



Lake Elmo Airport
ADVISORY COMMISSION
LEAAC

Regular Meeting

August 26, 2024



Goal & Purpose of LEAAC

The goal of the LEAAC is to further the general welfare of the community and the Lake Elmo Airport through minimizing or resolving problems created by the aircraft operations at the airport.

PURPOSE:

1. advise the community and the Metropolitan Airports Commission with regard to all matters affecting the Lake Elmo Airport, the classification, rules and regulations supplied to the operation of the Airport and the development of lands adjacent to the Airport
2. cooperate with the Metropolitan Airports Commission staff in reviewing matters affecting the use and control of the Lake Elmo Airport
3. make recommendations to the Metropolitan Airports Commission regarding any proposal affecting the use or operations of Lake Elmo Airport



Agenda



- Welcome & Introductions
- Approval of Meeting Minutes
- Public Comment
- Community Spotlight
- Airport User Spotlight
- Airport Manager Update
- Environment 101
- Follow-up on Other Topics
- Member Comment
- Review Meeting Schedule



Welcome & Introductions





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Approval of Meeting Minutes:

May 20, 2024



Public Comment

Members of the public are welcome to share their remarks with the Commission.

Please state your name and address

Limit remarks to 3 minutes





LEAAC Community Spotlight

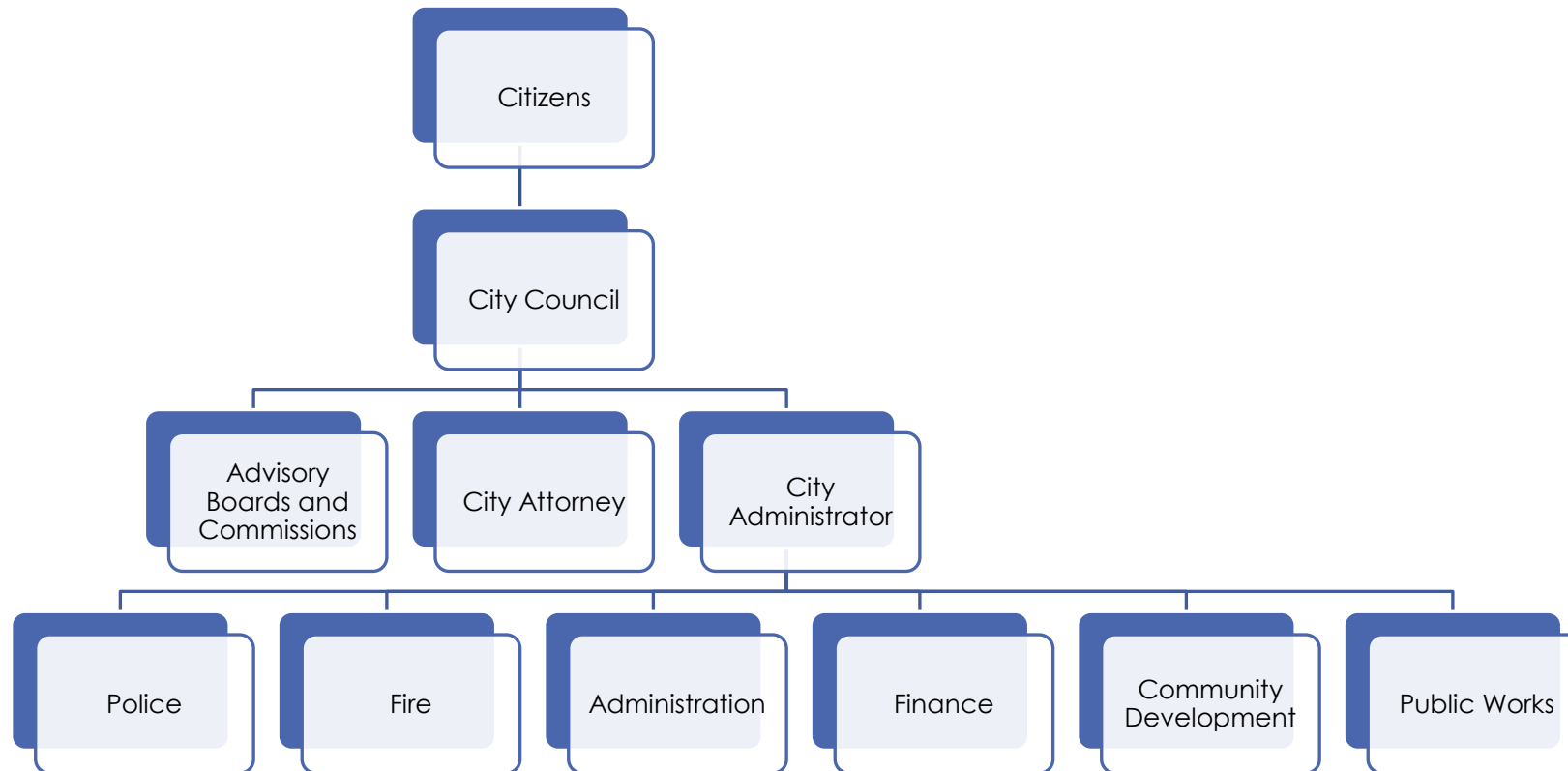
August 26, 2024



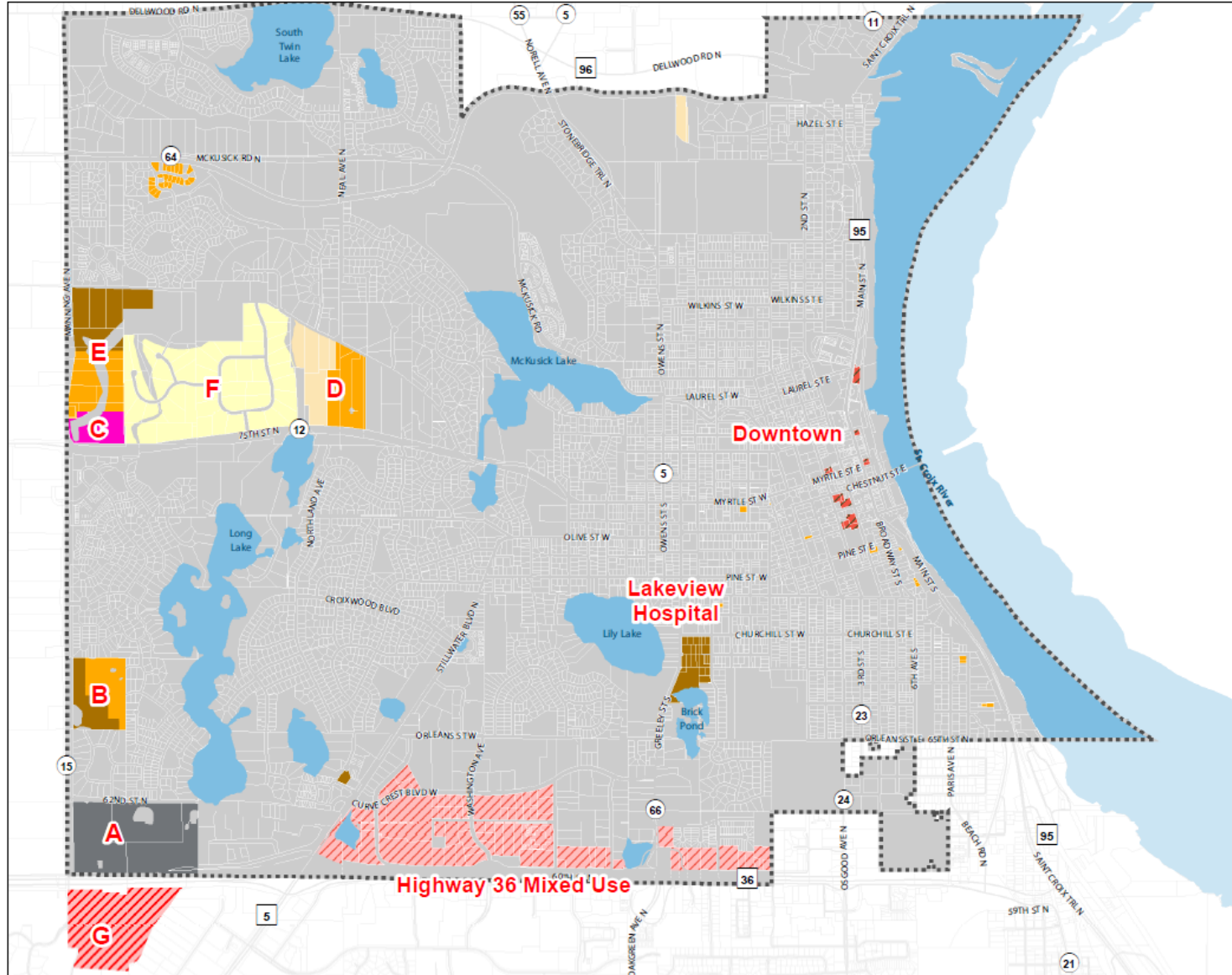
Stillwater's Beginnings

- Founded on October 26, 1843 as Lumber Company Town
- Site of State of Minnesota Territory/Statehood Beginnings
- Incorporated on March 4, 1854

The Organization



Future Growth



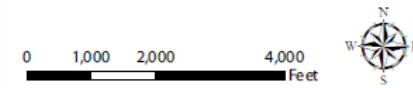
Future Land Use Plan

Legend

Future Land Use

- Very Low Density Residential
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Downtown Mixed Use
- Highway Mixed Use
- Research, Development Park
- City Limit

