I. APPROVAL OF MINUTES
   A. June 28, 2017 Meeting

II. REPORT OF THE CHAIRMAN

III. EXECUTIVE SUMMARY
   A. Executive Director Report
   B. Deputy Director Report

IV. FINANCIALS
   A. Summary of Financials
   B. Consider ratifying the June 2017 expenditures as presented
   C. Executive Airport Storm Cost to Date

V. DISCUSSION ITEMS
   a. Consider a JCAX Rail Rate Modification Effective October 1, 2017
   b. Consideration of Leasehold Assignment for CAV Ice/Jorwald
   c. Consider an Amendment to DPF Ag Lease at New Century AirCenter
   d. Consider Approving a KDOT Grant Application for Rail at New Century AirCenter
   e. Consider a New Century AirCenter Road Dedication Resolution
   f. Audit Update
   g. Consider Options for Future Operations of the New Century AirCenter Water System
   h. Consideration of an Amendment to the Lease for Twist Air
   i. Report from Greg Martinette, President - Southwest Johnson County KS EDC

VI. BUSINESS FROM THE FLOOR

   We respectfully request that you keep your comments or presentations to a five (5) minute maximum.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
Chairman Weisenburger called the meeting to order at 9:00 a.m.

I. APPROVAL OF MINUTES
   A. June 28, 2017 Meeting

MOVED BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE JUNE 28, 2017 MEETING AS PRESENTED. APPROVED (6-0)

II. REPORT OF THE CHAIRMAN
    No Report of the Chairman

III. EXECUTIVE SUMMARY

   A. Review Staff Reports
      Mr. Otto and Mr. Peet submitted written reports.
Mr. Otto informed the Commission on the recent taxiway blowout at Executive Airport. Chairman Weisenburger asked Mr. Otto to update the Commission on the repair/replacement of three T-Hangars at OJC that were damaged in the March windstorm. He stated that he expected work on the design for the two repairs and one prototype new hanger design to begin within the week.

Mr. Otto asked Mr. Peet to explain House Resolution 2997 regarding the Privatization of the FAA Control Tower. He explained that this would generate additional user fees for aviation overall. It was the consensus of the Commission to not support this effort. The Executive Director will draft a message of the key staff for the Kansas Congressional Delegation on this issue.

IV. FINANCIALS

   A. **Summary of Financials**
   No additions to the Summary of Financials.

   B. **Consider ratifying the February 2017 expenditures as presented**
   
   MOVED BY MR. WITTBORN AND SECONDED BY MR. HARRIS TO RATIFY THE JUNE 2017 EXPENDITURES AS PRESENTED. APPROVED (6-0)

   C. **Executive Airport Storm Cost to Date**
   Kevin Hiskey reviewed the recovery expenses to date.

V. DISCUSSION ITEMS

   a. **Consider a JCAX Rail Rate Modification Effective October 1, 2017.**

   A power point presentation was presented to the Commission which outlined the proposed rate increase to fees for Rail Service. The proposed increase could potentially reduce the loss in revenues by half as was targeted in the FY18 budget discussions during the spring of 2017. Mr. Harris proposed a higher increase with a possible discount for increased use. Mr. Wittenborn asked what the increase should be to illuminate a loss. Mr. Otto stated that it would need to be studied and brought back at a later date. Mr. Wittenborn stated that he would like to see that happen. Ms. McCarthy was concerned about the level fee for track maintenance and how it would affect a company with minimal usage of the service. The commission would also like to increase the weekend/after-hours fees. No action was taken so the requested information and suggestions could be researched and then be presented again at a later meeting.

   b. **Consider a Leasehold Assignment for CAV Ice/Jorwald**

   MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. SPENCE TO APPROVE OF THE LEASEHOLD ASSIGNMENT FOR CAV ICE/JORWALD. APPROVED (6-0)

   c. **Consider an Amendment to DPF Farms Ag Lease at New Century AirCenter**

   MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. MOORE TO APPROVE AN AGRICULTURAL LEASE AMENDMENT WITH DPC FARMS. APPROVED (6-0)

   d. **Consider Approving a KDOT Grant Application for Rail at the New Century AirCenter**
The grant that is currently available has provisions that approximately 1/3 of the monies are issued in the form of a grant, 1/3 of the monies are loaned at a low interest and the Airport Commission would be responsible for 1/3 of the cost of the project. Mr. Harris asked who would be using the track expansion; it was stated that the project will be used to expand the track for usage of Lineage Logistics solely.

**A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO PROCEED WITH THE KDOT GRANT. APPROVED (6-0)**

e. **Consider a New Century AirCenter Road Dedication Resolution**

**A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. MOORE TO RECOMMEND THE ROAD DEDICATION RESOLUTION BE APPROVED. APPROVED (6-0)**

f. **Audit Update**

A written report was presented to outline policies that have been implemented per the findings of the recent Audit. Specifically, the County Purchasing Policy and T-Hangar Inspections.

g. **Consider Options for Future Operations of the New Century AirCenter Water System**

A power point presentation outlined various options for the future operations of the New Century Water System. The first option is to leave it as is regarding operations; the second would be to sell the system outright; and the third is to hire a third-party management to oversee or consult as requested by the Commission.

A list of pros and cons was presented for each option.

Mr. Harris suggested that we start with considering the Economic Development impact to the Business Park. Mr. Spence and Mr. Moore questioned that we were adequately staffed and prepared for a system failure.

Chairman Weisenburger stated that it was not clear which option would be best for the Airport Commission and the Economic Development is the top priority. Mr. Wittenborn stated that he is leaning toward getting out of the water business but would like to know the rate structure process and how it effects the real estate industry. Chairman Weisenburger stated that he is no longer interested in status quo and would like to study the third party business model. In the short run Air Staff will bring the next project rate increase to the Commission at a future meeting to be implemented in 2018 and conduct further research with Johnson County Legal on a possible sell or management of the system.

h. **Consider an Amendment to the Lease for Twist Air**

**MOTION WAS MADE BY MR. SPENCE AND SECONDED BY MR. WITTENBORN TO APPROVE A LEASE AMENDMENT WITH TWIST AIR, INC. APPROVED (6-0)**

i. **Report of the President, Southwest Johnson County KS EDC**

Greg Martinette, President of the Southwest Johnson County KS EDC briefed the Commission on the progress of various projects.

**VI. BUSINESS FROM THE FLOOR**

In order to maintain a quorum, the Business from the floor was moved to follow the Executive Session.
VII. EXECUTIVE SESSION

MOVED BY MR. SPENCE AND SECONDED BY MR. MOORE TO RECESS THE OPEN SESSION AND CONVENE INTO EXECUTIVE SESSION AT 10:40 A.M. FOR A PERIOD OF FIVE (5) MINUTES FOR THE PURPOSE OF PRELIMINARY DISCUSSIONS RELATING TO THE ACQUISITION OF REAL PROPERTY AND ADVICE OF COUNSEL. APPROVED (6-0)

At this time, Commissioner Harris had to leave the meeting.

