JONNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JANUARY 13, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Dennis Farnsworth
         Johnston
Absent: Williams

The meeting was called to order by Chairman Pilley.

MR. VIETS MOVED THE MINUTES OF THE DECEMBER 9, 1980, MEETING BE APPROVED.
MOTION SECONDED BY MR. LEVENS; CARRIED UNANIMOUSLY.

Mr. Viets, Chairman of the Industrial Committee, reported work was complete on
updating the Industrial Development Plan for the Industrial Airport and
presented it for members to review. Following review and discussion MR. VIETS
MOVED THE AIRPORT COMMISSION APPROVE THE DECEMBER 1980 REVISION OF THE INDUSTRIAL
DEVELOPMENT PLAN FOR THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. LEVENS;
CARRIED UNANIMOUSLY. Copies of the updated plan will be supplied to various
local governmental agencies: Planning Commission, City of Gardner, etc.

Mr. Johnston, Director of Aviation, reported the Professional Air Traffic
Controlers Organization requested and received permission to use the Executive
Airport during December to base flights over the Plaza area to view the
Christmas lights and raise funds for the Cerebral Palsey Foundation. It
proved to be a very successful program and raised $6,015.00.

Mr. Johnston gave an update on construction of the T-Hangars at the Executive
Airport. Because of some unexpected delays, the hangars will be ready for
occupancy in the early part of February.

Mr. Farnsworth, Director of Development & Planning, gave an update on the sewer
plant rehabilitation and other construction projects now in progress; the final
inspection on the water line is scheduled for next Tuesday.

Mr. Dennis, Executive Director, gave an update on prospective tenants.

Mr. Dennis presented a letter from Kansas City Executive Aircraft Sales, Inc.,
requesting that the Board of County Commissioners issue $300,000 in Airport
Revenue Bonds for construction of a hangar to be built at the Executive Airport.
Following discussion, MR. WALTER MOVED THAT THE AIRPORT COMMISSION APPROVE A
RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $300,000 of JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF KANSAS CITY EXECUTIVE AIRCRAFT SALES, INC., FOR THE CONSTRUCTION OF A HANGAR BUILDING AT THE EXECUTIVE AIRPORT CONTINGENT UPON RECEIPT OF A SATISFACTORY FINANCIAL STATEMENT. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

Mr. Dennis reported the City of Olathe has accepted the Airport Commission's proposal on the new water line serving the Executive Airport. We will receive a seventy-five percent rebate for ten years.

Mr. Dennis reported the staff is continuing to work with various air carriers with a view toward establishing airline service at the Industrial Airport. A new, small commuter operation, PIASA Commuter Airlines, is planning to begin operations between Industrial Airport and St. Louis in February.

Mr. Dennis reported a reorganization of the Airport Maintenance Department at the Industrial Airport. The new organization will provide more efficient control and direction of the maintenance effort.

Mr. Dennis reported that the VOR at Executive Airport still has not been commissioned by the FAA because of antenna problems; the DME will be installed in the VOR shelter later this year.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR DECEMBER 1980, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. THE MOTION WAS SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

There being no further business, the meeting was adjourned.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: FEBRUARY 17, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Dennis Farnsworth
Absent: Johnston Williams

The meeting was called to order by Chairman Pilley.

MR. LEVENS MOVED THE MINUTES OF THE JANUARY 13, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

The subject of present and future supply of water for Johnson County was discussed. The consensus of the members present was that the Airport Commission should support the efforts by the Board of County Commissioners to coordinate and unify the efforts now being made by a large number of agencies within the county to solve the problem. The staff was directed to prepare a resolution stating such support and distribute it by mail to each of the Airport Commission members. Each member will be requested to reply within 48 hours indicating their concurrence or nonconcurrence in the resolution. If a majority concur, the resolution will be forwarded to the Board of County Commissioners.

Mr. Pilley reported that the accounting firm of Higdon and Hale has been retained for the annual audit.

Mr. Pilley reported receipt of correspondence from County Commission Chairman Bacon and County Commissioner Wirt regarding the possibility of the former NORAD Building at the Industrial Airport being utilized by the court division of the county for archives storage. The staff has been negotiating with prospective tenants who are considering leasing the building. The Airport Commission directed the staff to continue their negotiations to lease the former NORAD Building; if a lease of the building does not materialize, the use by the courts will be reconsidered.