Figure 2.4: Land Use Study Areas

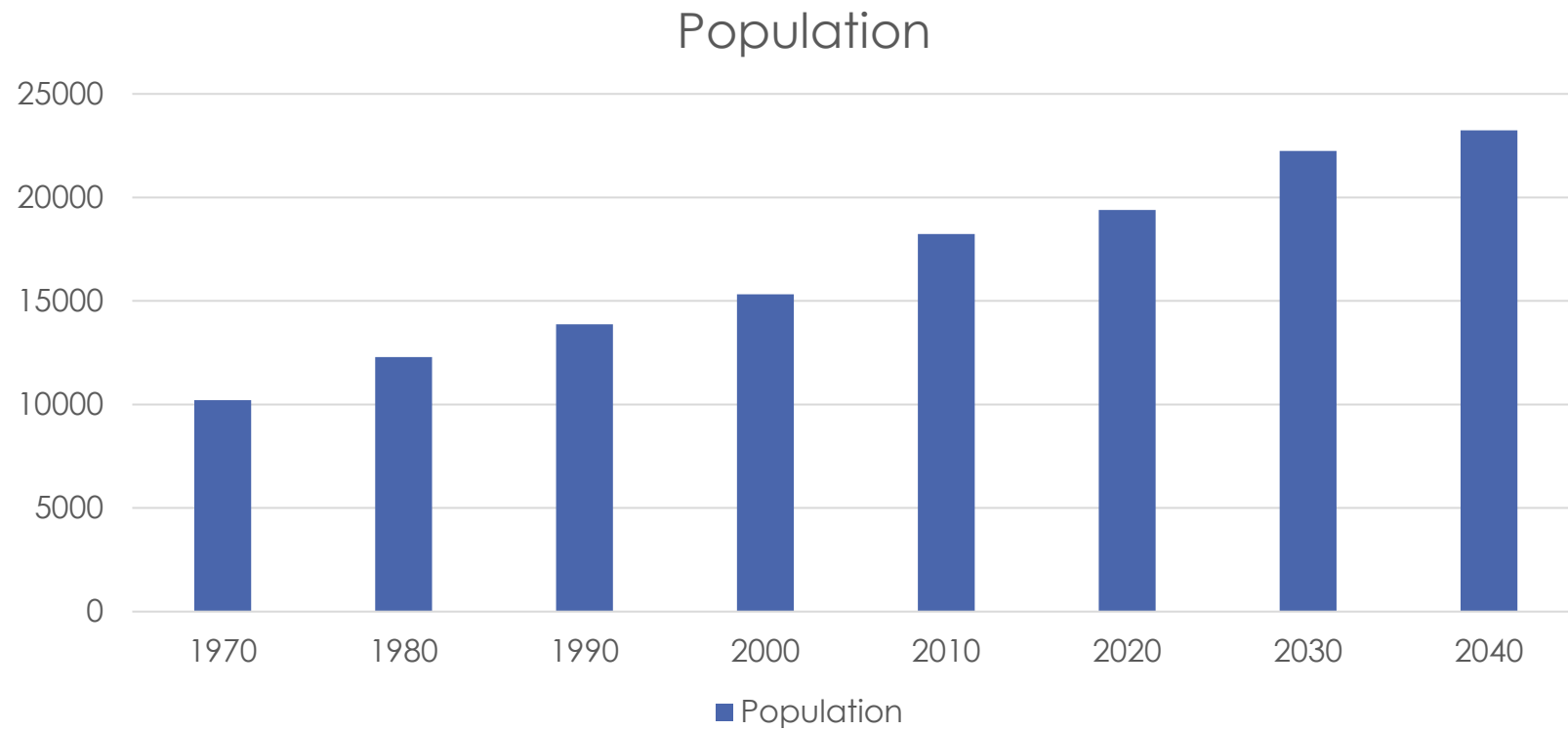


PLAN OF STILLWATER

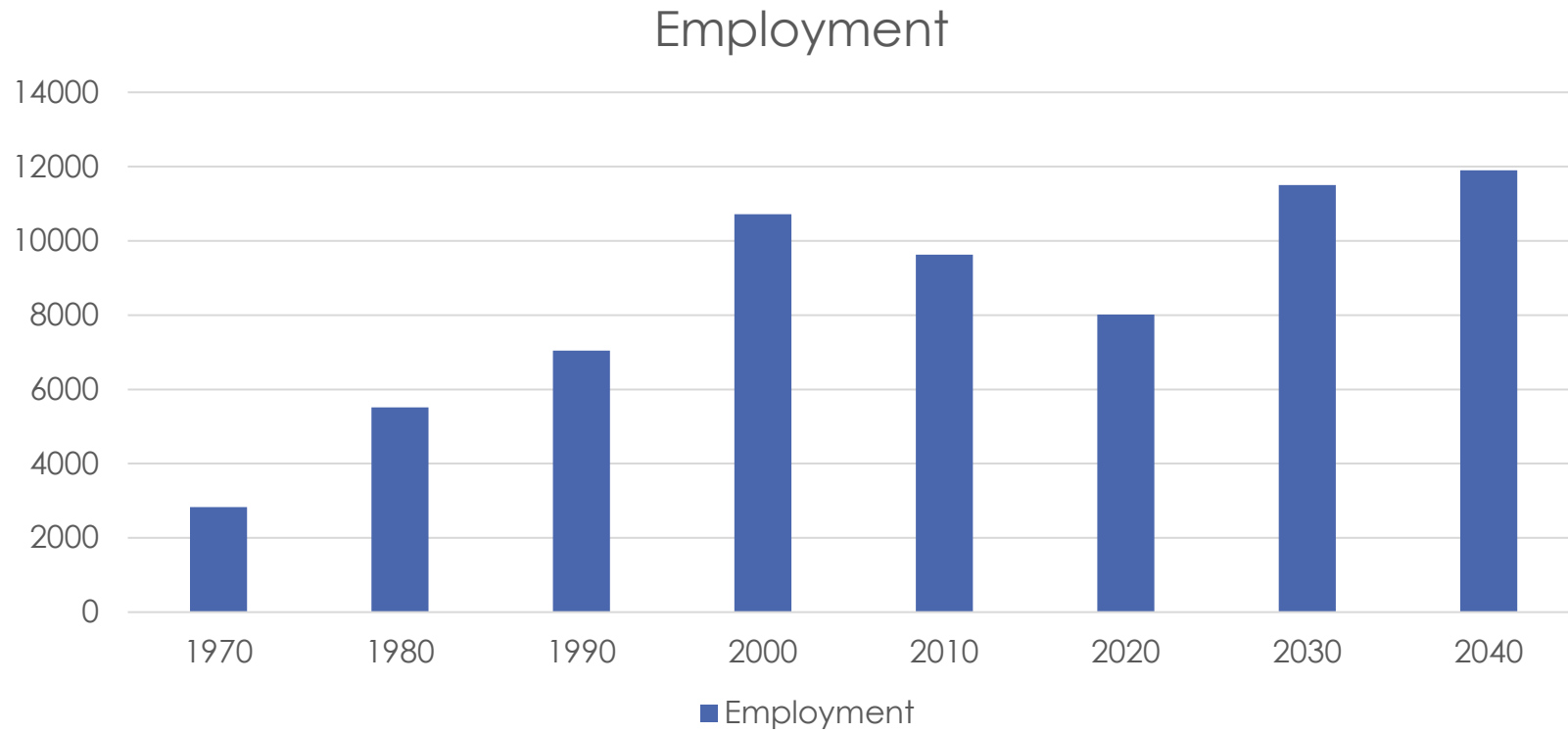
Future Growth



Demographics



Demographics



Hot Topics

- Improving Access to Riverfront
- Balancing and Managing Tourism
- Growth on Western Edge
 - Sundance Stillwater
 - Lakeview Hospital
 - HyVee/Central Commons

Events

- Every Weekend is an Event
- World Snow
- 4th of July
- Lumberjack Days
- Art Fair
- Harvest Fest



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Airport User Spotlight





Tom is a Chief Flight Instructor for Lake Elmo Aero and works as Sun Country Boeing 737 Captain. A north-side Twin Cities guy, Tom grew up with a love of flying.

As a high school student at Hill Murray, Tom worked at Valter's Aviation (the precursor to Lake Elmo Aero) and took flying lessons, earning his private pilot certificate in his senior year.

Tom pursued an aviation degree at Purdue University, and worked at Lake Elmo Airport during the summers, adding pilot certifications along the way until he eventually became the Chief Flight Instructor for Lake Elmo Aero. As Chief Flight Instructor, he is responsible for ensuring the pilot instruction is safe and efficient at Lake Elmo Aero.

After a COVID-19 delay, he was hired by Sun Country Airlines as a Boeing 737 1st Officer in late 2020 and promoted to his current position as Captain in 2022.

What Tom Loves Most about Lake Elmo Airport?

Tom enjoys that Lake Elmo Aero is a well-run FBO, operated by owners who have improved flight training at Lake Elmo Airport. He appreciates the great training environment with crosswind runways, and continued improvements to the airport because it helps prepare/train the next generations of airline pilots.