BUSINESS FROM THE FLOOR

Chris Sailors of Overland Park, Kansas asked about the drainage problem that is occurring around the West T-Hangars at Executive Airport where the recent construction has been performed. Mr. Peet stated that Burns & McDonnell along with Fahey Construction are meeting about the drainage issues.

Brian Taylor of Olathe, Kansas asked about the slope of the concrete of the West T-Hangars and asked if it sloped toward the T-Hangars. Mr. Peet responded that it did at this time.

Ken Cox of Lenexa, Kansas asked about the Big Box hanger topic. Chairman Weisenburger stated that it would be discussed at the August meeting. He stated that he is an accountant and reviewed the numbers and feels that the information presented is flawed.

Rick Grossmann of Overland Park, Kansas commented that in previous meetings, Burns & McDonnell presented a timeline for reconstruction of Tango hangar and the estimated completion date of “probably sometime in January”. He asked if that was a correct timeline. Dave Schaecher of Johnson County Facilities replied that he had attended the meeting where that timeline was presented but since then, there have been discussions with the Risk Management and the County’s insurance provider on the design phase with Burns & McDonnell so the timeline has slipped. Mr. Grossman stated that he was an insurance adjuster and has had claims at other airports and there is no “sense of urgency” to get the hangars rebuilt. He expressed his frustration on the delays. Mr. Schaecher stated that they have started the design process and that once the prototype was completed, the other hangars would be rebuilt more quickly. Mr. Otto reassured Mr. Grossmann that there are talks almost daily towards getting the hangars rebuilt.

Mr. Peet added that one of the issues in the process of the hangar rebuild is that parts are no longer made by the company that built the hangars and the insurance determined that they are to be repaired rather than rebuilt. The parts are patented by the manufacturer so other companies do not make them.

Mr. Grossmann requested that more information be shared so that the tenants know that there is movement towards getting the hangars built. He suggested a monthly update of the progress.

Keith Grabill of Olathe, Kansas commented on the inadequate amount of t-hangars in the Kansas City area and asked if there were future plans to build more t-hangars. Chairman Weisenburger stated that in the 14 years he has served on the Commission, the discussion of more t-hangars has come up every year. He stated that money is not available and Mr. Peet added that OJC is land-locked and the only option would be costly to correct the land elevation as well as extend the taxilanes. Larry mentioned that New Century Airport would be a better location to build. He stated that options are always being studied. Mr. Moore stated that every time it is studied, the numbers just won’t work. Other developers have asked about building private t-hangars and they could not make the numbers work so they do not get built.
Rick Grossmann made one last comment on the monies spent with Burns & McDonnell. He asked whether the Engineering service was bid out. It was confirmed that is was bid out and Burns & McDonnell had the won a competitive bid process.

VIII. ADJOURNMENT

There being no further business, at 11:13 a.m. the meeting was adjourned.

MOVED BY MR. MOORE AND SECONDED BY MR. SPENCE TO ADJOURN. APPROVED (5-0)

John Wittenborn, Secretary

Aaron Otto, Executive Director
JOHNSON COUNTY AIRPORT COMMISSION

MONTHLY MEETING

AGENDA

One New Century Parkway
New Century, KS 66031

Wednesday, August 23, 2017 – 9:00 am

I. APPROVAL OF MINUTES
   A. July 26, 2017 Meeting

II. REPORT OF THE CHAIRMAN

III. EXECUTIVE SUMMARY
   A. Executive Director Report
   B. Deputy Director Report

IV. FINANCIALS
   A. Summary of Financials
   B. Consider ratifying the July 2017 expenditures as presented
   C. Executive Airport Storm Cost to Date
      a. Overview of Insurance Claims Process

V. DISCUSSION ITEMS
   a. Discussion about Large Hangar at OJC
   b. Consideration of an Amendment to Foote Farms Ag Lease at New Century AirCenter
   c. Consideration of an Agreement with Water 7 for Potential Emergency Operations at JCAC
   d. Discuss Rail Rate Fee Schedule
   e. Audit Update
      i. Purchase Policy Presentation
   f. Consideration of an Extension of an Option for Lineage Logistics
   g. Report from Greg Martinette, President - Southwest Johnson County KS EDC

VI. BUSINESS FROM THE FLOOR

   We respectfully request that you keep your comments or presentations to a five (5) minute maximum.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
Chairman Weisenburger called the meeting to order at 9:00 a.m.

I. **APPROVAL OF MINUTES**
   A. July 26, 2017 Meeting

MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO APPROVE THE MINUTES OF THE JUNE 28, 2017 MEETING AS PRESENTED. APPROVED (7-0)

II. **REPORT OF THE CHAIRMAN**
    No Report of the Chairman

III. **EXECUTIVE SUMMARY**
   A. Review Staff Reports.
    Mr. Otto and Mr. Peet submitted written reports.
Mr. Otto commented that Supervisor interviews were completed and the positions should be filled within the next couple of weeks. He also stated that a Financial Assistant position has been posted and is close to the interview process. This will bring the staff to 16.

He also informed the commission that a week ago Monday (August 14th), the repairs to Oscar and Romeo had been authorized to begin with the design process of approximately 44 days and would then go out to bid. The prototype for a design to rebuild Papa also began which will be the prototype for Sierra and Tango, and will last approximately 68 to 70 days.

Mr. Peet added that he researched the cost of adding radar to the IXd tower and it would run between $300,000 and $500,000. Additionally, ASOS and AWOS transmissions are only certified to 25 miles. He also stated that he would look into an ATIS and report back.

IV. FINANCIALS

A. Summary of Financials
No additions to the Summary of Financials.

B. Consider ratifying the July 2017 expenditures as presented
MOVED BY MR. MOORE AND SECONDED BY MS. McCARTHY TO RATIFY THE JULY 2017 EXPENDITURES AS PRESENTED. APPROVED (7-0)

C. Executive Airport Storm Cost to Date
Kevin Hiskey reviewed the recovery expenses to date. He added that he will add a report to update the rebuild/replacement costs as they incur.

   a. Joe Waters updated the Commission on the status of the insurance claim as far as reimbursements and the rebuild/repair phase. He stated that the key to the claim is to replace to “pre-event” condition. Some of the challenges include the change in the current codes and availability of parts to rebuild to pre-event condition. The process that is followed by the County is to work with the insurance company to use their expertise and to be as cost-effective as possible while being reimbursed as close to 100% as possible. The claim is kept open until all claims are submitted and repairs/replacements are completed to ensure that all costs are covered. It was confirmed that progress payments will be made as expenses are incurred and paid.

