



## District 1 Citizens Advisory Board Meeting Minutes

Monday, Sept. 19, 2022 | 5:30 p.m.  
Bel Aire City Hall  
7651 E. Central Park Ave., Bel Aire, KS 67226

---

**Board Members in Attendance:** Daniel Bateman, Judah Craig, Amy Cox, Tex Dozier, Dr. Stephanie Kuhlmann, Jim Reid

**County Representatives:** Commissioner Pete Meitzner, Director of Airports Jesse Romo, Justin Waggoner, Assistant County Counselor

---

### 1. Call to Order

- a. Chair Judah Craig called the meeting to order at 5:36 p.m.

### 2. Approval of Meeting Minutes

- a. A motion was made by Daniel Bateman to approve the minutes for the August 15, 2022, District 1 Citizens Advisory Board (CAB) meeting. Dr. Stephanie Kuhlmann seconded this motion. **The CAB approved the motion with a vote of 5-0.**

### 3. Public Agenda

- a. No Public Comments

### 4. New Business

- a. Wichita Airport Authority
  - i. Jesse Romo, the Director of Airports, gave a Wichita Airport Authority presentation.
    1. Briefly discussed the economic impact of both Eisenhower and Jabara Airports.
    2. The FAA authorizes grant funds, but it comes with stipulations on how to spend it.
    3. Any property the airport owns has be used for aviation related activities.
    4. The WAA is an Enterprise Fund, self-sufficient.
    5. Development opportunities need to be good for the airport and the community. MRO's are a great example.
  - ii. Amy Cox asked to explain what an MRO was.
    1. Jesse Romo said it stands for Maintenance Repair Overhaul, which is the maintenance shop for the airport.
    2. Parcels have been identified for future development, but there are federal regulations.
    3. They have to identify what we have ready and do not have ready.
    4. Drawings of the properties are available on the website.
    5. For development opportunities, 43rd Street was recently vacated at Jabara.
    6. Runways have to be reconstructed every 40-50 years.
  - iii. Commissioner Meitzner noted that Bel Aire agrees with the expansion at Jabara. There is a county-owned maintenance yard that could be relocated by the airport.
    1. There are always more needs than there is money.
    2. Funding comes from airport revenues, passenger facility charges, customer facility charges, the Airport Improvement Program from the FAA, COVID relief acts.
    3. Tough choices need to be made since they are both a public entity and a business enterprise.
    4. 2021 passengers have recovered 63% from 2020.