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Airport Manager Update



Overview:

- **New Staff**
- **North Service Road Construction**
- **Rates and Charges**
- **Aircraft Viewing Area Improvements**
- **Aircraft Operations Overview**
- **Aircraft Noise Complaints Overview**



Aircraft Operations: 2017-2024 Q2

Year	Operations Count	Change from Previous Year	Nighttime Operations Count	Change from Previous Year
2024	10,945	-8%	201	-20%
2023	11,920	39%	252	33%
2022*	8,599	61%	189	70%
2021**	5,341	9%	111	37%
2020	4,918	-25%	81	-39%
2019	6,561	-2%	133	-8%
2018	6,697	15%	144	16%
2017	5,799		124	

*Construction periodically prevented use of the runways (New Runway 14/32 opened July 20, 2022)

**Data processing methodology changed beginning July 1, 2021



Aircraft Noise Complaints: 2017-2024 Q2

Year	Complaints	Locations	Operations per Complaint	Nighttime Complaints	Nighttime Locations	Nighttime Operations per Complaint
2024	7,398	22	1.5	393	11	0.5
2023	1,661	11	7.2	40	5	6.3
2022	15	5	573.3	11	2	17.2
2021	22	6	242.8	4	4	27.8
2020	6	3	819.7	2	1	40.5
2019	7	3	937.3	2	2	66.5
2018	18	4	372.1	5	1	28.8
2017	25	3	232.0	1	2	124.0



MAC Environment 101



MAC Environmental Affairs

August 26, 2024

Lake Elmo Airport Advisory Commission

Today's Agenda

- ✈️ MAC Environmental Affairs Team
- ✈️ What do we do?
- ✈️ Environmental Affairs at Lake Elmo Airport
- ✈️ Discussion/ Q&A





MAC Environmental Affairs Team

- Marisa Trapp
Manager of Environmental Affairs
- Grace Olson
Environmental Compliance Specialist
- Mark Wacek
Environmental Administrator
- Ryan Mintz
Air Quality Compliance Administrator
- Lewis Segl
Recycling and Solid Waste Specialist

Terracon Environmental Consultants

Mat Knutson - Senior Environmental Engineer

MAC Environmental Affairs

- ✈️ Facilitates compliance with local, state and federal environmental regulations for MAC-owned facilities at MSP and six reliever airports
- ✈️ Provides guidance and oversight to airport tenants regarding environmental regulations and best practices



MAC Environmental Affairs Programs

- Air Quality
- Construction Projects
- Environmental Investigations, Audits, and Inspections
- Hazardous Materials/Storage Tanks
- Pollution Prevention
- Water Quality and Stormwater Management
- Supporting MAC Sustainability Goals

Environmental Focus at Lake Elmo Airport

- Stormwater management
- Spill prevention - Best Management Practices (BMPs)
- Construction - soil management, erosion control
- A resource for tenants to ensure compliance
- Inspections for MAC and tenant spaces

Stormwater Management at Lake Elmo

- General Industrial Stormwater Discharge Permit for MAC facilities through the MPCA
 - Requires quarterly sampling to meet benchmark values, all are met for this permit
- Stormwater Pollution Prevention Plan (SWPPP)
- Spill Prevention, Control and Countermeasure Plan (SPCC)
- Best management practices (BMPs)
 - Indoor maintenance, containment
 - Proper disposal and storage of hazardous materials
 - Good housekeeping

Partnership with Valley Branch Watershed

- ✈️ MAC & VBWD collaborate to address district stormwater
- ✈️ Stormwater agreement developed to address increased runoff from runway expansion
- ✈️ Reduce runoff to Downs Lake
- ✈️ Four stormwater ponds constructed
- ✈️ Water removed through a combination of evaporation and infiltration
- ✈️ Mechanical evaporators in each pond
- ✈️ Evaporator season is May to September
- ✈️ On track in 2024 to meet our water volume reduction goals!