V. DISCUSSION ITEMS

a. Discussion about Large Hangar at OJC.
It was determined that at this time, it is not cost efficient to proceed with the “big box” hangar option and instead it could be considered as an option in the future.
b. Consider an Amendment to Foote Farms Ag Lease at New Century AirCenter

MOTION WAS MADE BY MR. SPENCE AND SECONDED BY MR. MOORE TO APPROVE AN AGRICULTURAL LEASE AMENDMENT WITH FOOTE FARMS. APPROVED (7-0)

c. Consideration of an Agreement with Water 7 for Potential Emergency Operations at JCAC

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. SPENCE TO APPROVE AN AGREEMENT WITH WATER 7. APPROVED (7-0)

d. Discuss Rail Rate Fee Schedule

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MS. McCARTHY TO RECOMMEND THE RAIL FEE ADJUSTMENTS BE APPROVED. APPROVED (7-0)

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<tr>
<td>Weighing Fee:</td>
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*For rail tenants that use more than 25 cars a year

e. Audit Update

A written report was presented to outline policies that have been implemented per the findings of the recent audit. Specifically, the review of existing leases and update/corrections to the amount charged for the monthly lease rent. All past billing errors have been corrected and paid with the exception of three companies. JCAC staff will continue to work with those tenants on a case-by-case basis.

i. Robin Lynes presented an overview of the Johnson County Purchasing Policy. She distributed a hand-out which introduced the various Purchasing Agents staff for Johnson County and their area of their expertise along with a handout that outlined the process required for purchases per County Policy. She explained the dollar limits and what amounts constitute additional approval or more formal processes. She stated that the County has an electronic bidding site called Ionwave that is used for all of the County’s bid projects as well as contract management for the County. It was noted that
Ionwave is free for contractors to use and is available for all to review all bids and see who the project was awarded to.

f. **Consideration of an Extension of an Option for Lineage Logistics**

**A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. BROCKHAUS TO RECOMMEND THE EXTENSION OF AN OPTION TO LEASE WITH LINEAGE LOGISTICS BE APPROVED. APPROVED (7-0)**

g. **Report of the President, Southwest Johnson County KS EDC**

Greg Martinette, President of the Southwest Johnson County KS EDC, briefed the Commission on the progress of various projects. A written update was also distributed. He stated that a job fair would take place in New Century this fall – an announcement will be made when the date is set.

**VI. BUSINESS FROM THE FLOOR**

Rick Grossmann of Overland Park, Kansas expressed his disappointment in the time delay in rebuilding the storm damaged t-hangars and found it “disheartening” that some questions presented could not be answered. He asked about the current time-line for construction and Mr. Otto along with Dave Hadel of Burns & McDonnell restated the time line that had been discussed at previous meetings. He asked about the newly built hangars being built to current code and who would pay for the cost of the compliance – it was stated that the insurance will be responsible for replacement costs for rebuilt hangars.

Walt Brownsburger (no address given) asked when he could return to his hangar as it appeared to have no damage. Mr. Hadel stated that although that hangar may not be damaged, the surrounding hangars are compromised and for safety reasons, it will be when the repairs are complete. An exact date is not known because the replacement parts are not readily available. It has been estimated that it will take 12 -16 weeks to fabricate the parts needed for the repairs.

Mike Dolin (no address given) asked if the railroad would be expanded to the East side of the property and how long this would take. It was stated that this is not a project that is currently in the works and if it was to expand to the east side of the business park that decision would be driven by tenant need for that service.

Alan Winiesdorffer of TAC Aviation asked to have it stated for the record how many people are on the T-Hangar wait list to date. Tracy Fiorini stated that the waitlist at New Century is 59 people on the Large T-Hangar wait list and 74 on the small T-Hangar wait list; at Executive Airport there are 88 people on the wait list for a large T-Hangar and 94 people on the wait list for a small T-Hangar. He asked if there was a study to increase the number of T-hangars. He commented that New Century is the premier airport for the Kansas City metro area and Lees Summit is addressing this need therefore, we should look ahead to accommodate this future need. It was stated that T-Hangar expansion is included in the Master Plan and it could be a topic for future Board Meetings. Mr. Harris stated that he was interested in exploring this topic.

**VII. ADJOURNMENT**

There being no further business, at 10:30 a.m. the meeting was adjourned.

**MOVED BY MR. HARRIS AND SECONDED BY MR. MOORE TO ADJOURN. APPROVED (7-0)**

[Signatures]

John Wittenborn, Secretary

Aaron Otto, Executive Director
I. APPROVAL OF MINUTES
   A. August 23, 2017 Meeting

II. REPORT OF THE CHAIRMAN

III. EXECUTIVE SUMMARY
   A. Executive Director Report
      a. Staff Update/Introductions
   B. Deputy Director Report

IV. FINANCIALS
   A. Summary of Financials
   B. Consider ratifying the August 2017 expenditures as presented
   C. Executive Storm Cost Update
   D. OJC East Hangar Replacement Update

V. DISCUSSION ITEMS
   a. Election of Officers for the Johnson County Airport Commission
   b. Consideration of a One-Month Extension of the Lease with Signature Flight
      Support/BBA Aviation
   c. Consider a request from City of Gardner, Application No. SP-17-09, Site Plan for
      650 sq. ft. commercial building (Scooters) at 1850 E. Santa Fe St., Gardner KS
   d. Consider a request from City of Gardner, Application No. FDP-17-02, Final
      Development Plan for 6800 sq. ft. multi-tenant commercial building at (Urgent
      Care) at 915 E. Lincoln Lane, Gardner KS
   e. Consideration of a Lease Amendment with PC Disposal
   f. Consideration of Water Rates Increase for January 1, 2018
   g. Consideration of Participating in a Johnson County Arc Flash Hazard Assessment
   h. Discussion of Costs for Building Additional T-Hangars
   i. Report from Greg Martinette, President - Southwest Johnson County KS EDC

VI. BUSINESS FROM THE FLOOR
   We respectfully request that you keep your comments or presentations to a five (5)
   minute maximum.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
Chairman Weisenburger called the meeting to order at 9:00 a.m.

I. APPROVAL OF MINUTES
   A. August 23, 2017 Meeting

MOVED BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE AUGUST 23, 2017 MEETING AS PRESENTED. APPROVED (4-0)

At this time during the meeting, Kevin Hiskey was recognized for 15 years of service with Johnson County.

