

The City of Lee's Summit
Action Letter
Board of Aeronautic Commissioners

Wednesday, August 7, 2024

7:00 PM

Howard A Conference Room

City Hall

220 SE Green Street

Lee's Summit, MO 64063

Notice is hereby given that the Board of Aeronautic Commissioners for the City of Lee's Summit will meet in person and via video conference on Wednesday, Aug. 7, 2024, at 7:00 p.m. as provided by Section 2-50 of the City of Lee's Summit Code of Ordinances, adopted by the City Council on June 15, 2021, Ordinance No. 9172. Persons wishing to attend the meeting via video conference or to comment on any item of business on the agenda may do so by sending a request prior to 12:00 p.m. on Wednesday, Aug. 7, 2024, to the City Clerk at clerk@cityofls.net. The City Clerk will provide instructions regarding how to attend by this method.

1. Call to Order

Chair Townsend called the Aug. 7, 2024, Board of Aeronautic Commissioners meeting to order at 7:07 p.m.

2. Roll Call

Staff present were Mike Anderson, Deputy Director of Public Works; Joel Arrington, Airport Manager; Thad Dearman, Assistant Airport Manager; and Cynthia DeShazo, Administrative Assistant.

Present: 8 - Chairperson Tom Townsend
Vice Chair James Brady
City Council Liaison Mia Prier
Commissioner Bill Haley
Commissioner John T. Hightower Jr.
Commissioner Phil Mall
Commissioner Darryl Nelson
Commissioner Joseph Towns

Absent: 2 - Commissioner Steve Rich
Commissioner Adam Shimmens

3. Approval of Agenda

A motion was made by Commissioner Mall, seconded by Commissioner Haley, that the agenda for Aug. 7, 2024, be approved. The motion carried unanimously 7-0 (Commissioners Shimmens and Rich absent).

4. Public Comments

None.

5. Business

- A. [2024-6428](#) Approval of the June 5, 2024 BOAC Action Letter.

A motion was made by Commissioner Haley, seconded by Commissioner Mall, that the June 5, 2024, Action Letter be approved. The motion carried 7-0 (Commissioners Shimmens and Rich absent).

- B. [2024-6419](#) Discussion will briefly outline the process and begin engagement with stakeholders to choose a new airport name.

Mike Anderson, Deputy Director of Public Works, provided background on the master and business plans of the Airport, which is moving towards more of a corporate or regional reliever airport now. In Chapter 4 of the Master Plan, naming of the FBO as well as changing the name of the Airport in order to attract future growth, is discussed. The term "municipal" sets a basic services image and staff is striving to improve business aviation services in order to attract much broader clients, pilots, and aircraft. The City's Airport location, amenities and services need to be highlighted as a strategic business move to re-brand.

Joel Arrington, Airport Manager, gave a brief history of the process in engaging local stakeholders, Public Works Committee, and the Commissioners regarding renaming the Airport and is asking for the Board to chime in and discuss name suggestions. Staff will take several name suggestions forward to City Council on Sept. 24, and may ask for input from the Lee's Summit Chamber, the Kansas City Chamber, pilots, the FAA, and MoDOT.

Discussions took place, notably if using "Kansas City" in the name would be a trademark issue, and Mr. Arrington noted that per the FAA, staff can name the Airport whatever they come up with. Mr. Anderson also noted that the City of Kansas City may have a vested interest if staff does choose to use "Kansas City" in the re-naming. The term "regional" in the name was noted to be a solid standout for pilots searching for metro KC airports. The length of the name should not be a determining factor, due to the fact that pilots will figure out what to call an airport in their communications. For example, the downtown KC airport has that nickname though it is formally named "Charles B. Wheeler Downtown Airport." Commissioner Hightower, Jr. suggested staff need to position the Airport to come up third in an overall search behind KCI and the KC downtown airports, plus not to submit suggested names to the FAA prior to Oct. 1, which is the beginning of the federal fiscal year.

Overall, several names were suggested: Heartland Gateway, Kansas City Gateway, Mid-America, Mid-Continent, McComas to honor the man who started the airport, KC East Regional, Lee's Summit Regional, Kansas City Regional, West Missouri Regional, Kansas City Metropolitan and Greater Kansas City Regional.

