JOHNSON COUNTY AIRPORT COMMISSION

Meeting: January 11, 1977 - 4:30 p.m. - Johnson County Industrial Airport

Present: Nolte Walter Dennis Williams Curttright
Boyd Forbes Johnston Bacon Kotsifakis
Zebley Harmon Farnsworth Pretz
Viets Moore

The meeting was called to order by the Chairman, Jack Boyd.

Mr. Boyd recommended to the Commission that a plaque be prepared for presentation to Commissioner Bob Davis expressing the Airport Commission's appreciation for the support given during Mr. Davis' eight years in office.

MR. ZEBLEY MOVED THAT THE AIRPORT COMMISSION INSTRUCT THE STAFF TO OBTAIN A SUITABLE PLAQUE FOR PRESENTATION TO COMMISSIONER BOB DAVIS IN RECOGNITION OF HIS SUPPORT FOR THE PAST EIGHT YEARS. MOTION SECONDED BY AUSTIN HARMON. MOTION CARRIED UNANIMOUSLY.

Mr. Boyd gave a brief report concerning an upcoming briefing session for the County Commissioners and recommended the format should contain a brief discussion of the Airports' history, an explanation of the quit claim deed pertaining to the Industrial Airport, state legislation that applies specifically to the airport, and other legislation affecting airport operation. He also recommended having persons, considered experts in the areas of bonding and taxation, participate in the briefing.

MR. NOLTE MOVED FOR APPROVAL OF THE MINUTES OF DECEMBER 14, 1976, AS PRINTED AND DISTRIBUTED. MOTION SECONDED BY MR. FORBES. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte, Chairman of the Operations Committee, reported on a request from the Kansas City Aerobatic group asking for permission to hold their regional aerobatic competition at the Industrial Airport sometime in 1977. Their committee recommended that we inform the aerobatic group that the upcoming construction work which will be done during the summer and fall of 1977 is a possible conflict and the request should be denied.

MR. NOLTE MOVED WE RESPOND TO THE KANSAS CITY AEROBATIC CLUB THAT WE WILL BE UNABLE TO ACCOMMODATE THEM DUE TO CONSTRUCTION AT THIS TIME; HOWEVER, WE WILL ENTERTAIN THEIR SUBMITTAL THE FOLLOWING YEAR. MOTION SECONDED BY MR. FORBES. MOTION CARRIED UNANIMOUSLY.
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Mr. Nolte reported to the Commission that formal notification concerning our grant request should be forthcoming in the very near future.

Mr. Nolte reported that the Commission Attorney, Gerald Williams, is preparing the land lease for Olathe Manufacturing Company which covers both the land and building and other service agreements. The leases for Olathe Manufacturing closely follow the form of the lease with Dazey Products Company.

MR. NOLTE MOVED THAT THE COMMISSION APPROVE THE DOCUMENTS AS PREPARED, THE LEASE FOR BUILDING AND THE SERVICE AGREEMENT, FOR SIGNATURE BY THE CHAIRMAN AND SECRETARY AND FORWARDING TO THE COUNTY COMMISSIONERS FOR SIGNATURE. MOTION SECONDED BY MR. HARMON. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported that a formal proposal has been received from Mr. Frank Hawkins and a general discussion covering the proposal was held. No decision was made; however, it was recommended that the proposal be further studied by the Operations and Industrial Committees in preparing for a report to the Commission at the next meeting.

MR. WILLIAMS STATED IT SHOULD BE NOTED IN THE MINUTES THAT THE LETTER FROM MR. FRANK HAWKINS HAS BEEN RECEIVED AND FILED WITH THE MINUTES.

Following discussion of assignments, Mr. Boyd announced that committee assignments will be handled in a different manner in the future and assignments will be delegated in memorandum form to the Chairman of the committee.

Mr. Nolte reported that the Commission was in receipt of a copy of a letter addressed to Mr. Pat Brown, County Assessor, complaining of an exorbitant assessment on aircraft parked at Executive Airport. Discussion on the matter was held and the Commission asked the Staff to prepare comparative examples of tax assessment in the metropolitan area which will be presented at the next commission meeting. (Letter received from the Deputy Assessor, Commercial, Mr. Williams Sparks of Growth Industries, to Mr. Pat Brown, County Assessor.)

Mr. Viets, Chairman of the Industrial Committee, reported on three issues to be discussed.

1. Approval of the Phase III Industrial Park Plan.

2. Pointed out the change in the Master Plan - extending rail service to the north industrial district.

3. Presented an outline of procedures for developing and marketing industrial property at the airport.
Discussion of the three subjects was held. It was decided that final approval of the Industrial Park Master Plan would be tabled until the next regular meeting. Mr. Viets informed the Commission that after necessary change in language and the addition of two or three recommended subjects to the operating procedure for issuance of revenue bonds, copies will be mailed and the Commission will be asked to vote their acceptance of the Procedure which will include item number two, at the next Commission meeting.

Mr. Viets informed the Commission that the current procedure of certifying payments to the fiscal agent on the Dazey bonds had been completed and Mr. Dick Sorkin of HNTB and Frank Farnsworth would handle necessary arrangements.

Mr. Art Zebley, Chairman of the Administrative Committee, gave a brief report on the request of K.C. Piper regarding a possible addition to their facility at the Executive Airport. Since it is a preliminary and informal request, no action was taken; however, further study was indicated.

Mr. Zebley reported that after a telephone poll of the Airport Commission, with five members voting yea and two members voting nay, Joe Dennis had been asked to go ahead with necessary coordination between the Airport Commission and the Olathe Daily News on an upcoming industrial progress issue with an expenditure of approximately $402.00 for the project.

Mr. Zebley reported that his committee was still studying the possibility of fire protection at the Executive Airport and asked that his committee be given more time to file a formal recommendation.

Mr. Zebley also mentioned receipt of a letter from Commissioner John Franke, dated December 14, 1976, requesting a briefing for the County Commissioners regarding industrial and bond issues at the airport. He referred this project back to the Commission Chairman, Jack Boyd.

Also, Mr. Zebley reported that Joe Dennis had submitted a complete list of all rolling equipment owned by the Airport, which had been requested by the Administrative Committee.

Mr. Joe Dennis, Executive Director, reported to the Commission that the Ozark Regional Commission had given the Airport Commission a large military type crash truck under the Surplus Property Act as a donation. He reported the truck was in good mechanical condition and provisions for training airport employees in its use was underway.
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Mr. Dennis also reported receipt of a letter from Mr. John Woodman, Kansas City Power & Light Company, requesting that the Airport Commission expend $8,041.00 for extension of the power line to the F.B.O. location on the north ramp. The line will be placed underground due to avigation easements in the area. Work should be completed sometime the first of March.

MR. VIETS MOVED WE PAY THIS $8,041.00 TO KANSAS CITY POWER & LIGHT COMPANY FOR THE EXTENTION OF THE UNDERGROUND SERVICE AND GIVE JOE DENNIS PERMISSION TO WRITE THE LETTER. SECONDED BY MR. NOLTE. CARRIED UNANIMOUSLY.

Mr. Gerald Williams, Commission Attorney, submitted an addendum to the Howell Moulding lease on Building 43 which would double the square footage they now occupy with the additional space to cost 40 cents per square foot. The lease is based on one-year periods with option rights predicated on one-year periods not to exceed the period of the original lease.

MR. ZEBLEY MOVED THE COMMISSION APPROVE THE ADDENDUM TO THE HOWELL MOULDING LEASE. MOTION SECONDED BY MR. FORBES. CARRIED UNANIMOUSLY.

Commissioner Bob Bacon appeared before the Airport Commission and informed them that he will be working as liaison between the County Commissioners and the Airport Commission. In his remarks, he brought to the Commission's attention two items of interest which he asked the Airport Commission to investigate.

One, investigate the possibility of modifying the grant agreement to permit the County further latitude in dispersing revenues derived from the Industrial Airport.

Two, Commissioner Bacon recommended that the Airport Commission immediately start studies dealing with land use and zoning for the protection of the Industrial Airport.

Mr. Otto Pretz, land owner to the north of the Industrial Airport, was present and requested the Airport Commission advise him, as soon as possible, of their plans for acquisition of a portion of his property.

Mr. Walter, Treasurer, presented the Treasurer's Reports. An adjusted figure for 1976 is $548,699.57 against expenditures of $510,843.42, thus, making a budget surplus or excess rather than a deficit of $37,856.15.
MR. ZEBLEY MOVED THAT THE TREASURER'S REPORTS AND DISBURSEMENTS FOR DECEMBER 1976 AS WELL AS SUPPLEMENTAL DISBURSEMENTS BE APPROVED FOR THE TWO AIRPORTS. MOTION SECONDED BY MR. HARMON. MOTION CARRIED UNANIMOUSLY.

MR. NOLTE MOVED THE MEETING BE ADJOURNED. MR. VIETS SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY. Meeting adjourned.

AUSTIN HARMON
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
3/17/77

THE PACKAGE CONTAINING THE HAWKINS' PROPOSAL THAT WAS ATTACHED TO MINUTES WAS RETURNED TO MR. HAWKINS AT HIS REQUEST FOR PRESENTATION TO THE COUNTY COMMISSIONERS. THEY HAVE NOT BEEN RETURNED TO US.

DOROTHY JONES
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: February 8, 1977 - 4:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Boyd Nolte
        Zebley Viets
        Harmon Moore
        Forbes

Absent: Walter

STAFF:
Dennis Williams
Farnworth Silady

PRESS:
Curttright Klein
Alexander

OTHERS: Kotsifakis

The meeting was called to order by the Chairman, Jack Boyd.

Mr. Boyd read a letter to the Commission from Commissioner Bob Bacon regarding Senate Bill 6. Mr. Bacon suggests the Commission address a letter to our legislative delegation, particularly the Senate, voicing our opposition to this Senate Bill. Mr. Dennis reported on other correspondence and outlined the provisions of Senate Bill 6. The Operation Committee was tasked to provide a recommendation.

Mr. Boyd reported that the plaque for Mr. Bob Davis will be presented at the next regular meeting.

MINUTES OF THE JANUARY 11, 1977 MEETING WERE APPROVED UPON A MOTION BY MR. HARMON AND SECONDED BY ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte, Chairman of the Operations Committee, reported on the joint assignment on the Hawkins' proposal: the committee met, and from the standpoint of Operations, they don't see that the proposal would be either a plus or minus for the airport and therefore, did not believe they could make a recommendation for approval or disapproval.

Mr. Nolte reported that Mr. Van Tuyl has requested permission to move a temporary trailer, 12 feet by 60 feet, adjacent to the K.C. Piper hangar building for a period not to exceed six months. Trailer will be used for office space:
MR. NOLTE MOVED THAT WE APPROVE THE REQUEST OF MR. VAN TUYL AND PERMIT A TEMPORARY TRAILER, TWELVE FEET BY SIXTY FEET, TO BE PLACED ADJACENT TO THE K.C. PIPER HANGAR FOR A PERIOD NOT TO EXCEED SIX MONTHS. MOTION SECONDED BY MR. HARMON. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported on the grant request to the FAA for pavement rehabilitation and other work to be performed at Industrial Airport in 1977. We received considerably less than we applied for; however, further study indicated that we could complete most of the square footage by reducing thicknesses without reducing the safety or wearing qualities. No action taken.

Mr. Nolte reported on personal property taxation on Johnson County based aircraft and the evaluation of similar taxation in the surrounding metro area. The staff has done extensive research. Mr. Dennis reported that taxes are generally comparable on the Kansas side but are generally lower on the Missouri side. The Operations Committee was tasked to study and report on this matter. Mr. Dennis reported on what legislative action can be taken. Mr. Dennis was asked if he felt it should be state or county registration. Mr. Dennis replied that his personal position (not the Commission's) was that it should be county registration. Mr. Viets suggested that the report be put in the minutes and passed on up to the County Commissioners so they can have the benefit of the information.

Mr. Nolte reported on the reevaluation of the Master Plan for Executive Airport will consider the Master Plans for Industrial Airport.

Mr. Nolte reported that the aerobatic club which requested the use of Industrial Airport at the last meeting and was denied permission because of conflict with construction has met with the staff and it appears they will be able to use the southwest end of runway 4-22 and not interfere with operations. A similar request has been received from a radio-controlled model airplane group.

