



association of central oklahoma governments

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Secretary/Treasurer Elizabeth Waner
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Executive Director
John G. Johnson

Joint Land Use Study (JLUS) Communication Group Quarterly Meeting

August 12, 2011, 2:30 p.m.

Association of Central Oklahoma Governments (ACOG)
21 E. Main Street, Suite 100, Oklahoma City, OK

AGENDA

- I. Call to Order and Introductions (Attachment I)
- II. Approval of April 29, 2011 Meeting Summary (Attachment II)
- III. Comparison of Imaginary Surface Boundaries from FAA Part 77 (Air Force Regulations) and the Aircraft Pilot and Passenger Protection Act (OAC Regulations) around Tinker Air Force Base – Presentation by Tinker AFB Staff
- IV. Discussion of JLUS Implementation Activities / Development Issues:
 - a. Del City
 - b. Midwest City
 - c. Oklahoma City
 - d. Oklahoma County
 - e. Other JLUS Communities
 - f. Tinker Air Force Base
 - g. Oklahoma Strategic Military Planning Commission
 - h. Oklahoma Aeronautics Commission
 - i. Greater Oklahoma City Chamber of Commerce
- V. Next Meeting – October 28, 2011
- VI. New Business
- VII. Adjourn

**TINKER AFB JOINT LAND USE STUDY (JLUS) COMMUNICATION GROUP
AUGUST 2011**

COMMUNITY MEMBERS

CITY/ORGANIZATION	POLICY MEMBER/ALTERNATE	TECHNICAL MEMBER/ALTERNATE
	DAVE HOWE, JLUS CHAIRMAN	
CHOCTAW	HON. ROGER MALONE, COUNCILMEMBER HON. RANDY ROSS, MAYOR	MARK SEIBOLD, CITY PLANNER ROBERT FLOYD, CITY MANAGER
CLEVELAND COUNTY	HON. GEORGE SKINNER, COMMISSIONER HON. ROD CLEVELAND, COMMISSIONER	DAN CARY, EMERGENCY MGMT. DIRECTOR ROBERT WOOD, BUILDING ENGINEER
DELCITY	HON. BRIAN LINLEY, MAYOR HON DICK CARTER, COUNCILMEMBER	TOM LEATHERBEE, CITY PLANNER
MIDWEST CITY	HON. JACK FRY, MAYOR HON. JAMES L. RAY, COUNCILMEMBER	BILLY HARLESS, COMM. DEVEL. DIRECTOR RON GREEN, CURRENT PLANNING MGR.
NICOMA PARK	HON. KEVIN LOUDERMILK, COUNCILMEMBER HON. THERON FRANKS, COUNCILMEMBER	HON. JIM PUMPHREY, MAYOR BEVERLY MCMANUS, CITY CLERK
OKLAHOMA CITY	HON. PETE WHITE, COUNCILMEMBER	SUSAN MILLER, PLANNER IV AUBREY HAMMONTREE, PLANNER III
OKLAHOMA COUNTY	HON. WILLA JOHNSON, COMMISSIONER HON. BRIAN MAUGHAN, COMMISSIONER	TYLER GAMMON, PLANNING DIRECTOR RUTH WALTERS, PLANNER
SPENCER	HON. EARNEST WARE, MAYOR HON. JAMES C. TALLEY, COUNCILMEMBER	NICOLE MUKES, CITY MANAGER
OKLAHOMA STRATEGIC MILITARY PLANNING COM.	ROBERT J. CONNER, PRESIDENT & CEO AEROSPACE AND DEFENSE ASSOCIATES, LLC	