Staff may do another survey and then present this request to City Council. Then staff would take that ordinance to the FAA, which could take six to eight months to be approved. Staff is working on having an on demand Customs port of entry at the Airport, prior to the World Cup coming to the area. More parking spaces will be available at Hangar 2, about 100 spaces in all, compared to roughly 40 spaces currently at Hangar 1.

- C. [2024-6420](#) Discussion will outline the process and begin engagement with stakeholders to choose a new FBO Name at the Airport.

Mr. Arrington presented a brief overview of the history of the current Airport name, doing business as the City and going back to the "municipal" stereotype. Results were presented from the recent survey that was sent to base customers, reviewing the methodology of potential names generated for consideration. Most results were aviation focused, and some were jet or location focused. The Commissioners liked the identifying names for the future FBO name such as Summit Aviation Center, Summit Aviation Services, Summit Aero Services, Lee' Summit Flight Services. Overall, Summit Aero Services was the most agreed upon name by all in attendance.

- D. [2024-6427](#) Staff Report, Fuel Sales and Fuel History

Thad Dearman, Assistant Airport Manager, presented fuel sales for the fiscal year through July. MoGas hit out of the park compared to the last two years with 1,720 gallons sold this July, which was 690 gallons more sold this month than previous months in the last year. Jet A sold 21,701 gallons which was a tad bit less than last year, yet still reaching the 20K threshold. July is typically a slower month for JetA. 100LL for July did better with 12,000 gallons sold. Last year was 10,000 gallons and in 2022, 7,000 gallons were sold. The 100 LL tank inspection was recently completed. Staff had to drain it, reflecting four days of unsold fuel. Staff is on track to reach the goal set for Jet A fuel sales of 350,000 gallons sold, the current pace for the year thus far is 260,000 gallons sold to date.

Someone asked if staff has any difficulty getting fuel. Mr. Dearman answered that communication is the only challenge with AvFuel. Staff always accounts for having enough fuel on hand each day at the airfield. Soon, another 5,000 gallon truck will be purchased to replace the one 3,000 gallon truck, which is from 1995. Commissioner Haley inquired about talks of replacing 100LL fuel and if staff has solutions to this. Mr. Dearman said staff has not heard this may go into effect anytime soon. The plan is to still have 100LL fuel offered.

Commissioner Haley also asked if MoGas will still be offered. Mr. Arrington answered that is the plan, as staff can use that gas in vehicles at the airport. By 2030, the plan is to have 100LL fuel replaced. Staff does keep their ear to the ground on when these fuel changes will be forthcoming.

Mr. Arrington showed a visual rendering of the main terminal lobby, noting that the new Terminal building will be a front door to the City for folks coming in or visiting from out of town.

This Presentation was received and filed.

6. Roundtable

Commissioner Haley travels quite a bit, giving kudos to staff and thanking the line crews for their hard work. Commissioner Hightower, Jr. asked for an update on the control tower process. Mr. Arrington talked to the consultant, and staff is going to get a BCA ratio rating of 1 that will kick off some things. There is still a lot of work to do in the 26 step process. The City has to finance this project, and today that could be near \$15 million. Mr. Anderson said a location study scope of services is being drafted now by the consultant, CMT. Property is for sale now that could be used for the tower, but the location must be confirmed first.

Chair Townsend said he received an email from a tenant who leases hangar space since 1997. That tenant is upset that they cannot keep some items in there that are not aviation related, quoting an FAA regulation stating Sec. 6D "to adjust rental rates ...non aeronautical purposes to fair market value..." Chair Townsend was asking the Commissioners how to handle. The Commissioners discussed this, noting the lease agreement wording now, local rules and regulations in place, stating the FAA considers that as a violation. Commissioners support staff, the current policies, and what staff has done and will continue to support the Airport Manager in enforcing the terms of the lease agreements.

7. Adjournment

Chair Townsend adjourned the Aug. 7, 2024, meeting of the Board of Aeronautic Commissioners at 8:55 p.m.

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