II. REPORT OF THE CHAIRMAN
   No Report of the Chairman

III. EXECUTIVE SUMMARY
   A. Review Staff Reports
      Mr. Otto and Mr. Peet submitted written reports.

      Mr. Otto introduced the Nate Demiter and Ken Aksamit, the two newly hired supervisors. Also
introduced was Jay Leipzig, the new Director of Planning for Johnson County.

Mr. Otto thanked Public Works for the asphalt work on the parkway. He also reported that a meeting was held with the East side T-Hangar leaseholders to answer questions and give information on the next steps to rebuilding or repairing the storm-damaged T-hangars.

IV. FINANCIALS

A. Summary of Financials
No additions to the Summary of Financials.

B. Consider ratifying the August 2017 expenditures as presented
MOVED BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO RATIFY THE AUGUST 2017 EXPENDITURES AS PRESENTED. APPROVED (4-0)

C. Executive Airport Storm Cost to Date
D. OIC East Hangar Replacement Update

V. DISCUSSION ITEMS

a. Election of Officers for the Johnson County Airport Commission

Officers are elected annually as per the by-laws. This year, the officers are as follows:

Chairman: Brad Weisenburger
Vice Chairman: Lee Harris
Secretary: John Wittenborn
Treasurer: Brett Spence

MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. BROCKHAUS TO APPROVE THE OFFICERS. APPROVED (4-0)

b. Consideration of a One-Month Extension of the Lease with Signature Flight Support/BBA Aviation

MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE A ONE-MONTH EXTENSION OF LEASE WITH SIGNATURE FLIGHT SUPPORT. APPROVED (4-0)

c. Consider a request from City of Gardner, Application No. SP-17-09, Site Plan for 650 sq. ft. commercial building (Scooters) at 1850 E. Santa Fe St., Gardner KS

Chairman Weisenburger opened a public hearing for Application SP-17-09 to see if there were any disclosures by the Airport Commission members: Ex parte communications or conflict of interest. Having none, Paul Greely of the Johnson County Planning Department presented an overview of the proposal. Chairman Weisenburger then opened the floor for public comment. No comments were presented therefore the public hearing was closed and back before the Airport Commission to ask questions. The Commission inquired about the signage and whether a red light would be placed on the sign if the height of the sign is approved by the FAA. It was stated that the request could be made to the developer.
A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE CITY OF GARDNER APPLICATION NO. SP-17-09, ALLOWING CONSTRUCTION AND USE OF A COMMERCIAL BUILDING AT 1850 E. SANTA FE STREET, FOR THE REASONS LISTED IN THIS REPORT AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE SUBJECT PROPERTY SHALL ONLY BE DEVELOPED IN COMPLIANCE WITH THE APPROVED SITE PLAN (WHICH IS ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE), AND NOT FOR DEVELOPMENT AT ANY OTHER DENSITY, CONFIGURATION OR USE, WHICH SHALL BE CONSIDERED A NEW APPLICATION, WHICH SHALL BE SUBJECT TO AND REQUIRE THE SEPARATE CONSIDERATION AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS;

2. THE RECORDING OF AN AFFIDAVIT OF INTEREST REGARDING THE JOHNSON COUNTY NEW CENTURY AIRPORT IN THE CHAIN OF TITLE ON THE SUBJECT PROPERTY.


APPROVED (4-0)

d. Consider a request from City of Gardner, Application No. FDP-17-02, Final Development Plan for 5800 sq. ft. multi-tenant commercial building at (Urgent Care) at 915 E. Lincoln Lane, Gardner KS

Chairman Weisenburger opened a public hearing for Application SP-17-02 to see if there were any disclosures by the Airport Commission members: Ex parte communications or conflict of interest. Having none, Paul Greely of the Johnson County Planning Department presented an overview of the proposal. Chairman Weisenburger then opened the floor for public comment. No comments were presented therefore the public hearing was closed and back before the Airport Commission to ask questions.

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE CITY OF GARDNER APPLICATION NO. FDP-17-02 ALLOWING CONSTRUCTION AND USE OF A MULTI-TENANT COMMERCIAL BUILDING AT 915 E. LINCOLN LANE FOR THE REASONS LISTED IN THIS REPORT AND SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE SUBJECT PROPERTY SHALL ONLY BE DEVELOPED IN COMPLIANCE WITH THE APPROVED DEVELOPMENT PLAN (WHICH IS ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE), AND NOT FOR DEVELOPMENT AT ANY OTHER DENSITY, CONFIGURATION OR USE, WHICH SHALL BE CONSIDERED A NEW APPLICATION, WHICH SHALL BE SUBJECT TO AND REQUIRE THE SEPARATE CONSIDERATION AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.
2. THE RECORDING OF AN AFFIDAVIT OF INTEREST REGARDING THE JOHNSON COUNTY NEW CENTURY AIRPORT IN THE CHAIN OF TITLE ON THE SUBJECT PROPERTY. APPROVED (4-0)

Mr. Greeley stated that both of the applications would be presented to the Johnson County Board of County Commission on November 2, 2017.

e. Consideration of a Lease Amendment with PC Disposal

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTEGBORN TO APPROVE THE LEASE AMENDMENT WITH PC DISPOSAL. APPROVED (4-0)

f. Consideration of Water Rates Increase for January 1, 2018

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTEGBORN TO APPROVE THE 2018 WATER RATE INCREASES IN COST PER THOUSAND GALLON AND THE CONNECTION/DEVELOPMENT CHARGES. APPROVED (4-0)

THE APPROVED 2018 JCAC WATER RATES ARE AS FOLLOWS:

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<th>Water Rates</th>
<th>Current Rates</th>
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Usage Over 5,000 Gallons - Cost Per 1,000 Gallons

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**g. Consideration of Participating in a Johnson County Arc Flash Hazard Assessment**

Jim Iliff of Johnson County Facilities spoke to the Airport Commission about Arc Flash requirements based on electrical safety and code requirements. His presentation concluded with an invitation to participate in an upcoming engineering study and safety work on electrical systems with other county facilities in regards to arc flash for an estimated financial commitment of $60,000 - $65,000. This project will be implemented in 2018 or 2019. The Airport Commission indicated that they would like to see the results of the RFP before proceeding with this unbudgeted expense.

**h. Discussion of Costs for Building Additional T-Hangars**

This item was not discussed at this meeting.

**i. Report of the President, Southwest Johnson County KS EDC**

Greg Martinette, President of the Southwest Johnson County KS EDC, distributed a new brochure for the New Century Business Park. He announced that there will be a job fair at the Field House for the Business Park which is sponsored by Rep. Yoder on October 19. Jeff Risley from Bartlett & West presented a video marketing feature that will be used for prospective business park tenants. For this presentation, he featured a proposal for a new Amazon Headquarters.