EX-OFFICIO MEMBERS

TINKER AFB	THOMAS M. GRIFFITH, BASE CIVIL ENGINEER CATHY SCHEIRMAN, DEPUTY BASE CIVIL ENGINEER	BILL DALKE, COMMUNITY PLANNER LOUANNA MUNKRES, COMMUNITY PLANNER
ACOG	JOHN G. JOHNSON, EXECUTIVE DIRECTOR	HOLLY MASSIE, SPECIAL PROGRAMS OFCR
GREATER OKLAHOMA CITY CHAMBER OF COMMERCE	GARY PENCE, SR. BUSINESS DEVELOPMENT MGR, AVIATION & AEROSPACE	RANDY YOUNG, DIRECTOR MILITARY AVIATION & AEROSPACE
OKLAHOMA AERONAUTICS COMMISSION	GRAYSON ARDIES, PROGRAM MANAGER	DALE WILLIAMS AIRPORT DEVELOPMENT MANAGER

OEA PROJECT MANAGER

JAY SWEAT	PROJECT MANAGER, OEA OFFICE OF THE SECRETARY OF DEFENSE	
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JOINT LAND USE STUDY (JLUS) COMMUNICATION GROUP

Quarterly Meeting Summary

April 29, 2011 – 2:00 p.m.

Del City Municipal Building, Basement Training Room
3701 SE 15th Street, Del City, OK 73115

Presiding

Dave Howe

Organization/Entity

Choctaw

Attendees

Grayson Ardies

Bill Dalke

Aubrey Hammontree

Billy Harless

Vivek Khanna

Monica Kynaston

Hon. Brian Linley

Hon. Roger Malone

Susan Miller

Ray Moody

Gary Pence

Cathy Scheirman

Ruth Walters

Hon. Pete White

Organization/Entity

Oklahoma Aeronautics Commission

Tinker Air Force Base

City of Oklahoma City

City of Midwest City

Oklahoma Aeronautics Commission

City of Del City

City of Del City

City of Choctaw

City of Oklahoma City

Tinker Air Force Base

Greater OKC Chamber of Commerce

Tinker Air Force Base

Oklahoma County

City of Oklahoma City

ACOG Staff Present

Jerry Church

Holly Massie

Call to Order and Introductions

Chairman Howe called the meeting to order. He introduced himself and entertained introductions around the room.

Approval of April 26, 2010 Meeting Summary

Roger Malone moved to approve the January 28, 2011 meeting summary. Brian Linley seconded the motion and the motion carried.

Discussion of JLUS Implementation Activities / Development Issues

Del City – Mayor Linley introduced Monica Kynaston who was filling in for Tom Leatherbee. He said that the City continues to follow its interim guidelines for zoning and land use decisions in APZ/noise areas, which have not been challenged thus far. Chairman Howe asked about Kerr Middle School, located in APZ II, which was considered for possible closing recently by the Mid-Del School Board. Mayor Linley advised that he had met with the interim superintendent who is studying the reasons for the bond issue failure and reconsidering the closure of that school. For now the idea of closing Kerr and consolidating those students with Del Crest Middle School appears to be off the table.

Holly Massie asked about the status of Del City's work on putting together a preliminary scope for a new comprehensive plan for review by Jay Sweat with OEA and eventual inclusion in a JLUS implementation grant application. Mayor Linley said that it was still an item in the City's budget for which he thought they would go out for bids. Ms. Massie clarified that the ACOG Board has authorized ACOG to serve as the grant applicant, on the City's behalf for getting a consultant hired, but a preliminary scope of work, budget and justification needs to be prepared by the City and discussed with OEA as a first step. Mayor Linley said that he would follow up with Tom on that.

Midwest City – Billy Harless reported that Midwest City continues to operate under its new Airport Zoning Ordinance concerning land use matters affecting Tinker AFB.

Oklahoma City – Councilman White advised that the City continues to see a lot of development interest in the areas around Tinker AFB, which are carefully evaluated to ensure compatibility, and they continue to consider the JLUS recommendations in their SE Sector Plan and the broader new comprehensive plan currently under development.