Mr. Pilley reported officials from the Kansas Department of Transportation met with representatives of the Airport Commission, Howard Needles Tammen & Bergen doff, North Supply Company, Board of County Commissioners, and the City of Gardner regarding the Highway 56/Santa Fe Railway overpass and I-35 Interchange. Additional information is being prepared for presentation to KDOT for consideration.
Mr. Fredrichs, Assistant Director of Aviation, reported the new T-Hangars at the Executive Airport are complete and are now being leased.

Mr. Fredrichs gave an update on the removal of the privately owned hangars at the Executive Airport and referred to a letter from Kansas City Piper, Inc., of April 15, 1980, regarding their lease agreement and option on the land now occupied by the hangars and plans for future expansion in that area.

Mr. Fredrichs reported on aircraft operations at the Industrial and Executive Airports for January 1981, and reviewed 1980 operations.

Mr. Farnsworth, Director of Development and Planning, gave an update on the sewer plant project. The State Inspector was here and met with the staff regarding the sewer plant; everything is in place and operating properly. Our effluent is meeting state requirements.

Mr. Farnsworth presented specifications proposed for parking lot pavement types and thicknesses for various loading conditions prepared by Howard Needles Tamment & Bergendoff. This was referred to the Industrial Committee for further study and inclusion in the Restrictive Covenants.

Mr. Farnsworth presented a letter from Equipment Manufacturing Company, Inc. (EMCO), requesting that the Board of County Commissioners issue $700,000.00 in Airport Revenue Bonds for construction of a new facility at the Industrial Airport. Following discussion, MR. LEVENS MOVED THAT THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $700,000.00 OF JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF EQUIPMENT MANUFACTURING COMPANY, INC., FOR THE CONSTRUCTION OF A NEW FACILITY AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

Mr. Viets, Chairman of the Industrial Committee, instructed the staff to request companies now located in Johnson County and desiring to relocate to the Industrial Airport state, in writing, their reasons for choosing the Airport.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JANUARY 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. THE MOTION WAS SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, gave an update on prospective tenants.

Mr. Dennis reported the Airport has purchased and received three surplus vehicles from the Post Office Department to be used for transportation of airport personnel to and from job sites on the airport; also a four wheel drive vehicle equipped with a snow blade has been purchased for use at the Executive Airport.

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

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
FEBRUARY 27, 1981

Reference the Resolution supporting the County Commissioner's efforts to obtain an adequate water supply for southwest Johnson County, the Airport Commission was polled by telephone and they unanimously concurred in the Resolution as proposed and it was transmitted to the Board of County Commissioners.

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MARCH 10, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Viets
       Walter Moore
       Osborn Levens
       Jacobs

STAFF
Present: Dennis Farnsworth
         Williams

Absent: Johnston

BOARD OF COUNTY COMMISSIONERS
Present: Bacon

FEDERAL AVIATION ADMINISTRATION
Present: Sasser Fretz

OTHERS
See attached list.

The meeting was called to order by Vice Chairman Viets.

MR. LEVENS MOVED THE MINUTES OF THE FEBRUARY 17, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Viets recognized County Commission Chairman Robert Bacon who requested to be on the agenda. Mr. Bacon asked that his comments be delayed due to the large number of people waiting.

Mr. Viets recognized Mr. Jack Sasser, Chief, Airports Division, and Mr. Joseph Fretz, Public Affairs Officer of the FAA Central Region. They presented Commissioner Bacon and the Airport Commission the Department of Transportation/Federal Aviation Administration Airport Operating Certificate for the Johnson County Industrial Airport. A letter from Mr. John Shaw, Acting Director, accompanied the certificate. Mr. Bacon accepted the certificate and thanked Mr. Sasser on behalf of the County and the Airport Commission.

Mr. Viets recognized a large group of visitors; Ms. Micheline Burger, Attorney, stated that she had been retained by a group of people calling themselves the Johnson County Hangar Owners Association and presented a request for information concerning the Airport Commission's intentions in regard to the privately owned hangars at the Executive Airport. The request is attached to the minutes. The Airport Commission agreed to answer the questions within approximately two weeks. MR. LEVENS MOVED THE AIRPORT COMMISSION LAY THIS MATTER ON THE TABLE FOR TWO WEEKS. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY. The Airport attorney and staff were directed to prepare answers to the questions. The answers are attached to the minutes.
Mr. Viets, Chairman of the Industrial Committee, reported Mr. Farnsworth, Director of Development & Planning, and the Industrial Committee have been unable to meet to review the Industrial Park Development Standards and this meeting will be scheduled in the near future.