MR. NOLTE MOVED, THAT SINCE THE STAFF HAS INDICATED THIS WOULD NOT INTERFERE AND WOULD NOT CREATE A PROBLEM, THAT WE ALLOW BOTH THE AEROBATIC CLUB AND THE RADIO CONTROLLED AIRPLANES TO USE THAT SECTION OF THE AIRPORT IN JULY WITH THE PROVISION THAT THEY RESTRICT THEIR ACTIVITIES TO THAT AREA: ALSO, THE GROUPS ADD THE AIRPORT COMMISSION AS ADDITIONAL INSUREDs ON THEIR POLICIES AND PROVIDE COPIES.

Mr. Nolte reported on complaints received because of the noise of helicopters around Executive Airport. It was proposed that a pad be placed in the southeast corner of the field. The pad to be 50 feet by 300 feet scaled down from the 100 by 500 originally suggested. Our
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engineering firm estimates the cost at around $10,000.00. The FAA has suggested that although they are out of funds for an item of this size, that they could possibly fund $7,000 or $8,000 of the total amount. This small investment may help improve relations with homeowners around the Executive Airport. The question is whether we should go ahead with funding of around $10,000 or if it would be worthwhile to wait and see if we can get the FAA to participate. Mr. Viets suggested we do the latter. Mr. Dennis reported this would come out of FAA discretionary funds and they are hopeful that there will be some available discretionary funds after June 1st. Mr. Silady explained that the FAA would have to approve the addition of the pad even if we have to use our own funds, because it is an addition to the airport layout plan.

MR. NOLTE MOVED THAT WE PURSUE CONSTRUCTING THIS PAD AND MAKE APPLICATION FOR FAA FUNDING; IF THAT IS NOT APPROVED, PROCEED WITH OUR OWN FUNDS. MOTION SECONDED BY MR. VIETS. CARRIED UNANIMOUSLY.

Mr. Nolte reported they had checked into the "Hangars-keepers liability" insurance coverage. Elimination of this insurance coverage would reduce our cost by $771.00 per year. This has been checked with our attorney and we have a letter indicating we do not need this coverage and we have a letter from our insurance agent who also indicates we don't need this additional expense.

MR. NOLTE MOVED THAT WE CANCEL OUR HANGAR-KEEPERS LIABILITY INSURANCE. MOTION SECONDED BY MR. HARMON. CARRIED UNANIMOUSLY.

Mr. Viets, Chairman of the Industrial Committee, reported receipt of the plans and specification from Honeymead.

Mr. Viets reported on the Committee review of the Industrial Park Master Plan.

MR. VIETS MOVED THAT THE INDUSTRIAL PARK MASTER PLAN BE ADOPTED BY THE AIRPORT COMMISSION. MOTION SECONDED BY MR. HARMAN. MOTION CARRIED UNANIMOUSLY.

MR. VIETS MOVED THAT COPIES OF THE INDUSTRIAL DEVELOPMENT PLAN BE SENT BY CERTIFIED MAIL TO ALL NEIGHBORING COMMUNITIES, AREA PLANNING ORGANIZATIONS, AND OTHER INTERESTED PARTIES AS SOON AS POSSIBLE. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Viets reported they were deferring discussion about the proposed land trade with the Parks and Recreation Department until after the
April bond issue election at which time we would know if the Parks & Recreation Department will be able to implement any improvements in this area.

Mr. Nolte brought up the issue of using Airport Revenue Bonds for the purchase of equipment within the building.

Mr. Viets reported on a meeting with Commissioner Bacon regarding areawide zoning adjacent to the airport. Two suggestions were presented: first, that we request formal study money from the FAA to pursue that particular problem on a very detailed basis, developing an extensive investigation of all agencies zoning recommendations. Mr. Bacon was not particularly enthused with that idea because of the timing required. An alternative plan is to approach our consultant, HNTB, and discuss the problem with them and solicit their ideas. We are planning a meeting with Mr. Silady regarding zoning.

A discussion of the proposed Honeymead Products Revenue Bond issue, the associated development costs and the purchase of equipment with Revenue Bond sale proceeds ensued.

Mr. Zebley asked, that because of the late hour, if the meeting could be adjourned and continued at some later date in order to give the staff time to meet with the Industrial Committee and obtain answers to these questions so the Commission will have all the information needed to act on this matter.

Following discussion on the continuance of the meeting, February 15th at 4:30 p.m. was selected as the date and time.

Questions the Commission wants the staff to answer are:

1. What off or on-site but outside of bond package costs (specifically roads and railroads) are there and how will they be funded?
2. What equipment is proposed to be funded by the bond issue?

MR. ZEBLEY MOVED THAT THE TREASURER'S REPORTS AND DISBURSEMENTS FOR JANUARY 1977 AS WELL AS SUPPLEMENTAL DISBURSEMENTS BE APPROVED FOR THE TWO AIRPORTS WITH THE NOTED CHANGE ON THE INDUSTRIAL AIRPORT REPORT. MOTION SECONDED BY MR. VIETS. MOTION CARRIED UNANIMOUSLY.

There was a discussion on the water system study. Mr. Viets reported that several months ago we agreed to spend up to $8,000 for the water system study. We have received a proposal from Black & Veatch
to do the study for $7,000.

MR. VIETS MOVED THAT WE ACCEPT THE BLACK & VEATCH PROPOSAL. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

MR. NOLTE MOVED WE ADJOURN THE MEETING UNTIL NEXT TUESDAY, FEBRUARY 15, 1977, AT 4:30 P.M. AT THIS LOCATION. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

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FEBRUARY 15, 1977 - CONTINUATION OF COMMISSION MEETING OF FEBRUARY 8, 1977 - 4:30 P.M. - JOHNSON COUNTY INDUSTRIAL AIRPORT

AIRPORT COMMISSION:
Present:    Boyd     Nolte
           Zebley     Viets
           Harmon    Forbes
           Walter    Moore

STAFF:      Dennis    Williams
            Farnsworth

PRESS:      Curtrright Alexander

The meeting was called to order by the Chairman, Jack Boyd, and reconvened from February 8, 1977.

Mr. Boyd read aloud memorandums from Joe Dennis, Executive Director, reporting on the questions the staff had been asked to report on. A discussion of the subjects followed.

MR. NOLTE MOVED THAT AIRPORT REVENUE BONDS BE USED FOR REAL PROPERTY ONLY AS DISTINGUISHED FROM THOSE ITEMS THAT WOULD BE LISTED AS PERSONAL PROPERTY BY THE COUNTY APPRAISER'S OFFICE. MOTION SECONDED BY MR. VIETS. DISCUSSION FOLLOWED. VOTING YES, MR. NOLTE. VOTING NO, ALL OTHERS. MOTION FAILED.

MR. NOLTE MOVED THAT FUTURE NEGOTIATION FOR THE USE OF AIRPORT REVENUE BONDS BE LIMITED TO REAL PROPERTY AS DISTINGUISHED FROM PERSONAL PROPERTY. MOTION SECONDED BY MR. VIETS. DISCUSSION FOLLOWED. Mr. Dennis stated we were not negotiating with anyone at the present time that this limitation would apply to. MR. NOLTE WITHDREW HIS MOTION. MR. VIETS WITHDREW HIS SECOND. MOTION WAS STRICKEN.

Mr. Boyd then requested the Administrative Committee study the matter and report at the next meeting.
There was a discussion of possible funding for the rail spur.

The loop road was discussed.

Mr. Dennis reported that the Airport Commission can absorb within programmed funds the 4.7% cost of living salary increase recommended by the County Commissioners. It will amount to a total of $5,200.00.

MR. ZEBLEY MOVED THAT THE EXECUTIVE DIRECTOR SEND A LETTER TO HONEYMEAD PRODUCTS ASSURING THEM OF THE AVAILABILITY OF APPROXIMATELY 7,200 CUBIC YARDS OF FILL DIRT COST FREE AND ACKNOWLEDGING RECEIPT OF BUILDING, RAIL AND FINANCIAL INFORMATION. MOTION SECONDED BY MR. HARMON. MOTION CARRIED UNANIMOUSLY.

A discussion ensued regarding the urgent need to recommend to the Board of County Commissioners that they issue a resolution approving the sale of $3,500,000.00 worth of Airport Revenue Bonds for Honeymead Products. Issuance of the Resolution would start the 30-day protest period.

MR. ZEBLEY MOVED THAT THE AIRPORT COMMISSION RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THEY ISSUE A RESOLUTION APPROVING THE SALE OF AIRPORT REVENUE BONDS IN THE AMOUNT OF $3,500,000.00 FOR THE CONSTRUCTION OF A BUILDING FOR HONEYMEAD PRODUCTS. MR. FORBES SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

A discussion of a meeting to be held with the County Commissioners on February 16th followed. Mr. Zbley read a letter from Mr. Franke to Mr. Boyd suggesting the meeting. Subject of the meeting will be the procedures for the issuance of Airport Revenue Bonds.

Mr. Viets suggested that the County Commissioners also be presented with costs associated with development at the airport.

Mr. Zbley asked Mr. Dennis to introduce Mr. Brad Plumb, a new member of the staff, to the Commission.

Mr. Zbley reported on the surplus fire truck rehabilitation and stated the cost would be approximately $1,000.00.

MR. FORBES MOVED THAT WE APPROVE UP TO $1,000.00 FOR REHABILITATION OF THE FIRE TRUCK. MOTION SECONDED BY MR. WALTER. MOTION CARRIED UNANIMOUSLY.
MR. NOLTE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY. Meeting adjourned.

Austin Harmon  
AUSTIN HARMON  
SECRETARY

Joe D. Dennis  
JOE D. DENNIS  
EXECUTIVE DIRECTOR
MEMORANDUM

Date: January 20, 1977
From: Murl L. Johnston, Director of Aviation
Subject: Survey of Taxing Methods on Aircraft

At the request of the Airport Commission, I have surveyed the tax problems of the counties in the Kansas City Metropolitan area. They all seem to have the same problem as Johnson County with personal property - whether it is airplanes, campers, or trailers. None of the counties have the same method of assessment, and they all tell me that the problem of collecting taxes on personal property is getting to be almost impossible and still have the taxpayer halfway happy.

Mr. Julius Epstein, Deputy Assessor of Clay County, handles the assessments of aircraft. He purchased a book written by Ed Jones, City Assessor for Kansas City, Missouri, whose book was accepted by the Missouri State Tax Commission as a tax guide. The valuations in this book are a fair market value of the aircraft less the equipment. For tax purposes, the plane would be valued at 75% of that book value. To that you would apply 33-1/3% which would then be the assessed value. Kansas City Municipal Airport is in Clay County, and the tax rate there is $5.64 per $100.00 assessed valuation, with the City of Kansas City charging $1.52 per $100.00 assessed valuation, making a total of $7.16. All property is valued at its location on January 1st. If the property is not there on January 1st, it is not assessed. No allowance is made for high-time engines. The assessor goes to the airport and makes this assessment on January 1st.

Rosalyn Webb is the Deputy Assessor for handling aircraft in Jackson County. All aircraft are assessed at the rate used for personal property at their residence, except businesses which are assessed where the property is located on January 1st. The value of the aircraft is established from a book called Aircraft Price Digest which is published quarterly by Aircraft Appraisal Association, Inc., Will Rogers World Airport, Oklahoma City, Oklahoma. The value used for tax purposes is called "Average Equipped Inventory" which is about the same as wholesale. They use 1/3 of this wholesale value for the assessment. All aircraft are assessed on January 1st by an assessor. Any aircraft not in Jackson County on January 1st will not be assessed in that year. In no cases will the assessed value be more than 1/3 of the purchase price. Jackson County does not assess aircraft which are personally owned by anyone who lives out of the state.

Aircraft in Johnson County are valued from a book called Kansas Assessment Guide for Aircraft. It is a blue book published by Aircraft Dealers Service Association of
Aurora, Colorado. This book is a guide and is not to be considered as an official appraisal. This leaves some leeway as long as it is programmed the same way for everyone. In Johnson County the aircraft is assessed at the owner's residence rate. If they live outside the state, it will be assessed at the rate used for the airport.