Environmental Compliance at Reliever Airports Quick Guide for Tenants

Environmentally Relevant Tenant Activities & Operations

- **Industrial Activities:** aircraft/vehicle maintenance, deicing operations, equipment cleaning, fueling/defueling, outdoor material and waste storage, and construction activities.
- **Fuel Storage:** aboveground tanks, underground tanks, mobile refuelers, and drums.
- **Hazardous and Regulated Materials:** use, storage, and disposal of common shop chemicals (e.g., solvents, degreasers, lubricants, adhesives, paints), agrichemicals, pesticides, used oils, oily and solvent-contaminated rags, antifreeze, aerosols, batteries, lamps/bulbs, and compressed gases.
- **Utilities:** wells, septic systems/holding tanks, city water and sewer connections, flammable traps and floor drains, air compressors, boilers, and backup and emergency generators.
- **Historical Leak Sites:** spills, releases, and previous areas of contamination.

Environmental Rules & Regulations

- **Industrial Stormwater Permits & SWPPPs:** Tenants should consider whether they need to apply for coverage under the Minnesota Pollution Control Agency (MPCA) General Permit for Industrial Stormwater if they are conducting industrial activities such as aircraft/vehicle maintenance, fueling, equipment cleaning, or deicing operations and have a primary business activity SIC code in the air transportation sector, or other regulated sector. [Click here for more information](#)
- **Construction Stormwater Permits:** Construction sites of one acre or more may be subject to additional stormwater management and erosion control requirements. Please contact the MPCA to apply for any required permits. [Click here for more information](#)
- **Spill Prevention, Control & Countermeasure (SPCC) Plans:** Tenants may be required to prepare an SPCC plan if using or storing oil products with 1,320 gallons or more of capacity in aboveground tanks, or have 42,000 gallons or more of underground oil storage capacity. Environmental Protection Agency (EPA) requirements and resources for SPCC plans are available [here](#). Additional state-level guidance is available [here](#)
- **Storage Tanks:** In addition to federal (EPA) SPCC plan requirements, aboveground and underground storage tanks may be subject to additional registration, secondary containment, and inspection requirements at the state level. [Click here for more information](#)

- **Emergency Planning & Community Right-to-Know Act (EPCRA):** Tenants may be subject to EPCRA Tier II reporting if using or storing 10,000 lbs. or more of any hazardous substance (including fuels) or lower threshold quantities of extremely hazardous substances. Minnesota EPCRA requirements are outlined at [here](#)
- **Hazardous Materials & Waste Management:** Tenants may be subject to state or county licensing and reporting requirements for the storage, treatment, and disposal of hazardous and other regulated wastes. [Click here for more information](#)
- **Subsurface Sewage Treatment Systems (SSTS):** Tenants with septic holding tanks may be subject to MPCA and local county ordinance conditions, including inspection, service, and maintenance requirements. [Click here for more information](#)
- **Wells:** The Minnesota Department of Health establishes construction, management, and sealing requirements for wells and maintains the state well index [here](#). Additional information for well owners is available [here](#)
- **Air Permits:** Tenants should review their specific industrial activities and operations to determine whether they may be subject to MPCA air permitting requirements. [Click here for more information](#) or [here](#)

Required Notifications

Tenants are responsible for reporting spills/releases of petroleum and other environmentally damaging substances into the environment to the Minnesota Duty Officer (800-422-0798) and to the MAC Environmental Affairs Department (612-726-5336). [Click here for more information](#)

Additional Resources:

- The **MAC Environmental Affairs Department** provides environmental compliance support and best practice guidance for MAC tenants. For general inquiries, please contact us at: environmentalaffairs@mspmac.org or 612-726-5336.
- The **MPCA Small Business Assistance Program** provides confidential and complimentary compliance services to business owners on a variety of environmental topics [here](#) or call the Helpline at 800-657-3938/651-282-6143.

Lake Elmo Tenant Compliance

- Reliever Environmental Compliance Quick Guide
- Commercial and Storage Tenant Environmental Inspections / Self-audits
- Applications for the 2025 General Industrial Stormwater Permit are due by October 2024
- We are a resource!

Questions?

MAC Environmental Affairs general email:
environmental.affairs@mspmac.org





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Follow-up on Other Topics



Member Comments



Next LEAAC Meeting:

November 25, 2024





Thank you for joining us!