Mr. Viets reported receipt of a letter from Howell Mouldings, Inc., requesting that the Board of County Commissioners issue $300,000.00 in Airport Revenue Bonds for construction to enlarge and expand their facility at the Industrial Airport. MR. OSBORN MOVED THAT THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $300,000.00 OF JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF HOWELL MOULDINGS, INC., FOR THE EXPANSION OF THEIR FACILITY AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. LEVENS; CARRIED UNANIMOUSLY.

Mr. Moore, Chairman of the Administrative Committee, reported his committee met and the principal item discussed was that, instead of using an outside CPA firm to prepare our periodic financial reports, the staff will use the Johnson County Data Services Department; we have had one meeting with them and plan to have more in the near future. We have been advised that they have the capability and capacity to do what we would like to have done.

Mr. Fredrichs, Assistant Director of Aviation, reported that we have 102 nested T-Hangars at the Executive Airport, and as of this date, 7 are vacant...The Industrial Airport has 44 T-Hangars and 5 are vacant...

Mr. Farnsworth reported the sewer plant is operating very well at the present time. We were inspected by the State last week and they were pleased with the operation of the plant.

Mr. Dennis, Executive Director, discussed industrial development activity. Inquiries have increased to an average of one or two per day for the past two weeks. Mr. Dennis also reported on the status of prospective tenant negotiations.

Mr. Dennis reported a meeting with Governor Carlin on March 18th has been arranged for County Commissioners Bacon and Wirt, Mr. Charles Battey of United Telecommunications, Inc., and Mr. Dennis to discuss the Interstate-35/Industrial Airport interchange project.

Chairman Pilley arrived and assumed the chair.

Mr. Dennis reported Piasa Commuter Airlines will begin service tomorrow morning.

The chair recognized Commissioner Bacon.

Commissioner Bacon stated that the purpose of his visit was to provide the Airport Commission with some impressions he has gleaned from discussions with the other two Commissioners concerning the airports. He expressed the thought that there is a reluctance on the part of the Board of County Commissioners to issue general obligation bonds for improvements at the airport. He urged the Airport
Commission to study the airport growth trends and try to predict with a reasonable degree of accuracy when the airports would be in a position of not requiring direct county tax dollars for their operation and maintenance. The establishment of such a date may provide a more favorable atmosphere for future general obligation bond issues. His second subject concerned the proposed overpass over Highway 56 and the Santa Fe Railroad tracks and the connection with Interstate 35. He stated that there appears to be little likelihood of Federal or State funding in the near future. Use of County funds does not appear to be feasible at this time. He said the County would continue to seek funds for the improvement but did not hold out much hope. The third subject was airport development -- particularly the industrial side. He said that he has heard concern that not enough emphasis has been placed on attracting aviation oriented industry to the Industrial Airport. Commissioner Bacon strongly urged the Airport Commission to recommend to the Board of County Commissioners a firm date on which the present tax exemption on real property built on the Airport will expire and a payment in lieu of taxes be levied. He emphasized the prime importance of early action by the Airport Commission in this matter. His next subject was the County budget. He explained that the likelihood of cuts in Federal spending would be felt at the County level by the demand for local money to replace lost Federal funds. Therefore, the 1982 budgets of all County agencies will be closely scrutinized. He then discussed the water supply situation in south and west Johnson County. He stated that the Industrial Airport was a key factor in any solution to the problem. The Board, he said, was interested in long term solutions not reactionary, short term fixes. His last item was the relationship of the various appointed boards and commissions to the Board of County Commissioners. The Board is not interested in the day to day operations of the various agencies; however, it is interested in setting, and requiring compliance with, general County policies. The Board is especially interested in centralizing certain administrative services; personnel, financial, and data processing. The objective is to place all County activities and agencies under a single personnel and financial system before 1983. Commissioner Bacon then asked for questions and comments. A discussion of his presentation followed.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JANUARY 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. THE MOTION WAS SECONDED BY MR. VIETS; CARRIED UNANIMOUSLY.