I talked with Bill Service, Manager of Fairfax Airport, concerning their tax problems. The airport is owned and operated by the Board of Public Utilities, and they do nothing to cooperate with the County Assessor in assessing the aircraft. The aircraft population has decreased every year until they now have only 113 airplanes on the field. They blame their tax rate, which is $14.00 per $100.00 assessed valuation, as one of the factors in the aircraft leaving their field. Their method of assessment is the same as ours. The tax assessment on an aircraft at Fairfax Airport would be almost double that of the same airplane at Kansas City Municipal. On January 1st the assessor inspects the airport and makes his own list of aircraft on the field. It is not known whether the assessor ever checks the airport after January 1st to recheck his previous list. However, according to the Kansas law, if it is not on the airport on January 1st, it would not be assessed that year. The exception to this rule would be a case where the owner deliberately flew the plane away to try and escape paying taxes. If their airplane was purchased after January 1st, the owner would have no tax liability in the State of Kansas for that year.
MINUTES OF A MEETING OF THE
JOHNSON COUNTY AIRPORT COMMISSION
HELD FEBRUARY 8, 1977 and FEBRUARY 15, 1977

NOW on this 15th day of February, 1977, the Johnson County Airport Commission of Johnson County, Kansas, met in regular session at the Johnson County Industrial Airport, the following members being present and participating, to-wit:

John A. Boyd, Jr., Chairman
Arthur Zebley, Commissioner
Austin Harmon, Commissioner
Paul W. Walter, Commissioner
Jack Forbes, Commissioner
Murray L. Nolte, Commissioner
Mark A. Viets, Commissioner
Dean Moore, Advisor

The meeting was called to order by the Chairman, and the minutes of the last meeting of the Commission were read and, on motion duly made, seconded and carried, were approved.

Thereupon, there came on for consideration and discussion the matter of recommending to the Board of County Commissioners, Johnson County, Kansas, the issuance of $3,500,000.00 principal amount of Airport Revenue Bonds of Johnson County, Kansas, for the purpose of paying the cost of constructing and purchasing an industrial facility at the Johnson County Industrial Airport, including buildings, improvements, machinery and equipment, to be leased to Farmers Union Grain Terminal Association.

Thereupon, Commissioner Zebley presented and moved the adoption of the following resolution:

RESOLUTION OF THE JOHNSON COUNTY AIRPORT COMMISSION RECOMMENDING ISSUANCE OF JOHNSON COUNTY INDUSTRIAL AIRPORT REVENUE BONDS.

WHEREAS, the Johnson County Airport Commission has received a letter from the Board of Directors of the Honeymead Products Company, a division of the Farmers Union Grain Terminal Association, requesting the County to finance a new industrial facility at the Johnson County Industrial Airport in the approximate amount of $3,500,000.00; and

WHEREAS, the Johnson County Airport Commission has received financial information from both the Company and the
proposed underwriter on the project explaining the nature of the project; and

WHEREAS, the Johnson County Airport Commission after due consideration of such proposal and financial information submitted, does recommend to the Board of County Commissioners of Johnson County, Kansas, to authorize the issuance of the Johnson County Industrial Airport Revenue Bonds.

BE IT THEREFORE RESOLVED BY THE JOHNSON COUNTY AIRPORT COMMISSION that the application for the issuance of approximately $3,500,000.00 of Johnson County Industrial Airport Revenue Bonds for the construction of a facility to be leased to the Farmers Union Grain Terminal Association, is hereby recommended to the Board of County Commissioners.

DATED this 15th day of February, 1977.

The motion for the adoption of the above resolution was seconded by Commissioner Forbes.

Thereupon, said resolution was duly read and considered, and the question being put, said resolution was adopted by unanimous vote.

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(Other Proceedings)

On motion duly made and seconded, the meeting thereupon adjourned.

JOHNSON COUNTY AIRPORT COMMISSION
JOHNSON COUNTY, KANSAS

AUSTIN HARMON
Secretary

JOE D. DENNIS
Executive Director
Meeting: March 8, 1977 - 4:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Boyd          Nolte
         Zebley          Viets
Absent:  Harmon         Walter
         Forbes         Moore
STAFF:   Dennis         Farnsworth
         Johnston       Williams
COUNTY COMMISSIONER:  Bacon
PRESS:   Curttright
OTHERS:  Kotsifakis
         Hodgdon
         Sweem

The meeting was called to order by the Chairman, Jack Boyd.

Mr. Boyd reported on a meeting with the County Commissioners on February 16, 1977.

MR. VIETS MOVED THAT THE MINUTES OF THE FEBRUARY 8, 1977, MEETING BE APPROVED WITH THE ADDITION OF THE ACTION TAKEN ON THE MOTION REGARDING USE OF THE AIRPORT FACILITIES BY THE AEROBATIC CLUB AND THE RADIO CONTROLLED AIRPLANES; THAT BEING, "MOTION SECONDED BY MR. FORBES AND MOTION CARRIED UNANIMOUSLY." MOTION SECONDED BY MR. ZEBLEY; CARRIED UNANIMOUSLY.

Mr. Nolte, Chairman of the Operations Committee, reported his committee would be making a recommendation on the Executive Airport Master Plan at the next meeting.

Mr. Nolte reported his committee has under advisement the need for additional hangars at Executive and Industrial Airports.

Mr. Nolte reported that K.C.H. Flying Service has requested some additional tie-down space recently. The committee will review this before making a recommendation.

Mr. Viets, Chairman of the Industrial Committee, reported on Mr. Hawkins' proposal and noted that the Airport Commission had passed their comments to the County Commissioners for review.
Mr. Viets reported on the HNTB proposal for land use planning and zoning in the vicinity of the Industrial Airport.

Mr. Viets reported on a meeting with the Park Board to discuss a land trade. It was agreed that no decision should be made until the Parks and Recreation bond issue has been voted on.

Mr. Viets reported on the Hodgdon proposal. Mr. Hodgdon explained the Pyrodex proposal and submitted an informational packet. No action taken; the Staff will coordinate and discuss the proposal with the FAA. Mr. Hodgdon will provide additional information on the explosive.

Mr. Viets asked Mr. Dennis to report on a request by Mr. Paul Hewitt for an acre of ground for hydroponic farming. Mr. Dennis was instructed to meet with Mr. Hewitt.

Mr. Zebley, Chairman of the Administrative Committee, reported that we now have a fire truck in operation. We may be able to obtain another truck in the near future.

Mr. Zebley reported his committee is studying the proposed organizational chart and job description of the airport staff.

Mr. Zebley reported on the development of new accounting procedures for the airports. Mr. Burroughs of Elmer Fox, Westheimer & Co. has been given permission to proceed with the work and provide a final report by next meeting.

Mr. Zebley reported the development of a policy on payment in lieu of taxes for equipment included in Airport Revenue Bond issues.

Mr. Zebley reported on the revision and realignment of 1977 budget. There was a discussion regarding realtor's fees for services in bringing tenants to the Industrial Airport.

Mr. Zebley reported on the work in progress to house the postal facilities in the Administration Building. Mr. Zebley asked for authorization for an expenditure of $6,469.50 for improvements in the Administration Building; this expenditure included the postal facilities, a meeting room, carpeting the north hall, and rehabilitating a rental office. Discussion followed regarding the need for a meeting room. Mr. Nolte stated that he could not support the improvements for a new meeting room at the present time. Mr. Zebley noted the urgent need to get the postal facilities ready. Mr. Dennis stated that we have the money in the budget.
MR. ZEBLEY MOVED THAT THE AIRPORT COMMISSION AUTHORIZE THE STAFF TO SPEND UP TO $4,000.00 TO TILE THE ENTRY HALL AND POST OFFICE; TO CARPET THE OFFICE AND HALLWAY; INSTALL BLINDS; PAINT; DROP CEILING; AND INSTALL A WATER FOUNTAIN. MOTION SECONDED BY MR. VIETS. MOTION CARRIED UNANIMOUSLY.

Mr. Bacon requested information on the use of part of the Administration Building by the County; Mr. Dennis reported that he had met with Mr. Arendale and the county printing department and the purchasing department a year and a half ago. Last month he met with the extension council. We have not heard anything from any of the groups.

Mr. Zebley reported on the proposed restaurant facilities. The Staff has talked with four potential tenants.

Mr. Zebley stated the requirement for a new mowing machine. Quotations for a Woods Rotary Mower are: Coleman Implement Co. of Bonner Springs - $2,370.00; Robinson's Lawn and Garden of Grandview, Missouri - $2,435.00; Davis Machinery Co. of Liberty, Missouri - $2,222.00; and Berry Tractor and Equipment Company of Topeka, Kansas - $2,460.88. The quotation of $2,222.00 includes freight to the Industrial Airport and they do have the mower in stock. Delivery should be approximately one week after receipt of order.

MR. ZEBLEY MOVED TO AUTHORIZE AN EXPENDITURE OF $2,222.00 FOR THE PURCHASE OF A WOODS ROTARY MOWER. MOTION SECONDED BY MR. NOLTE. MOTION CARRIED UNANIMOUSLY.

Mr. Zebley reported a request by a real estate developer to locate a 4' x 8' sign in the vicinity of 56-Highway and Moonlight Road for informational and directional purposes. Mr. Viets recommended disapproval. Mr. Dennis was instructed to send a letter stating the request was denied.

Mr. Zebley presented a request by the Staff for an expenditure of up to $500.00 for purchase/printing of stationery, business cards, and new address imprinted on brochure envelope.

MR. VIETS MOVED FOR AN EXPENDITURE OF UP TO $500.00 FOR PURCHASE/PRINTING OF STATIONERY AND BUSINESS CARDS BUT NOT THE OVERPRINTING OF BROCHURE ENVELOPES. MOTION SECONDED BY MR. ZEBLEY. CARRIED UNANIMOUSLY.
Minutes - March 8, 1977 - Airport Commission Meeting

Mr. Zebley presented a request for funds for Mr. Dennis to attend the National Association of Industrial and Office Parks mid-year conference in New Orleans, April 14 through 17.

MR. VIETS MOVED WE AUTHORIZE THE EXPENDITURE OF UP TO $400.00 FOR MR. DENNIS TO FLY TO NEW ORLEANS FOR THE NAIOP CONVENTION, APRIL 14 THROUGH 17. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Bacon commented on County personnel and purchasing procedures and implementation by the Airport Commission of these. The personnel procedures have already been implemented by the Airport.

Mr. Farnsworth, Administrative Director, reported on the status of the runway lighting agreements with the U. S. Army.

MR. VIETS MOVED WE AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE AGREEMENTS ON RUNWAY LIGHTING. MOTION SECONDED BY MR. NOLTE. MOTION CARRIED UNANIMOUSLY.

Mr. Farnsworth reported on the procedures which the Board of County Commissioners have prescribed to handle the disbursements for the Fixed Base Operation construction. Mr. Dennis and a member of the Airport Commission must sign each claim voucher. The Airport Commission must approve the expenditures monthly and so indicate in the minutes of the regular meeting. Mr. Boyd directed the Chairman of the Finance Committee to handle this matter and report to the Commission at each regular meeting.

MR. ZEBLEY MOVED THAT THE VOUCHER REGISTER FOR THE MONTH OF FEBRUARY BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. VIETS. MOTION CARRIED UNANIMOUSLY.

Mr. Farnsworth reported that the Kansas City Power and Light Company is going to construct a new substation to provide us with 15KV service. We have an easement to be signed by the Chairman of the Board of County Commissioners.

MR. NOLTE MOVED TO RECOMMEND TO THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS THAT THEY SIGN THE EASEMENT TO PROVIDE LAND FOR THE SUBSTATION. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, presented a resolution notifying The Board of County Commissioners that we have adopted the Industrial
Development Master Plan and recommend that they concur in our adoption and also adopt it.

MR. VIETS MOVED THE ADOPTION OF THE RESOLUTION TO THE COUNTY COMMISSIONERS NOTIFYING THEM OF THE AIRPORT COMMISSION'S ADOPTION OF THE INDUSTRIAL DEVELOPMENT MASTER PLAN AND RECOMMENDING THEIR ADOPTION OF THE PLAN. MOTION SECONDED BY MR. ZEBLEY. CARRIED UNANIMOUSLY.

MR. ZEBLEY MOVED THAT THE TREASURER'S REPORTS AND DISBURSEMENTS FOR FEBRUARY 1977 AS WELL AS SUPPLEMENTAL DISBURSEMENTS BE APPROVED FOR THE TWO AIRPORTS. MOTION SECONDED BY MR. NOLTE. MOTION CARRIED UNANIMOUSLY.

MR. NOLTE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY. Meeting adjourned.
RESOLUTION BY THE JOHNSON COUNTY AIRPORT COMMISSION ACCEPTING THE
JOHNSON COUNTY INDUSTRIAL DEVELOPMENT MASTER PLAN.

WHEREAS, the Johnson County Airport Commission has
received a proposed Johnson County Industrial Development Plan
dated December 14, 1976, from Howard, Needles, Tammen & Bergen-
doff; and

WHEREAS, at a public hearing on this date, said Plan was
reviewed by the Johnson County Airport Commission.