**VI. BUSINESS FROM THE FLOOR**

There was no business from the floor.

**VII. EXECUTIVE SESSION**
MOVED BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO RECESS THE OPEN SESSION AND CONVENE INTO EXECUTIVE SESSION AT 10:28 A.M. FOR A PERIOD OF FIVE (5) MINUTES FOR THE PURPOSE OF RECEIVING ADVICE OF LEGAL COUNSEL PURSUANT TO THE EXCEPTION FOR CONSULTATION WITH AN ATTORNEY FOR THE AIRPORT COMMISSION AND TO PROTECT PRIVILEGED COMMUNICATIONS IN THE ATTORNEY-CLIENT RELATIONSHIP AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT APPROXIMATELY 10:33 A.M. OR AS SOON THEREAFTER AS THE EXECUTIVE SESSION MAY END. APPROVED (4-0)

VII. ADJOURNMENT

The meeting reconvened at 10:33 a.m. and there being no further business, the meeting was adjourned.

MOVED BY MR. HARRIS AND SECONDED BY MR. BROCKHAUS TO ADJOURN. APPROVED (4-0)

John Wittenborn, Secretary

Aaron Otto, Executive Director
JOHNSON COUNTY AIRPORT COMMISSION
MONTHLY MEETING
AMENDED AGENDA
One New Century Parkway
New Century, KS 66031 Wednesday, October 25, 2017

Work Session – 8:30 am
Johnson County Code of Ethics Policy Review

Board Meeting - 9:00 am

I. APPROVAL OF MINUTES
   A. September 27, 2017 Meeting

II. REPORT OF THE CHAIRMAN

III. EXECUTIVE SUMMARY
    A. Executive Director Report
    B. Deputy Director Report
    C. New Staff Introduction

IV. FINANCIALS
    A. Summary of Financials
    B. Consider ratifying the September 2017 expenditures as presented
    C. Executive Storm Cost Update
    D. OJC East Hangar Replacement Update

V. DISCUSSION ITEMS
   a. Consideration of Lease Agreement with Signature Flight Support
   b. Consideration of Water Purchase Agreement with the City of Gardner
   c. Audit Update-By Laws
   d. Consideration of an Estoppel Agreement with Cornerstone Bank for Empire US, LLC
   e. Consideration of Lease Amendment with Twist Air, Inc.
   f. Consideration of Lease Amendment with Altiras Industrial Services, LLC
   g. Report from Greg Martinette, President - Southwest Johnson County KS EDC
   h. Discussion of Costs for Building Additional T-Hangars

VI. BUSINESS FROM THE FLOOR

We respectfully request that you keep your comments or presentations to a five (5) minute maximum.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
Chairman Weisenburger called the meeting to order at 9:00 a.m.

I. APPROVAL OF MINUTES
   A. September 27, 2017 Meeting

MOVED BY MR. MOORE AND SECONDED BY MR. HARRIS TO APPROVE THE MINUTES OF THE SEPTEMBER 27, 2017 MEETING AS PRESENTED. APPROVED (5-0)

II. REPORT OF THE CHAIRMAN

Chairman Weisenburger read the following statement that will also be presented to the Johnson County Board of County Commissioners at the October 26th Board of County Commission Meeting:

The New Century Industrial Park has been designated for industrial use since 1973 when the Olathe Naval Air Station turned over the property to the county (deeded from federal government Nov. 19, 1973 to the county).

We have just over 400 acres under long-term lease to nearly 70 industrial and commercial tenants ranging from manufacturing, warehouse, distribution and regional office headquarters for several Fortune 500 companies utilizing 3 million square feet of space and employing nearly 5,000 private sector jobs.

Typically, we enter into land leases for 20 to 30 years with options to extend. Most of the larger developments have leases with terms in the range of 50 and possibly more years.

Through these land leases the airport’s operations have been self-sufficient for over a decade. This means that no county tax dollars are used in operating either of the County’s airports.
One of the airport commission’s prime role is to continue to grow our tenant base and expand our economic opportunities.

One of our newest partners is Lineage Logistics, a cold storage facility. It will be a warehouse where frozen foods are received, stored and then distributed; it will not manufacture or process any chemicals. The facility will use anhydrous ammonia only as a refrigerant in a closed loop system inside the facility to maintain the necessary level of cold temperatures. Anhydrous ammonia is commonly used as a refrigerant in similar facilities that store or process food and beverage products. It also is widely used in agriculture for growing farm crops.

The Airport Commission began discussing the proposed Lineage Logistics facility in late 2016 and approved the option to lease the land to Lineage on December 7, 2016.

The Zoning Board considered a development plan for the facility and approved it on May 24, 2017 after a public hearing, and recommended approval of the plan to the Board of County Commissioners. The BOCC discussed the plan in an agenda review session and again at a regular Board meeting, with public input, voting to approve the plan on July 6, 2017. There was opportunity for public comment at the Airport Commission, Zoning Board and BOCC meetings.

Lineage is just one of many manufacturers we are working with to bring to New Century AirCenter and are pleased to do so. Our efforts to have more companies here to further promote the benefits of Johnson County will continue to be part of the role of the Airport Commission.

III. EXECUTIVE SUMMARY

A. Review Staff Reports

Mr. Otto and Mr. Peet submitted written reports.

Mr. Otto added that since the report was written, the Airport Rail was awarded a Safety Award from the American Short Line Railroad Association.

Mr. Otto also commented that the hallway construction was near completion so the next phase will be the lobby and other offices which are to be completed early next year.

Mr. Peet added that the project at Executive Airport are complete and the entry road and access road will be finalized. The drainage issues are being addressed at this time.

Kevin Hiskey introduce Joel Johnson who is the newest staff member. His role is Senior Accounting Analyst.

IV. FINANCIALS

A. Summary of Financials

No additions to the Summary of Financials.

Commissioner Harris requested that the Financial Statements be revised to a format that would be easier to understand. It was requested that starting 2018, a different format be presented.

Chairman Weisenburger asked about reimbursement of revenue loss from the March storm damage. Kevin stated that he had just recently submitted a claim to risk management to be reimbursed for that revenue.
B. Consider ratifying the September 2017 expenditures as presented
MOVED BY MR. HARRIS AND SECONDED BY MR. MOORE TO RATIFY THE SEPTEMBER 2017
EXPENDITURES AS PRESENTED. APPROVED (5-0)

C. Executive Airport Storm Cost to Date
D. OJC East Hangar Replacement Update

V. DISCUSSION ITEMS

a. Consideration of Lease Agreement with Signature Flight Support

MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO APPROVE THE LEASE
AMENDMENT WITH SIGNATURE FLIGHT SUPPORT. APPROVED (5-0)

b. Consideration of Water Purchase Agreement with the City of Gardner.
This item was tabled to the December 6th Board Meeting.

c. Audit Update – By Laws
Changes to the by-laws are attached at the end of the minutes.