5. 2022 is on pace to match 2017 numbers.
  6. ICT serves only 1/3 of U.S. hubs. Allegiant goes to LAX on a seasonal basis. Based on market, we cannot sustain direct flights.
  7. We are becoming more uncompetitive to area markets.
- iv. Judah Craig asked what causes us to fall behind.
    1. Jesse Romo said it's a mixture of things. Post COVID has been challenging.
    2. Jessie Romo discussed minimum revenue guarantees could be used to attract new service to strategic markets. Those are going up.
  - v. Commissioner Meitzner gave an example of a minimum revenue guarantee.
    1. Jesse Romo said Manhattan is a good example of a minimum revenue guarantee.
  - vi. Daniel Bateman talked about Frontier and AirTran as examples.
    1. Jesse Romo said those are ultra-low cost carrier, and they are watching the Spirit and JetBlue merger.
  - vii. Commissioner Meitzner asked that as the Jabara expansion gets closer, the CAB would like updates.
  - viii. Daniel asked if tower service was very far away at Jabara.
    1. Jesse Romo said that Jabara doesn't have a tower. They are not anticipating a tower, as there is currently no need.
- b. County Land
- i. Justin Waggoner, Assistant County Counselor, gave an update on properties owned by the county in District 1.
    1. First responder properties: 3 EMS stations and 2 Fire Stations; Public works North Yard (by the airport); Northeast Sedgwick County Park; and a parcel near the park used as a burn curtain for tree waste after storm events.
    2. The Northeast Sedgwick County Park consists of 3 parcels.
    3. The Park was obtained by the City of Wichita in 2011 as part of a settlement from jail fees litigation.
    4. The City initially intended it to be a landfill.
    5. A portion of the park has horse trails, but it's mostly undeveloped – no buildings.
    6. There are restrictions on usage from the LWCF and KDWPT.
    7. The Land and Water Conservation Fund says that no property shall be converted to other than public outdoor recreation uses, and they can't just sell outright.
    8. The LWCF Act applies here due to a series of conversions: Construction of the Extension office in 1991; conversion to KS Coliseum Camper Park. We had to take out the park to make the Extension Office. Sale of the KS Coliseum and Wiedemann Park in 2011 became the Northeast Sedgwick County Park.
    9. BoCC adopted a resolution in 2017 to request the LWCF Act be removed from the property.
  - ii. Commissioner Meitzner commented when he took a tour of all departments, he found out we technically don't have a Parks Department. They talked of selling the property, but you must find an item of equal value to transfer to.
  - iii. Stephanie Kuhlmann asked what the access is to get there.
    1. Commissioner Meitzner said it is a dirt road with no utilities. Some horse riders and off-road bikers.
  - iv. Stephanie Kuhlmann asked if you could build a corporate retreat area and rent it out?
    1. Justin Waggoner said it has to be a public access type of destination.
  - v. Judah Craig asked if anyone has approached the county with any good, reasonable ideas.
    1. Commissioner Meitzner said a shooting range was mentioned, but that's it.
  - vi. Judah Craig asked if the land can be leased to a business

1. Justin Waggoner said as long as it's being used for public outdoor recreation. The major part of development costs is holding us back too.
- vii. Commissioner Meitzner said we wanted to present this to the CAB and suggest ideas for the area.
- viii. Justin Waggoner said District 1 doesn't have any parks. They mostly lie in District 3.

## 5. Board Agenda

- a. Commissioner Meitzner spoke of the Commission approval to form a steering committee for FD1. The Fire District has had a history of growth and communication with outlier cities. The commission is also over the Fire District, and they pay a Fire district tax.
- b. The committee would advise the BoCC of Fire District issues.
- c. Commissioner Meitzner reviewed the proposed resolution to the CAB.
- d. This applies to cities that do not have their own fire department.
- e. Commissioner Meitzner reviewed the proposed FD1 separation resolution, which did not pass.
- f. Daniel Bateman asked if there is anyone from FD1 that is not wanting to be under the county umbrella.
  - i. Commissioner Meitzner said this was driven by the fire district employees that came from a non-recognized union.
- g. Judah Craig asked what the expectation was that they see to gain from separating.
  - i. Commissioner Meitzner mentioned training, but he was unclear. The problem he has with the separation is if we allow it and the state allows it, the BoCC would vote for them to be independent, then a few months later it's not working out, the public will come back to the BoCC asking why the decision was made.
- h. Daniel Bateman said if he was an employee, he wouldn't like that the county wasn't a safety net regarding retirement, etc.
  - i. Tex Dozier asked which Commissioners are pushing for this.
    - i. Commissioner Meitzner said Commissioner Howell has spearheaded it.
- j. Jim Reid asked when a proposal may come back.
  - i. Commissioner Meitzner said no timeline has been set.
- k. Judah Craig asked when the public comment meeting was.
  - i. Commissioner Meitzner said the public can give feedback at any FD meeting.
- l. Daniel Bateman asked if this is something the Sheriff's Office could do.
  - i. Justin Waggoner said there is not an opportunity because they don't tax constituents, where the FD can.

## 6. Discussion of future meeting dates and agenda items

- a. Judah Craig said the October meeting will include a discussion with Public Works.
- b. Judah Craig said the November meeting may include a tour of 911.
- c. Judah Craig said we are canceling the December meeting.

## 7. Adjournment

- c. The District 1 Citizen's Advisory Board adjourned at 6:52 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, October 17, 2022, 5:30 p.m.**  
at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS 67226.*