BE IT THEREFORE RESOLVED BY THE JOHNSON COUNTY AIRPORT
COMMISSION AS FOLLOWS:

That the Johnson County Industrial Development
Master Plan dated December 14, 1976, is hereby
adopted and accepted by the Johnson County
Airport Commission and the same is hereby rec-
ommended to the Board of County Commissioners
of Johnson County, Kansas for their approval
and acceptance.

DAVID this 8th day of February, 1977.

JOHNSON COUNTY AIRPORT COMMISSION

By: John A. Boyd Jr., Chairman

ATTEST:

Austin E. Harmon, Secretary

( SEAL )
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**RECAPITULATION**

- Brought Forward $900,000.00
- Remainder 836,080.01
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: April 12, 1977 - 4:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Boyd Nolte
        Zebley Viets
        Walter Moore

Absent: Harmon Forbes

STAFF: Dennis Farnsworth
       Johnston Williams

COUNTY COMMISSION:
           Franke

PRESS: Curttright

OTHERS: Davis Kotsifakis
        Sweem Stefka

The meeting was called to order by the Chairman, Jack Boyd.

Mr. Boyd presented a plaque to Mr. Robert Davis, former County Commissioner, in appreciation of his service to the County and the Airport Commission.

Mr. Boyd asked that a poll be taken to determine a suitable time for the regular commission meetings.

MINUTES OF THE MARCH 8, 1977 MEETING WERE APPROVED UPON A MOTION BY MR. NOLTE AND SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte, Chairman of the Operations Committee, reported on the Master Plan studies for the Executive and Industrial Airports and read aloud a letter and report from Howard Needles Tammen & Bergendoff. The Operations Committee was unable to meet so no recommendation was made. Mr. Boyd asked that the Operations Committee make a thorough study of all phases of this matter.

Mr. Nolte and Mr. Johnston presented some facts regarding costs on tie-down space with regard to the K.C.H., Inc. lease. Beginning November 1, 1977, all tie-down space will be 3¢ per square foot.

MR. NOLTE MOVED THAT WE APPROVE THE ADDITION OF 12,600 SQUARE FEET FOR TIE-DOWN SPACE FOR K.C.H., INC. MOTION SECONDED BY MR. WALTER; MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported on a letter received from Mr. Charles Trimble regarding paving of taxiways in the old hangar area.
MR. NOLTE MOVED THAT THE STAFF INFORM MR. TRIMBLE THAT BECAUSE OF THE TEMPORARY NATURE OF THE PRIVATELY OWNED T-HANGARS AT EXECUTIVE AIRPORT, THE AIRPORT COMMISSION DOES NOT FEEL IT CAN PARTICIPATE IN THE REQUESTED PAVING AT THIS TIME. MOTION SECONDED BY MR. VIETS. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported on a possible safety hazard at the south intersection of the east parallel taxiway and the runway. Steps will be taken to inform pilots of this hazard.

Mr. Nolte reported there were a total of 11,841 operations at the Executive Airport last month.

Mr. Viets, Chairman of the Industrial Committee, reported that discussion on a possible land trade with the Park Department was continuing.

Mr. Viets asked Mr. Dennis to report on the status of the progress of negotiations with Hodgdon (Pyrodex) and with Honeymead Products Company. Mr. Dennis reported we have had no contact with Mr. Hodgdon. Honeymead was here April 11th and 12th and will return the first part of May for a final draft of their lease.

Mr. Viets reported the zoning of land surrounding the Industrial Airport was still under study by the Industrial Committee.

Commissioner Franke stated that the Board of County Commissioners would provide further guidelines for the attraction of industries.

Mr. Viet's Committee will report to Commissioner Wirt regularly on the type of industries under consideration as a potential tenant and will advise him of the need for additional guidance.

Mr. Zebley, Chairman of the Administrative Committee, reported the committee had completed the organizational chart along with a written description of the duties of each office.

MR. WALTER MOVED THE ORGANIZATIONAL CHART BE APPROVED. MOTION SECONDED BY MR. NOLTE. MOTION CARRIED UNANIMOUSLY.

Mr. Dennis reported on the status of fire fighting equipment, fire truck acquisitions and fire insurance ratings.
Mr. Zebley reported on the need for state certification of the fire fighting equipment. Mr. Zebley also stated we have another fire truck available for the airport. It is located in South Dakota and we have a quotation from Belger Cartage Service Inc. to haul this equipment to the Airport at a cost not to exceed $800.00.

MR. VIETS MOVED WE COMMIT UP TO $800.00 FOR EXPENSES FOR MOVING THE FIRE TRUCK FROM SOUTH DAKOTA TO INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

Mr. Dennis reported that arrangements are being made with the University of Kansas to hold a three day fire fighting school at the Industrial Airport to train our personnel. We have notified Gardner City and Township so they may participate in this training school.

Mr. Zebley reported on the need for personal fire fighting gear for four men at a cost of $200.00 per man.

MR. WALTER MOVED FOR APPROVAL OF AN EXPENDITURE OF UP TO $800.00 FOR PERSONAL FIRE FIGHTING GEAR FOR AIRPORT EMPLOYEES. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

Mr. Dennis reported on the sale of scrap salvaged from the airport to help off-set expenditures.

Mr. Zebley reported that the Administrative Committee has reviewed the 1976 audit. It is now ready to be accepted by the Airport Commission and then will be forwarded to the County Commissioners and FAA for approval.

MR. NOLTE MOVED WE ACCEPT THE FINANCIAL AUDIT FOR 1976. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

MR. VIETS MOVED FOR APPROVAL OF AN EXPENDITURE OF $2,400.00 FOR PAYMENT FOR PREPARATION OF THE 1976 FINANCIAL AUDIT. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

Mr. Zebley reported that Mr. Dennis and Mr. Farnsworth will meet with the County Commissioners and discuss the formulation of a policy regarding the abatement of personal property taxes on equipment purchase from a Revenue Bond issue.
Mr. Zebley reported we have a large tractor that needs the idler bearings replaced. The cost for parts to make the necessary repairs is $1,039.00.

MR. WALTER MOVED FOR APPROVAL OF AN EXPENDITURE OF $1,039.00 FOR TRACTOR REPAIRS. MOTION SECONDED BY MR. NOLTE; CARRIED UNANIMOUSLY.

Mr. Zebley reported his committee is continuing to investigate the establishment of a restaurant at the Industrial Airport.

Mr. Zebley reported the Post Office is now in operation at the Industrial Airport.

Mr. Zebley reported the Administrative Committee has met with Gary Burroughs of Elmer Fox, Westheimer & Company, and they are nearing completion of their review of our accounting procedures. We have given them our final directions and they will have their recommendation to us by next meeting.

Mr. Zebley reported the airport has received a railway switch engine from government surplus. Mr. Dennis reported that a contract is being prepared by Santa Fe Railway Company for the spotting of cars. A discussion of new batteries, liability insurance, and refurbishing of scales ensued.

MR. WALTER MOVED THE APPROVAL OF AN EXPENDITURE OF $1,995.00 FOR BATTERIES FOR THE RAILWAY SWITCH ENGINE. MOTION SECONDED BY MR. VIETS; MOTION CARRIED UNANIMOUSLY.

Mr. Zebley presented Mr. Dennis with an engineer's hat.

MR. WALTER MOVED THAT THE VOUCHER REGISTER OF EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF MARCH BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. NOLTE; CARRIED UNANIMOUSLY.

Mr. Dennis reported on a water treatment plant operation agreement with the City of Gardner.

MR. WALTER MOVED FOR APPROVAL OF THE AGREEMENT WITH THE CITY OF GARDNER FOR THE OPERATION OF THE INDUSTRIAL AIRPORT WATER TREATMENT PLANT. MOTION SECONDED BY MR. NOLTE; CARRIED UNANIMOUSLY.

Mr. Walter presented the Treasurer's Reports for the month of March for the two airports.
MR. NOLTE MOVED THAT THE TREASURER'S REPORT FOR MARCH, 1977, FOR THE EXECUTIVE AND INDUSTRIAL AIRPORTS BE APPROVED. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

MR. WALTER MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

Murray L. Nolte
SECRETARY

Joe D. Dennis
EXECUTIVE DIRECTOR
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JOHNSON COUNTY AIRPORT COMMISSION

Meeting: May 10, 1977 - 4:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Boyd  Nolte
        Zebley  Levens
        Forbes  Moore

Absent: Walter  Viets

STAFF: Dennis  Farnsworth
       Johnston  Williams'

PRESS: Curttright

OTHERS: Kotsifakis

The meeting was called to order by the Chairman, Jack Boyd.

Mr. Boyd welcomed Mr. Vrem Levens as a new member of the Airport Commission. Mr. Levens was appointed to serve the unexpired term of Mr. Austin Harmon who resigned for personal reasons.

Mr. Boyd reported that the Board of County Commissioners approved and adopted the Industrial Development Plan for the Industrial Airport.

The rescheduling of the time and day for the regular Airport Commission meeting was discussed. The staff will pursue this matter further and notify members. The tentative time and day selected are 3:30 p.m. on the second Thursday of the month.

Mr. Boyd reported we had submitted a resolution supporting the Hillsdale Dam Project and requesting the Congress of the United States to fund said project.

Mr. Boyd read an announcement that Joe Dennis has been elected Chapter President for the National Association of Industrial and Office Parks for the Kansas City-Western Missouri-Eastern Kansas area. He is replacing Eric Eicher who was elected the Regional Vice President.

Mr. Boyd reported we have received a note from the Director of Industrial Development of the Santa Fe Railway Company, Mr. T.A. Blaskê, commenting favorably on our development.

Mr. Boyd appointed Murray Nolte to serve as acting secretary.
MR. NOLTE MOVED THAT THE MINUTES OF THE APRIL 12, 1977, MEETING BE APPROVED WITH THE ADDITION OF HIS CONCERN, STATED AT THAT MEETING, THAT THE AIRPORT STAFF EXERCISE CARE THAT WE DO NOT ASSUME MORE TASKS AND RESPONSIBILITIES THAN WE HAVE THE MANPOWER AND THE EXPERTISE TO ACCOMPLISH. MOTION SECONDED BY MR. ZEBLEY; MOTION CARRIED UNANIMOUSLY.

The approval and adoption of the Airport Master Plan was discussed. MR. NOLTE OFFERED A RESOLUTION APPROVING AND ADOPTING THE AIRPORT MASTER PLAN AND RECOMMENDING APPROVAL AND ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported on a request by Meisinger Beechcraft for changes to the FBO Hangar under construction at the Industrial Airport. He reported his committee had no recommendation at this time. The appropriate method of paying for the changes in the amount of $7,145.00 was discussed. It was noted that final approval of the changes must be approved by the Board of County Commissioners.

MR. FORBES MOVED THAT AN AGREEMENT BETWEEN THE AIRPORT COMMISSION AND MEISINGER BEECHCRAFT BE ENTERED INTO WHICH WILL PROVIDE THAT, UPON COMPLETION OF CONSTRUCTION, IF CONTINGENCY FUNDS ARE NOT AVAILABLE FROM THE BOND ISSUE, MEISINGER BEECHCRAFT WILL ASSUME RESPONSIBILITY FOR DEFRAIDING THAT PORTION OF THE COST OF THE CHANGES NOT COVERED BY AVAILABLE CONTINGENCY FUNDS. MOTION SECONDED BY MR. ZEBLEY. VOTING NO, MR. NOLTE. VOTING YES, ALL OTHERS. MOTION CARRIED.

Mr. Nolte reported his committee was continuing their study but had no recommendations at this time on the Master Plan or any change thereto at Executive Airport. Mr. Nolte said he hopes that within a short time they will have a proposed recommendation to the Board of County Commissioners as to what actions should be taken at the Executive Airport.

Mr. Boyd reported for the Industrial Committee in the absence of Mr. Viets, Committee Chairman. A letter is being sent to Commissioner Bacon over Mr. Viet's signature discussing the zoning and land use planning adjacent to the Industrial Airport.

Mr. Zebley, Chairman of the Administrative Committee, reported we have purchased two graders at a cost of $5,000.00 each. The proposed purchase was discussed individually with each Airport Commissioner. The graders will be used to keep the runways open during the winter
months and for general work on the airport during the other months.

Mr. Zebley reported that the previously authorized fire gear purchase had been made. Also, we had authorized funds to ship another fire truck to Industrial Airport from North Dakota; this expenditure will not be made since the fire truck is not available.

Mr. Farnsworth is working with the Administrative Committee in the preparation of the budget for 1978.

MR. ZEBLEY MOVED THAT THE VOUCHER REGISTER OF EXPENDITURE FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF APRIL BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, reported we are looking for a surplus snow blower and a pumper unit for the fire department.