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

A. D. MOORE 
SECRETARY

JOE D. DENNIS 
EXECUTIVE DIRECTOR
ATTACHMENT TO MARCH 10, 1981 AIRPORT COMMISSION MEETING MINUTES

List of persons attending March 10, 1981 meeting as a group and calling themselves the Johnson County Hangar Owners Association and their attorney.

Micheline Z. Burger, Attorney
Tom Messplay
Rollin Gilliland
Griff Pickett
Don Fulton
Dona Kraft
C.P. (Chuck) Kraft
Walt Brockhouse
Kevin Nugent
Dick Brockman
H.C. Blazer
Bill Foley
Lillian Kolkin
Dick West
Paul McCue
March 11, 1981

Gerald Williams
113 South Kansas
Olathe, Kansas 66061

Re: Johnson County Hanger Owners Association
Johnson County Executive Airport

Dear Mr. Williams:

Pursuant to our understanding at the meeting with the
Johnson County Airport Commission yesterday, I am herewith
submitting the list of questions I presented at that
meeting. I understand that the commission will answer
these questions within the next fourteen (14) days.

1. What are the plans for after June 1, 1981, for the
use of the land presently occupied by the privately
owned hangers at the Johnson County Executive Airport?
When will those plans be effected?

2. What are the plans for after June 1, 1981, for the
privately owned hangers that may still be located
at the executive airport? When will those plans
be effected?

3. Does the Johnson County Executive Airport now, in any
fashion receive, and has it in the past received, any
federal state or local government funds for any pur-
pose? Does the airport have any commitments from any
federal, state or local government agency or group to
provide funds for the airport's use? If so, how
much, from what agency, and for what purpose?

4. Do the plans for after June 1, 1981 for the use of
the land presently occupied by the privately owned
hangers at the Johnson County Executive Airport have
FAA approval? Are there documents showing that
such FAA approval was given?
5. Were any government funds, grants, or taxes used to build or to buy the county owned hangers at the Johnson County Executive Airport? If so, how much, from what source, and under what conditions?

6. Are there any other privately owned hangers at the Johnson County Executive Airport other than the ones belonging to the Johnson County Hanger Owners Association? If so, who owns them? Will there be any privately owned hangers built or used by either of the fixed base operators or other private parties at the Johnson County Executive Airport after June 1, 1981? If so, by whom, when, and where?

7. What rent is being charged to tenants of the county owned hangers at the Johnson County Executive Airport? How many of those hangers are vacant at the present time? What kinds of aircraft will those hangers accommodate?

8. Does the county have a contract, option, or other interest in, or plans to acquire, any land adjacent to the Johnson County Executive Airport? If so, which land and upon what terms?

9. Has the county obtained FAA approval to terminate the leases the county has with the owners of the privately owned hangers at the Johnson County Executive Airport? If so, when was that approval obtained, from whom was it obtained, and are there documents showing such approval?

10. Do any of the Johnson County Airport Commissioners and county commissioners now have, or have they had in the past, any interest in, stock ownership in, or control of Kansas City Piper and/or Johnson County Executive Aviation, Inc.? If so, who has such interest or control and how much does he have?

11. Has the Johnson County Airport Commission been exempted from the application of federal and state anti-trust laws? If so, when, and what documents show such exemption?

12. We would like to examine the following documents:
(1) Any option agreements between the county and Kansas City Piper.

(2) The Johnson County Executive Airport "plan" with the layout of present and proposed facilities.

(3) Any leases or other agreements between the county and Kansas City Piper and Johnson County Executive Aviation, Inc.

(4) Any "grant agreements," now existing or existing in the past twenty (20) years, between the federal government or the FAA and the county or the Johnson County Executive Airport.

(5) The documents referred to in these questions.

If you have any questions, please contact me.

Very truly yours,

MICHELINE Z. BURGER

MZB/rk

cc: Cam Blazer
    Joe Dennis
Johnson County Airport Commission
One Industrial Parkway
Industrial Airport, Kansas 66031
913/782-5335

March 18, 1981

Ms. Micheline Z. Burger
Attorney At Law
Romain, Burger & Singer, Chartered
10977 Granada Lane, Suite 110
Overland Park, Kansas 66211

Dear Ms. Burger:

In response to your request for information as stated in your March 11, 1981, letter, the following answers address each of your numbered questions:

1. K. C. Piper Sales, Inc., was granted an option on the land presently occupied by the privately owned hangars on March 1, 1979. K. C. Piper Sales, Inc., informed the Airport Commission by letter on April 15, 1980, of their intent to exercise that option in the fall of 1981. K. C. Piper Sales, Inc., intends to build an aircraft storage hangar on the land.