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. MOORE TO APPROVE THE
AMENDED AIRPORT BY-LAWS. APPROVED (5-0)

d. Consideration of an Estoppel Agreement with Cornerstone Bank for Empire US, LLC

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO APPROVE AN
ESTOPPEL AGREEMENT WITH CORNERSTONE BANK FOR EMPIRE US, LLC. APPROVED (5-0)

e. Consideration of a Lease Amendment with Twist Air Inc.

A MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. HARRIS TO APPROVE THE LEASE
AMENDMENT WITH TWIST AIR, INC. APPROVED (5-0)

f. Consideration of Lease Amendment with Altiras Industrial Services, LLC

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO APPROVE THE
AMENDMENT TO RAIL CAR SERVICES AGREEMENT WITH ALTIRAS INDUSTRIAL SERVICES, LLC.
APPROVED (5-0)

g. Report of the President, Southwest Johnson County KS EDC

A written report was distributed to the Johnson County Airport Commission. An update was presented
on local construction projects and as well as an update to the status of the submission which was sent to
Amazon to house their proposed second headquarters. He also reported on the Job Fair that was held
at the New Century Fieldhouse. There are plans for another job fair after the first of the year.

h. Discussion of Costs for Building Additional T-Hangars
A handout outlining 3 options was presented to the Airport Commission. Along with design location, a cost breakdown and estimated rent requirement were included with the handout. Mr. Otto stated that there is currently a study to see what the real need is for additional T-Hangars. Commissioner Moore asked what the increase to the existing tenants would be if the cost was spread across the board.

VI. BUSINESS FROM THE FLOOR

Mike Dolin, Hangar tenant asked about a timeline for pavement work at New Century. Mr. Peet stated that the FAA had informed staff that there would not be any AIP funds for New Century until 2025. He is working with Burns & McDonnell to assess the condition of the pavement, specifically around the taxi lanes. Staff will be looking at short term remediation on certain areas where needed.

Rick Grossmann of Overland Park thanked Commissioner Harris for emphasizing the sense of urgency to get the T-Hangars rebuilt at OJC. He stated that anything that could be done to expedite the process would be appreciated.

Steve Broussard of Twist Air asked for an update on the runway rebuild at Executive Airport. He also asked if there was any concern of a catastrophic failure of the existing runway. Mr. Peet asked Dave Hadel of Burns & McDonnell to comment on this. Mr. Hadel did not have a current update but he stated that they are currently under a design grant with the FAA to work on a runway design with a possibility of it to be advertised in 2018. Depending on the FAA grant, they hope to have a contractor available to begin in 2019 but it is not certain at this time. Mr. Hadel also stated that the County has set some Term & Supply Contractors so that should an event occur, they are available to address them as soon as they occur.

VII. EXECUTIVE SESSION

MOVED BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO RECESS THE OPEN SESSION AND CONVENE INTO EXECUTIVE SESSION AT 10:15 A.M. FOR A PERIOD OF FIFTEEN (15) MINUTES FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL AND PROTECT THE PRIVACY OF EMPLOYEES, AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT 10:30 A.M., OR AS SOON THEREAFTER. APPROVED (5-0)

VII. ADJOURNMENT

The meeting reconvened at 10:30 a.m. and there being no further business, the meeting was adjourned.

MOVED BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO ADJOURN. APPROVED (5-0)

[Signatures]
JOHNSON COUNTY AIRPORT COMMISSION

SPECIAL MEETING
AGENDA

One New Century Parkway
New Century, KS 66031

Wednesday, December 20, 2017 9:00 am

I. APPROVAL OF MINUTES
   A. December 6, 2017 Meeting

II. DISCUSSION ITEMS
   a. Consideration of approval of contract(s) for the repair/rebuild of t-hangars at Johnson County Executive Airport.
   b. Consideration of approval of a contract with Wolen, LLC for the replacement of the control tower voice switching system and backup transceiver at New Century Air Center (NCAC) Airport and acceptance of possible KDOT grant funding up to 90 percent of the project cost.

III. BUSINESS FROM THE FLOOR
    We respectfully request that you keep your comments or presentations to a five (5) minute maximum.

IV. ADJOURNMENT
Chairman Weisenburger called the meeting to order at 9:00 AM

I. APPROVAL OF MINUTES
   December 6, 2017 Meeting

MOVED BY MR. WITTENBORN AND SECONDED BY MS. MCCARTHY TO APPROVE THE MINUTES OF THE DECEMBER 6 MEETING AS PRESENTED. APPROVED (5-0).

II. DISCUSSION ITEMS
   A. Consideration of Approval of Contract(s) for the Repair/Rebuild of T-Hangars at Johnson County Executive Airport as Recommended by the Johnson County Airport Commission and Increasing the Budget Authority for the Related Project Account.

The Commissioners were presented two bids to repair five (5) t-hangars that were damaged by a weather event on March 6, 2017. The competing bids are as follows for the repair of T-Hangars Oscar and Romeo and replacement of T-Hangars Papa, Sierra, and Tango:

i) Rothwell Construction: Base Bid of $3,139,680.19, with alternate flooring cost of $932,81.70, for a grand total of $4,071,761.89.

ii) Cunningham Construction: Base Bid of $4,599,216.75, with alternate flooring cost of $2,593,737.10 for a grand total of $7,192,953.85.
MOVED BY MR. WITTENBORN AND SECONDED BY MS. MCCARTHY TO AUTHORIZE A CONTRACT WITH ROTHWELL CONSTRUCTION IN THE AMOUNT OF $3,139,680.19 TO REBUILD T-HANGARS PAPA, SIERRA, TANGO, ROMEO, AND OSCAR AND TO INCREASE THE BUDGET OF THE RELATED PROJECT ACCOUNT TO $3,664,249.19. APPROVED (5-0).

B. Consideration of Approval of Contract with Wolen, LLC at a cost not to exceed $165,200.00 for the replacement of the control tower voice-switching system and backup transceiver at New Century Air Center (NCAC) Airport; authorizing the creation of a project account for the same amount; and approving the acceptance of KDOT grants up to the amount of $148,680 for partial funding of the project cost.

The Commissioners were presented the following two bids for the contract to replace the voice-switching system and backup transceiver:

i) Wolen, LLC: Base Bid of $157,000.00 with alternate #1 backup transceiver at a cost of $8,200.00, which makes this the low bid at a total amount of $165,200.00.

ii) Robinson Aviation, Inc.: Base Bid of $217,606.26 with alternate #1 backup transceiver at a cost of $19,500.07, at a grand total of $237,106.33.

