Council. The intent is to meet with the individual City Council Members for private briefings to give them an opportunity to ask any questions before the presentation on the 24th.

Mr. Russell asked if the updated budget numbers would be known before the schematic design is presented to the City Council for approval. Mr. White said that the target expenditure for the terminal remains at \$150 million, and that the designers are constantly being reminded to make the project fit this amount, and that it is a continual juggling exercise to adjust a multitude of items. Mr. White said that the intention is to send the budget information to the Board as soon as it is received in a form that is simple to understand, but that will primarily show the split between the various large elements of the project so that the total fits into the target amount.

After the initial presentation to the City Council on the 24<sup>th</sup> the plan is to go to the City Council (sitting as the Airport Authority) as soon as August 7<sup>th</sup> and request authorization for the design team to proceed with design development, preparation of plans and specifications, contract and bidding documents, and construction administration.

### **Meeting Schedule for Forthcoming Year**

It was the consensus of the Board to continue its meeting schedule of the first Monday of each month beginning at 3:00 p.m. If said Monday is a holiday, the meeting will be held on the following Monday.

### **Election of Officers**

The bylaws of the WAAB call for an election of officers at the first meeting in July.

*Mr. Estes moved to defer the Election of Officers until such time as the new Board is established. Motion carried unanimously.*

### **Other Business**

Chairman Fletcher asked about concessions in the terminal. Mr. White reported that they are doing very well. The new retail shop officially opened over the weekend, the Great American Bagel is already open and the lounge should open in approximately 60 days if the contractor can produce the bar materials by then. Chairman Fletcher asked if we could get a breakdown from Host of the sales and how much is pre-security vs. post-security. Mrs. Zoglman reported that we have requested that reporting be given by location so those numbers can be determined and will be presented to the Board at a future meeting.

The next WAAB meeting will be Monday, August 6, 2007.

Meeting adjourned at 4:52 p.m.

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Kelly Fabrizio, Clerk