2. Any privately owned hangars still located at the Executive Airport after June 1, 1981, will be removed by the Airport Commission.

3. The Johnson County Airport Commission has from time to time received Federal Grants under the Airport Development Aid Program for use in improving the facilities at the Executive Airport. The Johnson County Airport Commission is allocated approximately one half of one mill tax levy in the Johnson County Budget for the operation and maintenance of both the Industrial and Executive Airports. The Airport Commission does not have any "commitment" from any Governmental Agency or other groups to provide funds for the operation and maintenance of its Airports.

4. The Executive Airport Airport Layout Plan adopted in 1969 and the revision of that Plan contained in the Executive Airport Master Plan in 1974, both show that the future plan of the Airport includes the removal of the privately owned hangars. These Airport Layout Plans and the Master Plan were approved by the Federal Aviation Administration.

5. Two Grants from the F.A.A. provided funds for collector taxiways between and outside each group of County owned T-hangars and a taxiway to the nearest access to the runway. These grants included other airport improvements and amounted to $392,638.49. The County owned T-hangars were constructed with the proceeds from the sales of
Airport Revenue Bonds and all income from the rent of the hangars is pledged to the debt service on the bonds.

6. There are no other privately owned T-hangars at the Executive Airport. The Airport Commission is unaware of any plans of the Fixed Base Operators or other parties to build privately owned T-hangars at the Airport.

7. The County owned T-hangars at the Executive Airport are presently renting for $110.00 per month. As of this date two hangars are vacant. The older County owned T-hangars at the Executive Airport will accommodate any aircraft the dimensions of which do not exceed 43 feet wing span, 36 feet length and 15 feet tail height. The new County owned hangars are limited to aircraft not exceeding 42, 32, and 12 feet, respectively.

8. Yes. The County has a contract to purchase land north of the Airport subject to F.A.A. funding. The sole purpose of this acquisition is to achieve ownership of the land under the North approach clear Zone.

9. There is no requirement for the County or the Airport Commission to obtain F.A.A. approval of the termination of the lease on the privately owned hangars or any other lease into which it has entered.

10. To the best of the Airport Commission's knowledge, none of the Airport Commissioners, Airport Commission Staff or the County Commissioners now have or have had in the past any financial interest in or other control of K. C. Piper Sales, Inc., or Johnson County Executive Aviation.

11. In the opinion of the undersigned, the actions of the Airport Commission are not in violation of Federal or State anti-trust laws.

12. The documents you desire to examine are available at the offices of the Johnson County Airport Commission, One Industrial Parkway, Industrial Airport, Kansas 66031. We request you make an appointment 24 hours in advance. If copies of the documents are desired, the cost will be $1.00 per page.

Sincerely,

Joe D. Dennis
Executive Director

cc: Airport Commission Members
GERALD E. WILLIAMS
ATTORNEYS AT LAW
213 SOUTH KANSAS AVENUE
OLATHE, KANSAS 66061
(913) 782-2027

March 23, 1981

Ms. Micheline Z. Burger
Attorney at Law
10977 Granada Lane, Suite 110
Overland Park, KS 66211

Dear Ms. Burger:

Please find enclosed a letter prepared and executed by Joe Dennis as Director of the Johnson County Airport Commission. The purpose of this letter is to respond to your questions propounded to him and to the Commission at the March monthly meeting and later reduced to writing in your letter of March 11, 1981.

I would also like to propound some questions to you and your clients to be answered within fourteen days as per our agreement. The questions are as follows:

1. You have alleged that the demolition of the hangers would be in violation of certain contractual agreements. What contractual agreements would be violated and how would the rights of your clients be violated by the demolition of the hangers by June 1, 1981?

2. Which owners personally occupy the hangers for their personal use? Which owners rent the hangers to other users? If rented to third-parties, under what rental agreement are they rented and what charges are made to the third-party? Please attach copies of rental agreements or correspondence between your clients and third-party users occupying the hangers.

3. Did your clients receive notice from the Airport Commission, its agents or employees, notifying them to vacate the property? If so, state when and under what form.