Mr. Williams, Airport Attorney, reported that we have a final draft of the lease following negotiations with Farmers Union Grain Terminal Association. Some months ago we passed a resolution recommending to the Board of County Commissioners the issuance of $3,500,000 of Revenue Bonds for the Honeymead Division. This has been passed and published since that time. We have received a letter from Mr. Harold Groh, Vice President of the Honeymead Products Company, a division of Farmers Union Grain Terminal Association, stating that because of a revision of the original plans and expansion of the project that they are requesting that the amount of Revenue Bonds authorized be increased to $4,500,000. With this in mind, I have prepared a resolution recommending to the Board of County Commissioners the issuance of Johnson County Airport Revenue Bonds in the amount of $4,500,000.

MR. ZEBLEY MOVED FOR APPROVAL OF THE RESOLUTION TO THE BOARD OF COUNTY COMMISSIONERS RECOMMENDING THAT THEY INCREASE THE AMOUNT OF THE AIRPORT REVENUE BOND ISSUE TO $4,500,000. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Johnston, Director of Aviation, reported the receipt of a copy of the insurance policy for the radio controlled airplane group planning to use the Industrial Airport on June 19, 1977. Our attorney will examine it for sufficiency.

Following a discussion of restroom facility requirements for this group, as well as other groups using the airport for special events, the staff was instructed to draw up guidelines for numbers of units needed.
Minutes - May 10, 1977 - Airport Commission Meeting
Page 4

Mr. Dennis reported that the staff has developed a format for listing the requirements of prospective tenants. This format will be used to keep the County Commissioners and Airport Commission informed of the type of industries we are working with as requested by Commissioner Franke. This is confidential information and will be brought up to date quarterly.

Mr. Dennis reported the staff has developed two curves estimating projected income from the industrial side of the airport and we are going to try to predict the aviation side as soon as possible. Hopefully, this information will be ready and mailed out soon so it can be discussed at the next meeting.

Mr. Zebley stated that he was pleased with the increasing interest the County Commissioners are showing in the Airports.

Mr. Dennis reported the staff was examining the need to change our liability insurance coverage since the acquisition of our railway engine and other equipment.

Mr. Farnsworth presented a fuel storage lease with the Kansas University Medical Center. Discussion ensued regarding the liability insurance.

MR. FORBES MOVED FOR APPROVAL OF THE FUEL STORAGE LEASE WITH THE KANSAS UNIVERSITY MEDICAL CENTER SUBJECT TO A SATISFACTORY RESOLUTION OF RESPONSIBILITY FOR PUBLIC LIABILITY. MOTION SECONDED BY MR. NOLTE; MOTION CARRIED UNANIMOUSLY.

Mr. Farnsworth presented a fuel storage lease with Hamblin's Petroleum Products.

MR. NOLTE MOVED FOR APPROVAL OF THE HAMBLIN'S PETROLEUM PRODUCTS LEASE WITH THE PROVISION THE AMOUNT OF LIABILITY INSURANCE BE APPROVED BY OUR ATTORNEY AND INSURANCE AGENT. MOTION SECONDED BY MR. ZEBLEY; MOTION CARRIED UNANIMOUSLY.

Mr. Zebley presented the Treasurer's Report for the month of April and noted this was the first of the combined reports for both airports which the committee has been working toward for some time.

MR. ZEBLEY MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR APRIL, 1977. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.
Mr. Dennis reported on the need for additional copies of four inserts for our brochure. The staff will make arrangements for printing them.

There being no further business, the meeting was adjourned.

MURRAY L. NOLTE  
SECRETARY

JOE D. DENNIS  
EXECUTIVE DIRECTOR
### VOUCHER REGISTER

**JOHNSON COUNTY INDUSTRIAL AIRPORT BOND CONSTRUCTION FUND #0704-001-408.00**

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**Pavement Rehabilitation (0% complete):**

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MAY 16, 1977

NOTICE

THE TIME AND DAY FOR THE MONTHLY AIRPORT COMMISSION MEETING HAS BEEN CHANGED TO THE SECOND THURSDAY OF EACH MONTH AT 3:30 P.M.

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: June 9, 1977 - 3:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Zebley Forbes
        Nolte Levens
Absent: Boyd Walter
        Viets Moore

STAFF: Dennis Farnsworth
       Johnston Williams

PRESS: Curttright Lynn

OTHERS: Kotsifakis

The meeting was called to order by the Vice Chairman, Art Zebley.

Mr. Zebley presented the Chairman's Report in the absence of Mr. Boyd.

The Board of County Commissioners has approved the Industrial Airport Master Plan. This Plan had been approved by the Airport Commission.

County Commissioner Bacon has recognized the letter from Mark Viets regarding Land Use Planning and Zoning around Industrial Airport and further actions are being discussed.

Bids will be opened June 15th in the office of the County Commissioners for the pavement rehabilitation at the Industrial Airport.

Mr. C.R. Melugin, Regional Director of the F.A.A. has notified us that by December 1, 1977, radio navigation approach will be possible at the Industrial Airport. Approach minimum will be 500 feet/one mile.

The County Commissioners approved Change Order No. 2 for the F.B.O. Hangar and the contractor and Kivett & Myers have been notified to proceed.

A meeting was held with the F.A.A. regarding future availability of funds for Executive Airport.

MINUTES OF THE MAY 10, 1977 MEETING WERE APPROVED UPON A MOTION BY MR. NOLTE AND SECONDED BY MR. FORBES. MOTION CARRIED UNANIMOUSLY.
Minutes - June 9, 1977 - Airport Commission Meeting
Page 2

Mr. Nolte, Chairman of the Operations Committee, reported that application for F.A.A. funding has been made for the helipad at Executive Airport. The F.A.A. will only fund a pad 75 feet by 100 feet. Discussion with the pilots expecting to use the pad indicates this will be sufficient but not optimum. The Industrial Airport can be used if required. Also, improvements to the south intersection of the east parallel taxiway and runway will be made.

MR. NOLTE MOVED THAT THE AIRPORT COMMISSION APPROVE AND FORWARD TO THE F.A.A. THE PROJECTS FOR A HELIPORT TO MEASURE 75 FEET BY 100 FEET IN THE SOUTHEAST CORNER OF EXECUTIVE AIRPORT AND THE WIDENING OF THE TAXIWAY AT THE SOUTHEAST CORNER TO PROVIDE A HOLDING APRON. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.

Mr. Nolte reported a total of 13,188 operations at Executive Airport for the month of May 1977. Mr. Nolte noted that operations are increasing and indicated that we will be operating at over stated capacity.

Mr. Nolte reported on the committee assignment of acquisition of land north of the Industrial Airport.


Mr. Nolte reported his committee has no additional information or recommendation at this time with regards to additional hangars at Executive Airport.

Mr. Nolte reported the Operations Committee has been asked to review F.B.O. operations and has asked the staff to provide further information.

Mr. Nolte reported the staff is working on the activation of the runway lighting at Industrial Airport. Mr. Dennis gave a brief update on the progress.

Mr. Dennis reported briefly on the Industrial Committee assignments in the absence of the committee chairman. A temporary lease has been worked out with Honeymead and has been mailed out to interested
parties; substantial agreement has been reached on the final long form documents as reported by Mr. Williams, Airport Attorney.

Mr. Zebley, Administrative Committee Chairman, reported that the Airport Commission Chairman received a letter from Bob Bacon, Commissioner from the Third District, in regard to Industrial Airport development plans and the Administrative Committee is studying the letter.

Mr. Farnsworth reported on the F.B.O. Hangar Bond issue register. An agreement has been signed by Mr. Meisinger wherein he accepts pecuniary responsibility for change orders required by him in excess of contingency funds.

MR. FORBES MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF MAY BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Zebley reported his committee has received copies of the recommended budget for 1978 from the staff. Additional copies were presented to other members of the Airport Commission. Mr. Farnsworth explained the budget was prepared within the parameters of the budget guidance provided by the County Commissioners. Line items were reviewed and discussed and will be reviewed by the Administrative Committee.

Mr. Johnston, Director of Aviation, reported the Model Airplane meet will be held as scheduled at the Industrial Airport on June 19th.

Mr. Johnston also reported that the Regional Aerobatic Competition plans are progressing. This event will be held July 21st through July 24th.

Mr. Dennis, Executive Director, reported that Dazey Products Company has been manufacturing in their new building at Industrial Airport, and the office portion will be moving in this weekend.

A short discussion ensued regarding resurfacing on 159th street and Mr. Dennis reported the staff has been in contact with Mr. Holdredge and will continue working on this project.

Mr. Dennis reported sale of the surplus metal towers to the Mid-America Nazarene College in Olathe.

Mr. Dennis reported that Honeymead Products Company hopes to begin moving dirt within the next two weeks. Also, Santa Fe railway, at our
request, sent a survey crew to the Honeymead site. They will report back to us the center line location and rail elevation for the extension of the rail so we will meet all of the federal criteria for the extension. This was done at no charge to the Airport and represents a considerable savings.

Mr. Dennis gave an update on the prospective tenants the staff has been working with.

Mr. Dennis reported that the Street Naming Ceremony was a success and streets within the Industrial Airport now represent the twenty cities of Johnson County.

Mr. Johnston and Mr. Dennis have extended an invitation to the Kansas Association of Airports to hold the annual fall meeting at the Industrial Airport on October 14th.

Mr. Dennis is going to Chicago with the Kansas Cavalry July 26 through July 28, to make calls on prospective industries for this area.

**MR. NOLTE MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR MAY, 1977, AND SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.**

Mr. Dennis reported on work and costs involved in rerouting fuel lines and pumps for the Fixed Base Operation; these costs are included in the bond issue.

Mr. Dennis reported the lease with the University of Kansas Medical Center has been completed and signed.

**MR. NOLTE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. LEVENS; CARRIED UNANIMOUSLY.**
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**RECAPITULATION**

- Total Bond Sale: $900,000.00
- Expenditures to date: $194,857.62
- Remainder: $705,142.38

**PROJECT STATUS**

- FBO Hangar Project (20% complete):
  - Estimated Cost: $758,000.00
  - Expenditures to date: $194,857.62
  - Remainder: $563,142.38

- Pavement Rehabilitation (0% complete):
  - Estimated Cost: $120,000.00
  - Expenditures to date: 0.00
  - Remainder: $120,000.00

- Contingencies: $22,000.00
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: July 14, 1977 - 3:30 pm - Johnson County Industrial Airport

AIRPORT COMMISSION:
Present: Boyd Zebley
           Viets Walter
           Nolte Levens
           Moore
Absent: Forbes

STAFF: Dennis Farnsworth
       Johnston

PRESS: Curttright

The meeting was called to order by the Chairman, Jack Boyd. Mr. Boyd observed that the Board of County Commissioners are continuing to take an interest in the funding for development of the Industrial Airport.

MINUTES OF THE JUNE 9, 1977, MEETING WERE APPROVED UPON A MOTION BY MR. NOLTE AND SECONDED BY MR. ZEBLEY. MOTION CARRIED UNANIMOUSLY.

Mr. Nolte, Chairman of the Operations Committee, reported the Airport Commission has made application for an Instrument Landing System for the Industrial Airport. The application will be reviewed and a decision will be made on the 27th of July. If approved, the equipment will be available within 90 days, according to Wilcox Electric, and it will take about 60 days to install. The County's share of the cost is approximately $49,500 out of a total of $219,000 requested.

Mr. Nolte reported that the construction on the Fixed Base Operator hangar is progressing on schedule. Fuel tank rehabilitation costs for the FBO are being reviewed by the staff.

The Operations Committee met with Mr. Pete Kotsifakis of Command Electronics at the request of both Command Electronics and the County Commissioners; a report was submitted to the Airport Commission and also forwarded to the County Commissioners. The County Commissioners responded to Mr. Kotsifakis' letter. MR. NOLTE REQUESTED THAT COPIES OF HIS LETTER TO THE COUNTY COMMISSIONERS AND THEIR RESPONSE TO COMMAND ELECTRONICS BE ATTACHED TO THE MINUTES OF THIS MEETING.
Mr. Nolte reported a total of 14,438 operations at Executive Airport during the month of June.

Mr. Nolte informed the Airport Commission that he had asked the County Commissioners not to consider him for reappointment to the Airport Commission for another term; his term expires in July. Mr. Boyd and Mr. Dennis voiced their appreciation of the time and effort spent by Mr. Nolte on Airport Commission work.