Susan Miller reported that Oklahoma City staff has the same comments as before. They are working on their comprehensive plan update which is a long-term effort and it got a little longer when the City received a HUD grant that will allow them to hire consultants to help with some special studies. She mentioned that they are working with the Chamber on a retail study and an employment land study to identify prime land for employment centers and industrial parks, which could include land around Tinker. She said they also have ordinance amendments on their agenda, which will include looking at the JLUS and what code changes should be made to reflect those recommendations. Aubrey Hammontree mentioned that they are looking at how to incorporate the OAC's height restrictions around airports into their ordinances and the best way to intercept those requests when building permits are sought. Ms. Miller mentioned that the law's three mile radius captures a much larger area than is currently reflected in their zoning overlay, and they doubt that most people know to go to the FAA or OAC for a permit.

Tinker Air Force Base – Cathy Scheirman reported that she had checked into Bob Conner's question from the last meeting regarding bird control concerns mentioned in the JLUS report. She said that Tinker has two Wildlife Services staff who handle bird control issues on the base and there is wildlife control personnel who handle bird control at the landfill itself. In checking with those sources, they do not report any bird problems affecting the base.

Ms. Scheirman also reported that Tinker received the REPI grant funding that it applied for. Bill Dalke added that they are proceeding to implementation and when it gets finalized they will report on it.

Holly Massie asked about the status of the base's new comprehensive plan. Bill Dalke said that the comp plan is being prepared internally and completion is anticipated this summer. Ms. Massie asked about plans for interaction with the communities around the base regarding the new comp plan, and Ms. Scheirman stated that all of the planning will be done within the base's fence line. Mr. Dalke advised that, similar to the current plan, some parts of the new plan will likely be unavailable to the public for security reasons.

Oklahoma Aeronautics Commission - Vivek Khanna mentioned that they are still working on getting information out about the Oklahoma Aircraft Pilot and Passenger Protection Act and he brought copies of the law with him. Susan Miller asked if this was concerning height limits, and Mr. Khanna said yes but it also addresses some incompatible land uses within areas surrounding runways. He advised that Grayson Ardies is involved with the administration of the law for the Commission and can provide assistance to anyone who needs it.

Aubrey Hammontree asked how the other cities are dealing with the new law since it may be more restrictive than their local ordinances concerning the 150' height restriction (about ten stories) three miles around the runways. Mr. Khanna said that the height allowances will vary depending on the location if the structure is within the runway approach path. Susan Miller asked how builders will know that they need to go to the FAA and OAC for a permit within certain locations. Mr. Khanna said that the FAA Part 77 requirements have been in place for some time and they have been trying to get the word out to the cities about the new state law. Ms. Hammontree and Mayor Linley both commented that the cities are the first stop for building permits and they will need to know when to send someone for additional permitting. Mayor Linley asked that an electronic copy of the new law be sent to the group so that they can compare it with their regulations.

Greater Oklahoma City Chamber of Commerce – Gary Pence mentioned the Chamber's Air Force Depot Caucus in which they work with the Air Logistics Centers at Warner Robbins Georgia and Hill AFB in Ogden, Utah. He said that the ALCs have what's known as 50/50, which means the depots have to spend at least 50 percent of their maintenance dollars on repair work done at the depot and the other 50 percent can be contracted out. He said the contractors are always trying to lobby Congress to get that changed. The caucus strives to protect the work at the depots and they met recently with the Armed Services Committee about the issue and to get some legislation to protect the 50/50. He said that the Army and Navy aren't too concerned with it, but it's critical to the Air Force because we could lose workload at Tinker.

Mr. Pence also mentioned the earmark for Tinker for a new tower that won't happen this year because we are on a continuing resolution. He said they will try to get it into the 2012 budget. It's a safety issue for Tinker because there are areas where the tower cannot see aircraft.

He said there should be more jobs coming to Oklahoma City with the Boeing project—the C130 avionic modification program is already moving into the present Boeing building and the B1 should come

sometime next year. With the construction of the new 6-story, 300,000 square foot Boeing facility, there should continue to be more jobs coming to Oklahoma, where the cost of doing business is much lower than on the east and west coasts.

Next Meeting

Holly Massie advised that the next quarterly meeting will be held on Friday, July 29.

New Business

There was no new business.

Adjourn

The meeting was adjourned at approximately 2:40 p.m.