4. Under what tenancy arrangement does each client presently occupy the rented property? If not on a month to month tenancy what document or documents do you base your tenancy arrangement on. Please attach a copy of those documents.

I will be out of town until March 30, 1981. At that time hopefully we can have these questions answered that I have propounded to you. I'll be pleased to meet with you to discuss my questions or the response to your questions upon my return.

Yours very truly,

Gerald E. Williams

GEWiddt
cc: Mr. Joe Dennis
April 1, 1981

NOTICE

TO: BOARD OF COUNTY COMMISSIONERS
    Robert C. Bacon, Chairman
    John J. Franke, Jr.
    Clay L. Wirt

    AIRPORT COMMISSION MEMBERS
    James F. Pilley, Chairman
    Vrem D. Levens
    James L. Osborn
    Walter R. Jacobs
    Mark A. Viets
    Paul Walter
    A. Dean Moore

FROM: Joe D. Dennis, Executive Director

SUBJECT: Airport Commission Meeting Rescheduled

Because of a scheduling conflict, the April 14th Airport Commission meeting has been rescheduled to meet on Monday, April 20th at 3:30 p.m.

All of the standing committees should make arrangements to meet at a convenient time prior to the Airport Commission meeting so they can have full committee reports on items which have been discussed at previous Airport Commission meetings. Committee members will be notified when a time and date for their committee has been scheduled.

JDD/dmj
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: APRIL 20, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Dennis Farnsworth
Johnston Williams

The meeting was called to order by Commissioner Walter in the absence of the Chairman.

MR. LEVENS MOVED THE MINUTES OF THE MARCH 10, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Levens, Chairman of the Operations Committee, and Mr. Dennis, Executive Director, reported that an informational meeting explaining the installation of navigational aids by the Federal Aviation Administration at the Executive Airport will be held on April 22, 1981, at 7:00 p.m., at the Morse Elementary School. The installation of this equipment does not require an environmental impact statement.

The Industrial Committee report was presented by Mr. Dennis in the absence of Industrial Committee Chairman Viets. The following items were presented for discussion and consideration: (1) Adding a modest administration fee (1%) to each bond issue; (2) Revising the covenants to: (a) improve paving specifications, (b) add tenants' obligation for inspection fees, (c) add requirement for tenant to supply information on sewer content and volume and water consumption, (d) add curb cut permission requirement; (3) A review of the County funding limitation ($314,000 required vs. $214,000 provided), which will complete the sewer lift station and the electrical service extension to North Supply. Repayment of sewer modification ($100,000) work will be paid out of airport operating funds ($50,000 has been set aside for Federal grant match which will not be needed); (4) A discussion of the termination of the ten year exemption from real property taxes now given on buildings built from the proceeds of Airport Revenue Bonds. The Airport attorney and staff were directed to research the issue and provide a resolution stating the Airport Commission's position; (5) A discussion of a new tenant (Mazda) with whom the staff has been negotiating.

Mr. Moore, Chairman of the Administrative Committee, reported on the status of the revision of the financial and accounting system.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR MARCH 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.
MR. LEVENS MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MAY 12, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Dennis Farnsworth
Johnston Williams

The meeting was called to order by Chairman Pilley.

MR. VIETS MOVED THE MINUTES OF THE APRIL 20, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Viets, Chairman of the Industrial Committee, and Mr. Dennis, Executive Director, discussed projects in progress and negotiations with prospective tenants.

Mr. Dennis reported that the staff had appeared before the Board of County Commissioners with the Howell Moulding Bond Issue; the Board approved and passed a resolution of intent to issue the bonds.

The Commission discussed the implementation of the policy to end the ad valorem tax exemption on buildings built with the proceeds from the sale of Revenue Bonds at the Industrial and Executive Airports. The Attorney and Staff were directed to prepare a resolution recommending that the Board of County Commissioners enter into contracts providing for a payment in lieu of taxes for all new tenants of the Airports.

Mr. Farnsworth, Director of Development and Planning, reported that we closed the Revenue Bond Issue for Kansas City Executive Aircraft Sales, Inc., last week. The building is under construction at the Executive Airport.

Mr. Pilley appointed the following Commission members to serve on the annual personnel review committee: Mr. Levens Chairman, Mr. Jacobs and Mr. Osborn.