Mr. Wittenborn asked Mr. Peet how much airport downtime this project might involve. Mr. Peet responded that the downtime would be minimal, as there is a back-up radio which may be used, if needed.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO CREATE A PROJECT ACCOUNT AND AUTHORIZE A CONTRACT TO WOLEN, LLC FOR A CONTROL TOWER VOICE-SWITCHING SYSTEM AND BACKUP TRANSRECEIVER AT NEW CENTURY AIR CENTER AIRPORT, FOR A TOTAL AMOUNT NOT TO EXCEED $165,200.00 PER INVITATION FOR BID 2017-022 AND ACCEPT KDOT GRANT FUNDS UP TO THE AMOUNT OF $148,680.00, FOR PARTIAL FUNDING OF THE PROJECT COST. APPROVED (5-0).

III. BUSINESS FROM THE FLOOR

At this time, Mr. Rick Grossman of Overland Park, KS questioned what the next steps might be during this phase of the rebuilding project. Executive Director Aaron Otto responded to Mr. Grossman that the final vendor approval would be presented to the Board of County Commissioners on Thursday, December 21, 2017. Mr. Otto said that the contract work could begin as early as January 2018 with an expected completion date of mid-July 2018 for Sierra, Papa, Tango and sixty days later for Oscar and Romeo.

There was no other business from the floor.
IV. **EXECUTIVE SESSION**

MOVED BY MR. WITTENBORN AND SECONDED BY MS. MCCARTHY TO RECESS THE OPEN MEETING AND CONVENE IN EXECUTIVE SESSION AT 9:33 AM FOR A PERIOD OF TEN (10) MINUTES, FOR THE PURPOSE OF RECEIVING ADVICE OF LEGAL COUNSEL AND TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE FOR COMMUNICATIONS RELATED TO PENDING LITIGATION, AND ALSO FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL AND TO PROTECT THE PRIVACY OF EMPLOYEES, AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT 9:43 AM, OR AS SOON THEREAFTER AS THE EXECUTIVE SESSION MAY END.

V. **ADJOURNMENT**

The meeting reconvened in open session at 9:43 AM, and there being no further business, the meeting was adjourned at 9:44 AM.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO ADJOURN. APPROVED (5-0).

____________________________    ______________________________
John Wittenborn, Secretary     Aaron Otto, Executive Director
I. APPROVAL OF MINUTES
   A. October 25, 2017 Meeting
   B. November 29, 2017 Special Meeting

II. REPORT OF THE CHAIRMAN

III. EXECUTIVE SUMMARY
   A. Executive Director Report
   B. Deputy Director Report

IV. FINANCIALS
   A. Summary of Financials
   B. Consider ratifying the October & November 2017 expenditures as presented
   C. Executive Storm Cost Update
   D. OJC East Hangar Replacement Update

V. DISCUSSION ITEMS
   a. Consideration of approval of City of Gardner Application No. FDP-17-04, construction of a 646,000 square foot freight and distribution warehouse, at the Midwest Commerce Center located at Old Hwy 56 and Mercury Street. Applicant: LS Commercial Real Estate, Inc. Owner: US Industrial REIT II.
   b. Consideration of approval of City of Olathe Application No. SU-17-007 – renewal of a special use permit for an existing construction and demolition landfill at 23200 W. 159th Street. Applicant: Ted McAnany. Owner: Asphalt Sales Company
   c. Consideration of approval of City of Overland Park Application No. REZ2017-109 – request for rezoning of about 15 acres from RR-J, Rural Residential District (Johnson County) and R-1, Single-Family Residential District, to R-1, Single-Family Residential District, to allow expansion of an existing single-family subdivision, in the vicinity of the northeast corner of 159th Street and Quivira Road. Applicant: Phelps Engineering. Owner: Wilshire by the Lake LLC and ETAL
   d. Consideration of Approval of a Vendor for Phase III Building Remodel
   e. Consideration of Water Purchase Agreement with the City of Gardner
   f. Audit Update
   g. Annual Report from Greg Martinette, President - Southwest Johnson County KS EDC
   h. Consider adopting Resolution No. 101-17 directing the County Treasurer to allocate interest earnings from Airport idle funds to the Airport operating fund instead of the County General fund.
VI. BUSINESS FROM THE FLOOR
   We respectfully request that you keep your comments or presentations to a five (5) minute maximum.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES – December 6, 2017 – 9:00 a.m. – New Century, KS

Present:          Harris, Moore, Spence, Weisenburger, Wittenborn

Absent:          Brockhaus, McCarthy

Staff:            Otto, Dunham, Hiskey, Johnson, Martinette, Mountain, Peet

Others:          Commissioner Mike Brown
                      Dave Hadel, Burns & McDonnell
                      Michelle Leininger, City of Gardner
                      Rick Poppitz, GARDNER NEWS
                      Gordon Rames, Johnson County Wastewater
                      Sgt. Marshall Dial
                      Bart Goering, BHG
                      Harry Heflin, Audit Services
                      Mike France, Citizen
                      Vince & Loretta Werkowitch, Citizens
                      Paul Licausi, President of LS Commercial Real Estate
                      Jerry Stricker, Citizen
                      Phil Scaglia, Midwest Commerce Center
                      Jay Leipzig, Director of Johnson County Planning
                      Brian Von Beven, Commemorative Air Force
                      Paul Greeley, Deputy Director Johnson County Planning
                      Jerry Stricker, Citizen
                      Bill Bonine, Citizen
                      Erin Ollig, Citizen
                      Matt Fitze, Signature Flight Service
                      Harold Phelps, Citizen
                      Sherburn Dunn, Citizen
                      Chris & Jeff Ashner, Wilshire by the Lake

Chairman Weisenburger called the meeting to order at 9:00 AM

I. APPROVAL OF MINUTES
   A. October 25, 2017 Meeting
B. November 29, 2017 Special Meeting
MOVED BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE OCTOBER 25 AND THE NOVEMBER 29 MEETINGS AS PRESENTED. APPROVED (5-0).

II. REPORT OF THE CHAIRMAN
No Report of the Chairman

III. EXECUTIVE SUMMARY
Mr. Otto and Mr. Peet submitted written reports.

A. Executive Director Report
Mr. Otto announced that the NCAC Water System has received its operational water permit from the State of Kansas Department of Health and Environment.

B. Deputy Director Report
Mr. Peet discussed the West T-Hangar taxi lane reconstruction. The final pavement work passed initial inspection, with final inspection set for Thursday, December 7, 2017.