Mr. Viets, Chairman of the Industrial Committee, reported that Commissioner Bacon has been informed that all of the necessary documents concerning zoning have been prepared so that Commissioner Bacon and the Airport Commission may start meetings with the governmental identities surrounding the Industrial Airport. Commissioner Bacon has asked Mr. Dennis to schedule the meetings. Commissioner Bacon will chair the meetings.

Mr. Farnsworth, at the request of Mr. Viets, reviewed the Temporary Lease Agreement with Honeymead Products Company which, upon approval, would allow construction to begin immediately.

MR. VIETS MOVED THAT THE TEMPORARY LAND LEASE AGREEMENT WITH FARMERS UNION GRAIN TERMINAL ASSOCIATION BE APPROVED EXCEPT THAT PARAGRAPH FOUR, "CONSTRUCTION", BE MODIFIED TO REFLECT THAT NO BUILDING CONSTRUCTION WILL BE STARTED WITHOUT THE PRIOR APPROVAL OF THE AIRPORT COMMISSION. MOTION SECONDED BY MR. NOLTE; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, stated that prior to the time we began negotiations, Honeymead Products Company had selected Rivett & Myers as their architects. Thus, a possible conflict of interest may arise if we task Howard Needles Tammen & Bergendoff with plan and building inspection. Mr. Viets will study the problem and make recommendations.

Mr. Zebley, Chairman of the Administrative Committee, reported that the Elmer Fox, Westheimer study of our accounting procedures is complete and we are now awaiting their final report.

Mr. Zebley and Mr. Farnsworth reported on progress of the rehabilitation of the standby power generator for the water pumps.

Mr. Zebley reported his committee had received the 1977 mid-year budget report and the recommended 1978 budget from the staff. Several budget items and revenue sharing funds were discussed.
MR. ZEBLEY MOVED THAT THE AIRPORT COMMISSION ADOPT THE 1978 BUDGET AS PROPOSED IN THE AMOUNT OF $864,000.00, AND SUBMIT IT TO THE COUNTY COMMISSIONERS FOR APPROVAL. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Zebley reported his committee had discussed the salary of the Executive Director and will pursue the matter further.

Mr. Dennis reported on the progress of the negotiations for the establishment of a restaurant at the Industrial Airport. A lease agreement is being drawn and will be ready for further action at the next meeting.

MR. ZEBLEY MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF JUNE BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. NOLTE; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis gave an update on the airport pavement overlay project, Interstate Commerce Commission freight zone reorganization, Hillsdale Lake project, and CETA personnel.

Mr. Walter, Treasurer, presented the Treasurer's report for June, 1977. Mr. Walter reported that it has been the customary procedure of the Airport Commission to rotate its bank account among the area banks. He recommended moving the account to the Farmer's Bank in Gardner.

MR. WALTER MOVED THAT THE AIRPORT COMMISSION CHECKING ACCOUNT BE MOVED TO THE FARMER'S BANK IN GARDNER, KANSAS. MOTION SECONDED BY MR. VIETS; MOTION CARRIED UNANIMOUSLY.

MR. WALTER MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR JUNE, 1977, AND SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Boyd announced that the election of officers will be held at the regular meeting in August.

There being no further business, the meeting was adjourned.

[Signatures: Arthur Zebley, Secretary; Joe D. Dennis, Executive Director]
Mr. Pete Kotsifakis  
Command Electronics Company  
69 Harbor Road  
Industrial Airport, Kansas 66031

Dear Pete:

The Board of County Commissioners has asked me to reply to your comments with regard to your situation at the Johnson County Industrial Airport. Your letter of April 28, 1977 to the County Commissioners was referred to the Airport Commission, as you know, for comment. The Airport Commission then reviewed the entire situation and reported back to us.

The decisions that have to be made if Johnson County Industrial Airport is to grow in the direction that will benefit all of the citizens of Johnson County are not always easy. The problem of an F.B.O. at that airport plagued the Airport Commission for over a year. It was absolutely mandatory that a well financed F.B.O. establish an operation at that airport if it was to proceed as we all hope it will. I personally believe that the selection of the Meisinger Firm was an excellent choice; not only because of their financial standing, but because of their long history of operation as a very respected dealer.

The County had to use County funds to build a hanger and office building because no one was interested in building the building themselves. The contract with Meisinger does not, in any way, preclude the establishment of additional F.B.O. operation at the Industrial Airport - if, properly financed, and experienced people make application. I think it is unlikely that we would build a building with County funds for their use, since the intent of the one which we have authorized is primarily a first step in getting the airport going.
Pete, in all honesty, it is my understanding that your operation, although it has been in existence for a number of years, is operated somewhat on a part time basis by yourself. The Airport Commission was unable to verify the availability of money to Command Electronics Company and, obviously, did not feel completely comfortable with Command Electronics experience in fields beyond radio repair and sales.

To answer your letter of June 30, 1977, a little more specifically, I am sure that your future at the Johnson County Industrial Airport depends solely upon your desires and abilities.

As far as the use of government funds to "fund a competitor", one might assume that the airport itself, which will include the runways and the associated landing facilities, are a form of government subsidy to anyone who works on the field.

The County Commissioners were willing to fund one major building at the airport for a Fixed Base Operation in order to foster further development of the airport. If Command Electronics Company had had the necessary financial backing, and background, we would have been just as happy to allow your operation in that building as any one else. This of course, had to be a judgement call.

Multiple occupancy of the new Fixed Base Building was not considered in the plans because that was not the main purpose of erecting the building.

It is important to remember that Meisinger Beech will, over the next 20 years or so, pay for that building completely; so I do not view the contract with Meisinger as being any form of subsidy.

In summary Pete, I believe the Airport Commission took what to them was the best approach to starting the full operation of the Johnson County Industrial Airport. Obviously, the Board of County Commissioners agreed with this recommendation.

I believe firmly that the growth of the Airport, however achieved, will be of benefit to Command Electronics Company, if for no other reason than bringing in additional potential customers. Whether your company or Meisinger or someone else can flourish and grow will be up to each one of you.

Your servant, Sir

Robert C. Bacon
Commissioner Third District
Johnson County, Kansas

RCB:mm

cc: Airport Commission
July 1, 1977

Mr. John Boyd
Chairman
Johnson County Airport Commission

Dear Jack:

In response to a request to review the lease agreement and position of Command Electronics, the Operations Committee met on June 30 and reviewed the situation and heard the complaints of Mr. Kotsifakis.

It was the concensus of the committee that no further action or recommendations be made concerning Command Electronics. The reasons were stated to Mr. Kotsifakis and are as follows:

The Airport Commission received a mandate from the county through the County Commissioners to concentrate development at Industrial Airport.

To provide development of aviation, a top quality fixed base operation was required.

To secure a lease with a qualified Fixed Base Operator, a facility would need be provided by the county.

Applications were considered and existing FBO's were solicited.

The requirement of operating experience and financial responsibility dictated the negotiated choice which was made.

Mr. Kotsifakis has been in the business of avionics for more than ten years. For whatever reason, he has been unable or unwilling to develop his business to occupy him full time. He has no direct experience in operating a fixed base facility. He has provided no proof of financial ability to enter or sustain a full time operation. His claims of a financial backer are unsubstantiated. It is the committee's judgement that Mr. Kotsifakis neither was, nor is qualified for further consideration than his current existing lease.
Concerning the charge by Mr. Kotsifakis that "secret" agreements were made, the Commission minutes will reflect that all actions concerning the construction of the fixed base facility, the determination of the type of bonds to be used and the design and letting of bids were discussed and voted on in public.

Negotiations with various operators including Command Electronics were conducted privately but all leases and conditions of leases were discussed and dealt with in open meeting.

While I am sure this does not satisfy Mr. Kotsifakis, the actions of the Commission were legal, proper, and the judgements made were in the best interest of the citizens of the county.

Sincerely,

Murray L. Nolte, Chairman
Operations Committee

cc: County Commissioners
    Airport Commissioners
    Pete Kotsifakis
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<td>197,782.00</td>
<td>Morton-Kahn Construction Company, Inc.</td>
<td>Construction cost through May 27, 1977</td>
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**RECAPITULATION**

- Total Bond Sale: $900,000.00
- Expenditures to date: $396,645.58
- Remainder: $503,354.42

**PROJECT STATUS**

- FBO Hangar Project (50% complete):
  - Estimated Cost: $758,000.00
  - Expenditure to date: $503,354.42
  - Remainder: $254,645.58

- Pavement Rehabilitation (0% complete):
  - Estimated Cost: $120,000.00
  - Expenditure to date: 0.00
  - Remainder: $120,000.00

- Contingencies: $22,000.00
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: August 11, 1977 - 3:30 pm - Johnson County Industrial Airport

AIRPORT COMMISSION
Present: Boyd Zebley
         Walter Forbes
         Levens Moore

Absent: Viets

STAFF: Dennis Farnsworth
       Johnston

PRESS: Curttright

OTHERS: Kotsifakis

The meeting was called to order by the Chairman, Mr. Jack Boyd.

Mr. Boyd requested on behalf of Mr. Viets, Chairman of the Industrial Committee, that Commission Members' comments on the proposed contract for the Consulting Architect/Engineer be submitted to the Industrial Committee to enable them to make a recommendation at the next commission meeting.

MINUTES OF THE JULY 14, 1977, MEETING WERE APPROVED UPON A MOTION BY MR. FORBES AND SECONDED BY MR. LEVENS. MOTION CARRIED UNANIMOUSLY.

Mr. Zebley, Chairman of the Administrative Committee, presented the voucher register for the month of July. MR. ZEBLEY MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF JULY BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. WALTER; MOTION CARRIED UNANIMOUSLY.

Mr. Zebley reported quotations have been received from Reno Construction Company, Union Construction Company, and Holland Construction for the overlay of the roadway from Highway 56 on 159th Street to the entrance of the Fixed Base Operation. The lowest quote for a 3 inch overlay of BM-2 asphalt was $26,136.00 and was submitted by Reno Construction Company. Surface preparation of existing pavement will be completed by the County Highway Department. MR. ZEBLEY MOVED THAT THE QUOTATIONS BE SUBMITTED TO THE COUNTY ENGINEER FOR HIS CONSIDERATION IN FUNDING THE WORK TO BE DONE AND FURTHER RECOMMEND THAT THE LOW QUOTATION OF $26,136.00 BY RENO FOR A THREE INCH OVERLAY BE ACCEPTED. MOTION SECONDED BY MR. WALTER. MOTION CARRIED. MR. FORBES ABSTAINED FROM THE VOTING BECAUSE OF PROFESSIONAL ASSOCIATION WITH TWO OF THE COMPANIES MAKING QUOTATIONS.
Mr. Zebley and Mr. Dennis reported completion of lease negotiations with Bar-Bell, Inc. for a restaurant at the Industrial Airport. Details of the lease were discussed. MR. ZEBLEY MOVED THAT THE LEASE WITH BAR-BELL, INC. FOR A RESTAURANT AT THE INDUSTRIAL AIRPORT BE ACCEPTED AS CHANGED AND COPIES BE FORWARDED TO THE COUNTY COMMISSIONERS FOR THEIR APPROVAL. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

MR. ZEBLEY MOVED THAT THE STAFF BE AUTHORIZED TO SPEND UP TO $4,000 FOR THE REHABILITATION OF THE ROOMS TO BE USED FOR THE RESTAURANT. MOTION SECONDED BY MR. FORBES; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, reported on the status of the instrument landing system and pavement rehabilitation projects.

Mr. Dennis gave an update on the status of fire protection at the Industrial Airport.

Mr. Farnsworth reported on the status of the power generator rehabilitation at the Industrial Airport.

Mr. Johnston, Director of Aviation, reported on a news release from Congressman Larry Winn's office stating that a federal grant for $17,730.00 for construction of a heli-pad at Executive Airport has been approved.

Mr. Johnston reported that he was working on cost figures for additional hangars at Executive Airport.

Mr. Farnsworth reported receipt of a change order from Morton-Kahn Construction Company on the F.B.O. Hangar contract for $1,321.65 to cover an increase in the amount of asphalt required for the parking lot; this change order was anticipated in the contract. MR. FORBES MOVED FOR APPROVAL OF THE CHANGE ORDER IN THE AMOUNT OF $1,321.65. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis reported that a meeting with the Gardner City Officials has been scheduled for August 29th at 7:30 p.m. at the Industrial Airport Administration Building to discuss zoning and land use planning in the vicinity of the Industrial Airport. Commissioner Bacon has requested that meetings be held with the townships and cities surrounding the Industrial Airport.
Mr. Dennis reported on the fuel pumping facilities for the fixed base operator.

