

**AIRPORT ADVISORY BOARD MEETING  
CITY OF GARDNER, KANSAS  
July 8, 2024**

**CALL TO ORDER**

The meeting of the Gardner Municipal Airport Board was called to order at 7pm on Monday July 8, 2024 by Board Member Gleiter.

Advisory Board Members present:

David Gleiter  
David Hayden  
Adam Santoyo (Absent)  
Bryan Michael  
Andrew Wayman

Staff members present:

Kellen Headlee, Public Works Director  
Jim Holtgraver, Airport Maintenance

**PLEDGE OF ALLEGIANCE**

Member Gleiter opened with the Pledge of Allegiance.

**PUBLIC COMMENT**

Fireworks impact on airport:

Potential closure or changing standards  
Amend to include restricted area around airports  
Fireworks Debris on airport grounds  
Altitude in approaches

-Best to go before council the day after to bring up issues regarding fireworks and the airport  
Storage area at the airport

**CONSENT AGENDA**

Introduction of new board member, Andrew Wayman. He is a resident of Gardner. Is a co-owner of an airplane housed at New Century and works in Aviation Software for Garmin.

Motion to approve the May 13, 2024 minutes was made and carried unanimously.

**NEW BUISNESS**

**DISCUSSION ITEMS**

1. Review Airport Projects:
  - a. Terminal Building-Notice of funding came out a few months earlier than normal. Airports that were granted the funds were having issues using funding within the time frame given. We have until the end of the month to get in the grant submission and should find out by October/November time frame if our grant application has been accepted. This would give us December to June of next year to get all the awards and contracts out and get everything lined up and ready to submit to the FAA before accepting the funding.

Platting will be happening this month. It is an administrative plat, a site plan and we'll have the building plans reviewed so they will be ready to be accepted for a building permit once we are ready to get it out for bids.

Covenant for Prairie Trace: Buyers being aware that they are buying a home in an airport traffic area.

Have not gotten to final platting just yet but we can add this to the plat. The City does not have any control over the agreements of the Developer and buyer. We can however, suggest it to them.

The City Administrator suggested possibly applying to the State of Kansas, Build Kansas Fund. The state has set aside funds to help cities and localities, to help with matching funds on federal grants. The goal is to maximize the opportunities for federal funding even for those cities that don't have the funds to go after it.

We will likely submit a request for the terminal building. The overall cost is around 4 million so the cost to the airport would be hundreds of thousands of dollars even with the airport cost being only 5% of the construction cost. This would help the airport to not be burdened down with substantial debt that would impact us for the next 5 years.

b. Land Acquisition (Mike Gardner property)

The Gardner's have said they will sign the City's offer of 500K. Purchase agreement is being processed by a 3<sup>rd</sup> party. We are hoping to get it signed as soon as possible and sent to Council. We should have plenty of time without running into any other snags to get this completed.

c. Turf Taxiway (KAIP FY24 grant awarded)

Bids came in high so we petitioned for additional funding. KDOT gave us the additional 95% of funding to get this project started.

The last council meeting, they gave authority to accept the additional grant funds and award construction to Kansas Heavy Construction. They are anticipating construction to start mid to late August with the goal being to be able to get grass established in the right window in the fall. There has been discussions on having runways being open on the weekends.

The turf taxiways would provide access to the end of one seven. It shortens one seven to get those safety areas at the end of the runways.

d. Replace Fuel Facility (KAIP FY25 grant)

We got the notice of grant award a few weeks ago. This will go to Council for grant acceptance and then back to KDOT to sign off on. Then we will start the selection process for design this year with construct in 2025. This may be our last major KDOT or KAIP request in the short to midterm, as we wouldn't have the matching funds.

We should have the design team award by the next board meeting. We plan to have them attend to present some ideas and talk through the possibilities.

The new tank would be located above ground. The first thing we'll need to do is figure out where to put the tank and then locate the pumps. We'll need to figure out if we should leave them there or not. Tank size would be about 12k gallons so we can get a full load without having to keep only a one month supply.

The City match for this project is around \$130K.

## 2. Auto Fuel Discussion

MoGas: In the last 4 year we averaged about 3000 gallons a year on fuel sales. We make about \$1.00 per gallon sold. Looking at these numbers, we wouldn't get paid back on auto fuel dispenser. In the last 4 months we've put in around \$5000 in order to get the pumps to work. We've navigated all possible avenues, communication problems to circuit board, to fix the issues to no avail. Every time a tech comes out we spend almost half of the fuel maintenance budget the airport has for the year.

Can we reclaim MoGas?

Currently we had no way of pumping the fuel out of the tank but the cost of disposal would be a part of the project. We are a year out on the demo of the fuel system. If the City used the fuel, it would need to be sold to the City.

We do not have a lot of transients that purchase auto fuel, especially not enough to justify keeping it. There are a few nearby with it, Emporia and Allan County.

If need be, we'll update the language for the airport standards, restricting it for MoGas fueling.

We are currently five times our annual budget for the fuel system.

## 3. Powered Parachute/clear zone obstruction discussion

They are parking on 17-35 runway and blocking it.

Having a few signs that says no vehicles beyond this point at the access points, could resolve this issue.

Contacting none emergency call to the police as this is a restricted area.

## 4. Airport Grounds and Fuel Status

a. Low Lead currently has around 7023 gallons.

b. 91UI-currently unavailable.

Grounds: Runways are looking good. We did have some flooding due to the rain.

This section of 175<sup>th</sup> needs to eventually be rebuilt to City standards and once that occurs the stormdrains located on the right of way will need to be addressed.

Tie down area is being worked on to make it close to standards, including potholes and drainage issues.

Issues with birds in hangar C. Ask the hangar door contractor about spray foam for this issue.

Jody Demaline has retired as Public Works Superintendent and Eric Willard has taken over.

Runway 8-26: There is a filling station that is located at the end of runway 8-26. As it's in the clear zone, the FAA required shortening of this runway.

It was cost efficient for the airport to shorten it and have this area as a clear zone.

## **COMMITTEE MEMBER UPDATES**

The EAA had 15 fly-ins for the monthly breakfast.

Elect a new chair during next meeting.

## **ADJOURNMENT**

Motion to adjourn was made by Dave Hayden and second by Andrew Wayman.