IV. Financials
A. Summary of Financials
No additions to the Summary of Financials.

B. Consider Ratifying the October and November 2017 Expenditures as Presented
MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RATIFY THE OCTOBER AND NOVEMBER 2017 EXPENDITURES AS PRESENTED. (APPROVED 5-0)

C. Executive Storm Cost Update
D. OIC East Hangar Replacement Update
Vendor selection for replacing the hangars at Executive Airport will be discussed at a special meeting later in December after bids have been received.

V. DISCUSSION ITEMS

a. Consideration of Approval of City of Gardner Application No. FDP 17-04.
Mr. Paul Greeley of Johnson County Planning Department made a presentation regarding the construction of a 646,000 square foot freight and distribution warehouse, at the Midwest Commerce Center located at Old Hwy 56 and Mercury Street. Attorney Paul Licausi also spoke. Mr. Wittenborn asked Mr. Licausi for a completion date; Mr. Licausi answered that the fourth quarter of 2018 was the tentative date. There were no public comments.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO APPROVE CITY OF GARDNER APPLICATION NO. FDP 17-04 allowing construction of an approximate 646,000 square foot freight and distribution warehouse, at the Midwest Commerce Center located at Old Hwy 56 and Mercury Street, Gardner Kansas for the reasons listed in this report and subject to the following stipulations:
1. The subject property shall only be developed in compliance with the approved development plan and plat (which is attached hereto as Exhibit A and incorporated herein by reference), and not for development at any other density, configuration or use, which shall be considered a new application, which shall be subject to and require the separate consideration and approval of the Board of County Commissioners.

2. The recording of an Affidavit of Interest regarding the Johnson County New Century Airport in the chain of title on the subject property.

(APPROVED 5-0)

b. Consideration of Approval of City of Olathe Application No. SU-17-007—renewal of a special-use permit for an existing construction and demolition landfill at 23200 W. 159th Street. Mr. Paul Greeley presented. Mr. Wittenborn asked about the landfill structure with only one plat. Mr. Greeley answered that the measure does not apply to the entire quarry. There were no public comments.

MOVED BY MR. MOORE AND SECONDED BY MR. HARRIS TO RENEW THE CITY OF OLATHE'S SPECIAL-USE PERMIT Application No. SU-17-007 for an existing construction and demolition landfill at 23200 W. 159th Street for the reasons listed in this report and subject to the following stipulations:

1. The subject property shall only be developed in compliance with the approved development plan (which is attached hereto as Exhibit A and incorporated herein by reference), and not for development at any other density, configuration or use, which shall be considered a new application, which shall be subject to and require the separate consideration and approval of the Board of County Commissioners.

2. The recording of an Affidavit of Interest regarding the Johnson County New Century Airport in the chain of title on the subject property.

(APPROVED 5-0)

c. Consideration of Approval of City of Overland Park Application No. REZ2017-109—request for the rezoning of approximately 15 acres from RR-J, Rural Residential District (Johnson County) and R-1, Single-Family Residential District, to allow expansion of an existing single-family subdivision, in the vicinity of the NE corner of 159th Street and Quivira Road. Mr. Paul Greeley presented. There were not public comments.

MOVED BY MR. HARRIS AND SECONDED BY MR. SPENCE TO APPROVE CITY OF OVERLAND PARK APPLICATION No. REZ2017-109 a rezoning of about 15 acres from RR-J, Rural Residential District (Johnson County) and R-1, Single Family Residential District, to R-1, Single-Family Residential District, to allow expansion of an existing single-family subdivision, in the vicinity of the northeast corner of 159th Street and Quivira Road, and that an affidavit of interest as notice to property owners of nearby airport operations be filled with the property.

(APPROVED 5-0)

d. Consideration of Approval of a Vendor for Phase III of the New Century Air Center Building Remodel
Mr. Otto presented and shared the observation that the unfinished floors and partly demo walls create a look that is unprofessional for visitors at the facility and in some cases these spaces an unusable. Mr. Harris agreed, but voiced concerns over the cost of the renovation.

MOVED BY MR. MOORE AND SECONDED BY MR. SPENCE TO APPROVE PHASE III OF THE NCAC BUILDING REMODEL AND AUTHORIZATION OF A CONTRACT WITH THE WILSON GROUP, INC. (APPROVED 4-1) WITH COMMISSIONER HARRIS VOTING NO.

e. Consideration of Water Purchase Agreement with the City of Gardner

MOVED BY MR. HARRIS AND SECONDED BY MR. MOORE TO APPROVE THE WATER PURCHASE AGREEMENT WITH THE CITY OF GARDNER. (APPROVED 5-0)

f. Audit Update

Mr. Otto stated that an audit recommendation that requested that the County’s Legal Department review the County’s Ethics Policy with the Airport Commission and Airport staff has been completed.

g. Annual Report from Greg Martinette, President of Southwest Johnson County, KS EDC.

There were no questions for Mr. Martinette followed his presentation, therefore staff will work on a new contract with the EDC to be discussed at the January, 2018 commission meeting.

h. Consider Adopting Resolution No. 101-17 directing the County Treasurer to allocate interest earnings from Airport Idle Funds to the Airport Operating Fund instead of the County General Fund.

MOVED BY MR. HARRIS AND SECONDED BY MR. MOORE TO APPROVE RESOLUTION 101-27 TO DIRECT THE COUNTY TREASURER TO ALLOCATE INTEREST EARNINGS FROM AIRPORT IDLE FUNDS TO THE AIRPORT OPERATING FUND INSTEAD OF TO THE COUNTY GENERAL FUND. (APPROVED 5-0)

VI. BUSINESS FROM THE FLOOR

THERE WAS NO BUSINESS FROM THE FLOOR.

VII. EXECUTIVE SESSION

MOVED BY MR. SPENCE AND SECONDED BY MR. WITTENBORN TO RECESS THE OPEN MEETING AND CONVENE INTO EXECUTIVE SESSION AT 10:35 AM, FOR A PERIOD OF TEN (10) MINUTES, FOR THE PURPOSE OF RECEIVING ADVICE OF LEGAL COUNSEL AND TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE FOR COMMUNICATIONS RELATED TO REAL ESTATE TRANSACTIONS, AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT 10:45 AM, OR AS SOON THEREAFTER AS THE EXECUTIVE SESSION MAY END.

VIII. ADJOURNMENT
The meeting reconvened in open session at 10:45 AM, and there being no further business, the meeting was adjourned at 10:46 AM.

MOVED BY MR. HARRIS AND SECONDED BY MR. WITTENBORN TO ADJOURN. APPROVED (5-0)

John Wittenborn, Secretary

Aaron Otto, Executive Director