MR. FORBES MOVED WE DEFER THE ELECTION OF OFFICERS UNTIL THE REGULAR SEPTEMBER MEETING. MOTION SECONDED BY MR. ZEBLEY; MOTION CARRIED UNANIMOUSLY.

MR. WALTER MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR JULY, 1977, AND SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

Arthur Zebley
Secretary

Joe D. Dennis
Executive Director
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**RECAPITULATION**

Total Bond Sale: $900,000.00
Expenditures to Date: $396,646.26
Remainder: $503,353.74

**PROJECT STATUS**

FBO Hangar Project (50% complete):
- Estimated Cost: $758,000.00
- Expenditure to Date: $396,646.26
- Remainder: $361,353.74

Pavement Rehabilitation (0% complete):
- Estimated Cost: $120,000.00
- Expenditure to Date: 0.00
- Remainder: $120,000.00

Contingencies: $22,000.00
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JOHNSON COUNTY AIRPORT COMMISSION

Meeting: September 8, 1977 - 3:30 pm - Johnson County Industrial Airport

AIRPORT COMMISSION
Present: Boyd Zebley
       Viets Levens
       Moore

Absent: Walter Forbes
       Pilley

STAFF: Dennis Farnsworth
       Johnston Williams

PRESS: Curttright

The meeting was called to order by the Chairman, Mr. Jack Boyd. Mr. Boyd summarized the Airport Commission's accomplishments of the past year, and presented a list of goals for the coming year. (List attached.)

Mr. Boyd passed the chair to Mr. Viets for the purpose of election of officers. Mr. Viets asked for nominations for Chairman, Vice-Chairman, Secretary, and Treasurer of the Airport Commission to serve for one year.

MR. ZEBLEY NOMINATED MR. BOYD FOR CHAIRMAN, SECONDED BY MR. LEVENS. MR. BOYD WAS ELECTED CHAIRMAN BY A UNANIMOUS VOTE.

MR. LEVENS NOMINATED MR. ZEBLEY FOR VICE-CHAIRMAN, SECONDED BY MR. BOYD. MR. ZEBLEY DECLINED THE NOMINATION AND NOMINATED MR. VIETS. MR. LEVENS WITHDREW HIS NOMINATION AND SECONDED THE NOMINATION OF MR. VIETS. BY UNANIMOUS VOTE MR. VIETS WAS ELECTED VICE-CHAIRMAN.

MR. BOYD NOMINATED MR. PILLEY AS SECRETARY, SECONDED BY MR. ZEBLEY. MR. PILLEY WAS ELECTED BY A UNANIMOUS VOTE.

MR. ZEBLEY NOMINATED MR. WALTER AS TREASURER, SECONDED BY MR. BOYD. MR. WALTER WAS ELECTED BY A UNANIMOUS VOTE.

The Committee System was discussed, and all concerned agreed it was working well, was a time saving measure, and should be continued. Mr. Viets suggested a possible reassignment of Committee Chairman and members.

Mr. Boyd recognized Mr. Murray Nolte and Mr. Austin Harmon, former Airport Commission members, with plaques in appreciation of their service to the County as members of the Airport Commission. Mr. Nolte
Minutes - September 8, 1977 - Airport Commission Meeting
Page 2

was present and expressed his thanks. Mr. Harmon was unable to be present.

MINUTES OF THE AUGUST 11, 1977, MEETING WERE APPROVED UPON A MOTION
BY MR. ZEBLEY AND SECONDED BY MR. VIETS. MOTION CARRIED UNANIMOUSLY.

Mr. Viets, Chairman of the Industrial Committee, reported his com-
mittee has made a selection for recommendation to the Airport Com-
mision of Mr. Oliver Harris as the architectural consultant to the
Airport Commission for the Honeymead project. A contract will be
presented for approval at the next regular meeting. Mr. Dennis reported
briefly on the construction progress of the Honeymead project.

Mr. Zebley, Chairman of the Administrative Committee, reported that
the staff and his committee have met with a possible foreign trade
zone site tenant and will continue to work with them.

Mr. Zebley reported a lease has been prepared and reviewed by our
attorney for space in the north end of the Administration Building for
AVTEK International, Inc. MR. ZEBLEY MOVED THAT THE LEASE AGREEMENT
BETWEEN THE JOHNSON COUNTY AIRPORT COMMISSION AND AVTEK INTERNATIONAL,
INC. BE APPROVED. MOTION SECONDED BY MR. LEVENS. MOTION CARRIED
UNANIMOUSLY.

Mr. Zebley reported his committee has reviewed a draft contract with
the Santa Fe Railway Company for performance of switching services
by the Airport Commission. The contract was discussed and referred
to Mr. Williams, Airport Attorney, for review and comment.

Mr. Zebley presented the voucher register for the month of August. MR.
ZEBLEY MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE
INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF AUGUST BE
APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED
BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Johnston reported the receipt and signing of the Grant Agreement
and received the Notice to Proceed with the contract on the pavement
rehabilitation at the Industrial Airport. A pre-construction meeting
was held on September 1, 1977; safety precautions which have been put
into effect include the closing of Runway 17-35 and red lights will
be installed at the crossing of Runway.

Mr. Farnsworth reported receipt of formal approval of the budget
from the County Commissioners. The Commission approved $425,000
supported by mill levy, plus $100,000 revenue sharing for a total of
$525,000. Our request was for $672,000, producing a shortfall of
$147,000.
Mr. Boyd and Mr. Zebley commended the staff for their contribution to the accomplishments of the Airport Commission over the past year.

Mr. Dennis, Executive Director, gave a status report on the rehabilitation of 159th Street from 56 Highway to Moonlight Road. Application has been made for federal funding for this project.

Mr. Dennis also reported on the following projects: the restaurant; asphalt work between Buildings 25 and 28; the August 29, 1977, meeting concerning land use and planning in the vicinity of the Industrial Airport; and the instrument landing system for the Industrial Airport.

Total operations at Executive Airport numbering 17,278 for the month of August was discussed. This was the second busiest August in the history of the airport.

MR. ZEBLEY MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR AUGUST, 1977, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. VIETS; MOTION CARRIED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

Arthur Zebley  
SECRETARY

Joe D. Dennis  
EXECUTIVE DIRECTOR
September 7, 1977

MEMORANDUM

TO: Jack Boyd
FROM: Joe Dennis
SUBJECT: Objectives for next year.

1. Completion by fall of 1978 of a two lane road system commencing at the present entry to a point approximately one mile south.

2. Conversion of the former power plant to a fire station and Type I EMS Unit facility which would include living quarters and other necessary refinements.

3. Extension of utility services into the north and south industrial area at Industrial Airport.

4. Grant application to the FAA for our projected 1978 runway, taxiway and field lighting system.

5. Continued effort to attract desirable industry.

6. Upgrading of the security system.

7. The addition of at least two staff employees.

8. General upgrading of the entire facility which would include street signing, land scaping, resurfacing of paved streets, and a new entryway identification marker located at 159th Street.
9. In late 1978, the inauguration of a county staffed control tower.

10. Create new promotional materials which would include brochures, audio visual, and a limited amount of trade publications advertising.

11. Expedite future planning for air freight services and possibly third level carrier service at Industrial Airport.

12. Establishing a foreign trade zone site.

13. Complete planning and engineering for access roads leading north to 151st Street and leading south to 175th Street.
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<td>General Electric Company</td>
<td>Airport Construction: Testing of runway lighting regulators.</td>
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**RECAPITULATION**

- Total Bond Sale: $900,000.00
- Expenditure to Date: $600,705.25
- Remainder: $299,294.75
- FBO Hangar Project (85% complete):
  - Estimated Cost: $758,000.00
  - Expenditure to Date: $600,363.82
  - Remainder: $157,636.18
- Airport Construction:
  - Estimated Cost: $120,000.00
  - Expenditures to Date: $341.43
  - Remainder: $119,658.57
- Contingencies: $22,000.00
JOHNSON COUNTY AIRPORT COMMISSION

Meeting: October 13, 1977 - 3:30 p.m. - Johnson County Industrial Airport

AIRPORT COMMISSION
Present: Boyd Walter
       Levens Pilley
       Osborn Moore
Absent: Viets

STAFF: Dennis Farnsworth
       Johnston Williams

PRESS: Schwartz

OTHERS: Kotsifakis

The meeting was called to order by the Chairman, Jack Boyd. Mr. Boyd notified the Airport Commission of receipt of letters of resignation from Mr. Zebley and Mr. Forbes. Both cited personal reasons for their resignation. Their outstanding service to the Airport Commission was noted. Mr. Boyd welcomed Mr. James Pilley and Mr. James Osborn, new members of the Airport Commission.

MINUTES OF THE SEPTEMBER 8, 1977, MEETING WERE APPROVED UPON A MOTION BY MR. LEVENS AND SECONDED BY MR. WALTER. MOTION CARRIED UNANIMOUSLY.

Mr. Johnston, Director of Aviation, reported for the Operations Committee in the absence of the Chairman, that work on the helipad would begin the week of October 17th. The Operations Committee has discussed the potential need for T-Hangars at the Industrial Airport and additional hangars at Executive Airport.

In the absence of the Industrial Committee Chairman, Mr. Boyd reported that a first draft of a proposed Scope of Services for an Economic Impact Study of the Industrial Airport's effect on the surrounding municipalities has been received from Howard Needles Tammen & Berge
doff. Mr. Boyd requested that the staff prepare and dispatch a letter to the County Commissioners enclosing the draft Scope of Services and proposing their consideration of such a study.

The Scope of Work for a Consulting Architect/Engineer contract in connection with the Honeymead building project was discussed. MR. LEVENS MOVED FOR APPROVAL OF THE SCOPE OF WORK FOR CONSULTING ARCHITECT/ENGINEER CONTRACT IN THE SUM OF $7,500.00 AS OUTLINED IN THE PROPOSAL. MOTION SECONDED BY MR. PILLEY; MOTION CARRIED UNANIMOUSLY.
Mr. Farnsworth presented a request by Data Documents for a six month option on three acres of land and an option on three additional acres for future building plans. In consideration for this option, we are requesting a letter of intent and one dollar. We will then enter into lease negotiations for a building on this land.

MR. LEVENS MOVED WE GRANT DATA DOCUMENTS SYSTEMS AN OPTION ON THREE ACRES PLUS AN ADDITIONAL THREE ACRES FOR SIX MONTHS FOR THE CONSIDERATION OF ONE DOLLAR AND A LETTER OF INTENT TO BUILD. MOTION SECONDED BY MR. PILLEY; MOTION CARRIED UNANIMOUSLY.

Mr. Pilley, Chairman of the Administrative Committee, asked Mr. Farnsworth to report on activities of the committee; Mr. Farnsworth distributed copies of the revised 1978 expenditure budget, copies of a listing of Industrial Airport tenants with the approximate number of employees, and the voucher register for the month of September.

MR. PILLEY MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF SEPTEMBER BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED; MOTION CARRIED UNANIMOUSLY.

The Rules of Procedure for the Airport Commission as amended by the suggestions of the County Commissioners were presented to the Airport Commission for their consideration. A change in the wording of the rule concerning authorized signatures on checks was made. The Airport Commission decided to formally vote on the Rules of Procedure at the November meeting. (A copy of the changed page is attached.) Mr. Pilley and Mr. Osborn were designated by the Chairman as alternate designated members of the Commission for the purpose of signing checks.

A copy of the Rules of Procedure will be forwarded to the County Commissioners following formal adoption by the Airport Commission.

Mr. Dennis, Executive Director, and Mr. Williams, Airport Attorney, discussed the difficulties occasioned by having both Southwestern Bell Telephone Company and Continental Telephone Company serve portions of the Industrial Airport. Mr. Williams reported on his and Mr. Farnsworth's trip to Topeka to discuss this matter with the staff and general counsel of the Kansas Corporation Commission. A resolution was offered for consideration by the Airport Commission requesting that the Johnson County Board of County Commissioners urge the Kansas Corporation Commission to resolve this conflict in telephone service in the very near future.

MR. LEVENS MOVED THE ADOPTION OF THE RESOLUTION. MOTION SECONDED BY MR. WALTER; MOTION CARRIED UNANIMOUSLY.
MR. WALTER PRESENTED AND MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR SEPTEMBER, 1977, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

JAMES F. PILLEY
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
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**RECAPITULATION**

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Meeting: November 17, 1977 - 3:30 p.m. - Industrial Airport

AIRPORT COMMISSION
Present: Boyd Viets
        Walter Osborn
        Moore
Absent: Pilley Levens
STAFF Dennis Farnsworth
        Johnston Williams
COUNTY COMMISSIONERS
Bacon Wirt
PRESS Curttright
OTHERS Zebley Forbes

The meeting was called to order by the Chairman, Jack Boyd. Mr. Boyd welcomed Mr. Dean Moore, new member of the Airport Commission. Mr. Boyd also welcomed Commissioner Wirt and Commissioner Bacon; Commissioner Bacon then presented plaques to former Airport Commissioners Art Zebly and Jack Forbes in recognition of their volunteer service.

Mr. Boyd commented on the status of the instrument landing system project. He announced the awarding of the Honeywell Building construction contract to J.E. Dunn, Jr. and Associates. Work will begin next week.

Mr. Boyd made the following committee assignments: Administrative Committee: Mr. Pilley, Chairman, Mr. Walter and Mr. Moore; Operations Committee: Mr. Levens, Chairman, Mr. Osborn and Mr. Moore; Industrial Committee: Mr. Viets, Chairman, Mr. Levens, Mr. Pilley and Mr. Osborn.

MINUTES OF THE OCTOBER 13, 1977, MEETING WERE APPROVED UPON A MOTION BY MR. VIETS. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

Mr. Boyd appointed Mr. Osborn Acting Secretary for the purpose of signing documents, in the absence of the Secretary, Mr. Pilley.
Minutes - November 17, 1977 - Airport Commission Meeting

Page 2

In the absence of the Operations Committee Chairman, Mr. Johnston, Director of Aviation, presented the Minimum Requirements for Aviation Related Industries at the Industrial Airport. MR. OSBORN MOVED TO APPROVE THE MINIMUM REQUIREMENTS FOR AVIATION RELATED INDUSTRIES AT THE INDUSTRIAL AIRPORT AND INCLUDE THEM IN THE MASTER PLAN REQUIREMENTS. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Johnston and Mr. Dennis gave an update on progress of the acquisition of the Instrument Landing System for the Industrial Airport. Also, Mr. Johnston reported on progress being made on opening a control tower at Industrial Airport.

Mr. Viets, Chairman of the Industrial Committee, reported on the Land Use Planning program for the Industrial Airport which his committee has been working on with the County Commissioners.

Mr. Viets and Mr. Boyd reported on an upcoming meeting with the County Commissioners regarding funding for implementation of Phase I of the Industrial Airport Industrial Development Master Plan. Discussion of funding and bonds followed with Commissioners Wirt and Bacon commenting and stating they support this project.

Mr. Viets addressed the need for updating the Master Plan at regular intervals. MR. VIETS MOVED THAT THE INDUSTRIAL DEVELOPMENT MASTER PLAN BE REVISED AND UPDATED AFTER EVERY MAJOR CHANGE AND NO LATER THAN ONCE A YEAR ON THE ANNIVERSARY DATE OF THE MASTER PLAN. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

Mr. Viets also suggested that the Operations Committee consider the same thing for the Aviation Master Plans for both airports.

In the absence of the Administrative Committee Chairman, Mr. Dennis, Executive Director, reported the temporary lease with Farmers Union Grain Terminal Association has been signed. Details of the lease were presented and discussed. MR. MOORE MOVED TO APPROVE THE TEMPORARY LEASE WITH FARMERS UNION GRAIN TERMINAL ASSOCIATION AND FORWARD IT TO THE COUNTY COMMISSIONERS FOR THEIR APPROVAL. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

Mr. Dennis introduced Mr. Art Zebley, President of Century Wood Products, who presented plans for a new building to be constructed at the Industrial Airport. MR. VIETS MOVED TO APPROVE A RESOLUTION BY THE AIRPORT COMMISSION RECOMMENDING THAT THE COUNTY COMMISSIONERS ISSUE A RESOLUTION OF INTENT TO ISSUE $950,000 OF AIRPORT REVENUE BONDS FOR THE CONSTRUCTION OF THE BUILDING. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.
Mr. Dennis reported the staff had met with Mr. Tom Howell of Howell Mouldings, Inc., regarding the sale of Howell Mouldings to another company and a request for an option on additional ground for a future building. Further details were presented by Mr. Farnsworth and discussed. MR. VIETS MOVED THAT THE AIRPORT COMMISSION APPROVE A REQUEST FOR FOUR ONE-YEAR OPTIONS AT $100 PER YEAR BEGINNING DECEMBER 1, 1977, AND APPROVE THE ASSIGNMENT OF THE LEASE TO HOWELL MOULDINGS, INC., CONTINGENT ON RECEIPT OF A FINANCIAL STATEMENT FROM SAME. MOTION SECONDED BY MR. WALTER. VOTING NO, MR. OSBORN. VOTING YES, ALL OTHERS. MOTION CARRIED.

Mr. Dennis reported on a request from Data Document Systems Corporation for a six-month option on a three acre tract plus an additional three acre tract located in the general area south of the old BOQ Building. Discussion followed. MR. VIETS MOVED THAT THE AIRPORT COMMISSION APPROVE THE REQUEST FOR AN OPTION ON SIX ACRES OF LAND REQUESTED BY DATA DOCUMENT SYSTEMS CORPORATION. THE SITES TO BE OPTIONED ARE DESIGNATED A AND B ON THE MAP ACCOMPANYING THE OPTION. MOTION SECONDED BY MR. MOORE; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis requested the Airport Commission recommend passage of a resolution by the Board of County Commissioners authorizing the Airport Commission and its Executive Director to request assistance from the Ozarks Regional Commission in funding an Instrument Landing System at the Industrial Airport. MR. OSBORN MOVED THE AIRPORT COMMISSION FORWARD A RESOLUTION TO THE BOARD OF COUNTY COMMISSIONERS REQUESTING THAT THE AIRPORT COMMISSION AND IT'S EXECUTIVE DIRECTOR BE AUTHORIZED TO NEGOTIATE WITH THE OZARKS REGIONAL COMMISSION FOR THE FUNDING AND INSTALLATION OF AN INSTRUMENT LANDING SYSTEM. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

Mr. Dennis reported the Airport Commission Rules of Procedure have been amended as recommended by Commissioner Bacon and the County Counselor, Mr. Henry, and they are ready for approval. MR. MOORE MOVED FOR APPROVAL AND ADOPTION OF THE RULES OF PROCEDURE AS AMENDED. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

Mr. Dennis reported briefly on airport finances for the rest of 1977 and first part of January, 1978.

Mr. Farnsworth presented the voucher register for the month of October. MR. MOORE MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF OCTOBER BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.
Mr. Dennis gave a brief update on the status of the FBO Hangar and a control tower for the Industrial Airport.

MR. WALTER PRESENTED AND MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR OCTOBER, 1977, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

MR. WALTER MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

JAMES F. PILLEY
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
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**RECAPITULATION**

- Total Bond Sale: $900,000.00
- Expenditures to Date: $715,513.10
- Remainder: $184,486.90
- FBO Hangar Project (98% complete):
  - Estimated Cost: $758,000.00
  - Expenditures to Date: $707,726.33
  - Remainder: $50,273.67
- Airport Construction (15% complete):
  - Estimated Cost: $120,000.00
  - Expenditures to Date: $7,786.77
  - Remainder: $112,213.23
- Contingencies: $22,000.00
Meeting: December 15, 1977 - 3:30 p.m. - Industrial Airport

AIRPORT COMMISSION
Present: Boyd Viets
        Moore Pilley
Absent: Walter Osborn
        Levens

STAFF
Dennis Farnsworth
Johnston

PRESS
Curttright

The meeting was called to order by Chairman Jack Boyd.

MINUTES OF THE NOVEMBER 17, 1977, MEETING WERE APPROVED UPON A MOTION BY MR. MOORE. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

In the absence of the Operations Committee Chairman, Mr. Johnston, Director of Aviation, distributed copies of an addendum to the Minimum Requirements for Aviation Related Industries.

Mr. Johnston gave a brief update on progress being made on the installation of the Instrument Landing System for the Industrial Airport.

Mr. Johnston reported receipt of a letter from Air Race Classic Ltd., regarding the confirmed race route which starts in Las Vegas June 24, 1978, and goes across the country. The Executive or Industrial Airport is designated as a stop.

Mr. Johnston reported on a recent aircraft accident at the Executive Airport.

Mr. Viets, Chairman of the Industrial Committee, and Mr. Dennis reported on progress toward a lease agreement with Data Document Systems Corporation. Also, Mr. Dennis gave an update on construction progress at the Holsum Foods building site. (Beginning January 1, 1978, Holsum Foods becomes the official name; Holsum Foods is a division of Honey-mead Products which is a division of Farmers Union Grain Terminal Association.)

Signs on buildings at the Industrial Airport were discussed. Progress
on the FBO Building and projected date of occupancy (January 2, 1978) were reported.

Mr. Pilley, Chairman of the Administrative Committee, presented a proposed lease agreement with General American Transportation Corporation. Following discussion of the terms of the lease, MR. VIETS MOVED THE LEASE AGREEMENT WITH GENERAL AMERICAN TRANSPORTATION CORPORATION BE APPROVED CONTINGENT ON THE COMPLETION OF A CONTRACT WITH SANTA FE RAILWAY COMPANY AND THE ADDITION OF A HOLD HARMLESS CLAUSE. MOTION SECONDED BY MR. PILLEY; CARRIED UNANIMOUSLY.

Mr. Farnsworth presented the voucher register for the month of November. MR. PILLEY MOVED THAT THE VOUCHER REGISTER FOR EXPENDITURES FROM THE INDUSTRIAL AIRPORT IMPROVEMENT BOND ISSUE FOR THE MONTH OF NOVEMBER BE APPROVED AND APPENDED TO THE MINUTES OF THE MEETING. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, reported receipt of a request by Command Electronics for extension of their Lease with the Airport Commission for one year. MR. VIETS MOVED THE AIRPORT COMMISSION EXTEND THE LEASE AGREEMENT WITH COMMAND ELECTRONICS FOR ONE YEAR WITH THE SAME RATE AND CONDITIONS. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Pilley reported the Administrative Committee has discussed some possible changes in office space and modernization of the lobby area in the Administration Building. Following discussion, the Staff was instructed to proceed with obtaining costs and drawing plans.

Mr. Dennis reported that the financial statement of T.W. Lacy & Associates had been received and appeared in order; the option and lease assignment (minutes of November meeting) have been granted.

Mr. Dennis reported Hodgdon Powder Company has requested a lease on an additional bunker (Building #130); MR. VIETS MOVED THE AIRPORT COMMISSION LEASE BUILDING #130 TO HODGDON POWDER COMPANY BY LETTER ATTACHMENT TO THEIR PRESENT LEASE. MOTION SECONDED BY MR. PILLEY; CARRIED UNANIMOUSLY.

Mr. Dennis presented a one-year renewal of the lease with Desco Coatings with a 10% increase in rate. MR. PILLEY MOVED THE AIRPORT COMMISSION RENEW THE LEASE WITH DESCO COATINGS FOR ONE YEAR WITH THE 10% INCREASE. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Dennis reported the data required by the Ozarks Regional Com-
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mission for funding the Instrument Landing System at Industrial Air-
port has been submitted and accepted.

In the absence of the treasurer, Mr. Pilley presented the treasurer's
report. MR. PILLEY MOVED FOR APPROVAL OF THE TREASURER'S REPORT
FOR NOVEMBER, 1977, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION
SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

There being no further business the meeting was adjourned.

JAMES F. PILLEY
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
<table>
<thead>
<tr>
<th>Voucher No.</th>
<th>Amount</th>
<th>Payee</th>
<th>Description</th>
</tr>
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<tr>
<td>0036</td>
<td>$318,262.75</td>
<td>Holland Construction Company</td>
<td>Pavement Rehabilitation Payment No. 2</td>
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<td>0037</td>
<td>29,892.00</td>
<td>Morton-Kahn Construction C.</td>
<td>FBO Hangar Request for Payment No. 10</td>
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<td>Received</td>
<td>$328,073.85</td>
<td>Johnson County Airport Commission</td>
<td>FAA reimbursement on Pavement Rehabilitation Project</td>
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</table>

**RECAPITULATION**

- Total Bond Sale: $900,000.00
- Expenditures to date: $777,231.38
- Remainder: $122,768.62
- FBO Hangar Project (99% complete):
  - Estimated cost: $758,000.00
  - Expenditures to date: $737,618.33
  - Remainder: $20,381.67
- Airport Construction (90% complete):
  - Estimated cost: $120,000.00
  - Expenditure to date: $39,613.05
  - Remainder: $80,386.95
- Contingencies: $22,000.00