Mr. Dennis reported that only four people, besides the FAA, K.C. Piper, and Airport Commission officials, attended the informational meeting on April 22, 1981, to explain the installation of navigational aids at the Executive Airport.

Mr. Dennis and Mr. Williams, Airport Attorney, reported on the status of the law suit filed against the Airport Commission members and the staff by private hangar owners at the Executive Airport. Mr. Pilley commended the staff for their fine work on the law suit.
MR. VIETS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR APRIL 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

MR. VIETS MOVED THE MEETING BE ADJOINED. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JUNE 9, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

The meeting was called to order by Chairman Pilley.

MR. LEVENS MOVED THE MINUTES OF THE MAY 12, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Johnston, Director of Aviation, introduced Mr. Gary Jones and Ms. Betty Roberts, representatives of the Executive Airport Air Show Committee. Mr. Jones reported the air show will be held at the Executive Airport on June 14, 1981, beginning at 1:00 p.m. and gave a brief synopsis of events and activities that will take place.

Mr. Johnston reported that the privately owned hangars at the Executive Airport are in the process of being removed. The completion date of June 22nd should be met.

Mr. Farnsworth, Director of Development and Planning, reported that for the last two months the sewer plant at the Industrial Airport has been operating well within the limits prescribed by the State.

Mr. Farnsworth presented a Resolution recommending that the Board of County Commissioners enter into contracts to provide for payments in lieu of taxes to be assessed tenants at the Executive and Industrial Airports who build on Airport land using funds derived from the sale of Airport Revenue Bonds. Following discussion MR. JACOBS MOVED THE AIRPORT COMMISSION APPROVE A RESOLUTION OF THE JOHNSON COUNTY AIRPORT COMMISSION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, CONTRACTS TO PROVIDE FOR A PAYMENT IN LIEU OF TAXES. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Williams, Airport Attorney, reported on the status of the law suit filed against the Board of County Commissioners, the Airport Commission members, and the Staff by private hangar owners at the Executive Airport. The case was dismissed with prejudice and the appeal was dismissed. A stipulation agreement added that the hangar owners will have until June 22nd to remove their hangars; if the hangars are not removed by 9:00 a.m. June 22, 1981, the Airport Commission will remove the hangars and tax the cost against each individual plaintiff. Mr. Fredrichs, Assistant Director of Aviation, is in charge of overseeing the clean-up; if the sites are not cleaned to our satisfaction, we will charge the owner for cleaning and clearing the sites.
Mr. Dennis, Executive Director, reported the staff has been negotiating with officials of Southwestern Bell Telephone Company for the sale of communications conduit located at the Industrial Airport that was used and left in place by the Navy. MR. LEVENS MOVED THE AIRPORT COMMISSION APPROVE THE CONTRACT TO SELL THE USED COMMUNICATIONS CONDUIT TO SOUTHWESTERN BELL TELEPHONE COMPANY AND AUTHORIZE MR. DENNIS TO SIGN THE APPROPRIATE DOCUMENTS. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Dennis reported that inquiries by industrial prospects continue to be brisk. He provided an update on negotiations with prospective tenants.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR MAY 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

MR. LEVENS MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JULY 14, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Viets
Walter Moore
Osborn Levens
Jacobs

STAFF
Present: Dennis Farnsworth
Johnston Williams

OTHERS: Hale

The meeting was called to order by Chairman Pilley.

MR. LEVENS MOVED THE MINUTES OF THE JUNE 9, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Pilley reported receipt of a letter from Governor John Carlin. Governor Carlin attended the North Supply Company Topping-Out Ceremony on June 22, 1981. He expressed his pleasure with the progress being made at the Airport.

Mr. Johnston, Director of Aviation, reported all of the privately owned hangars at the Executive Airport have been removed and cleanup work on the grounds will begin tomorrow. K.C. Piper, Inc., wants possession of the ground as soon as possible.

Mr. Johnston reported that all of the hangars at the Executive Airport and all but one hangar at the Industrial Airport are filled. We are receiving a considerable number of requests for hangars and are placing the names on a waiting list.

Mr. Farnsworth, Director of Development & Planning, presented a lease with JET-TECH, Inc., for approval. The lease is for 741 square feet of office space in the Administration Building at a rate of $8.00 per square foot per year for a total of $5,928.00 per year. It is a one year lease with an option to renew for one year at a 10% increase. JET-TECH designs aeration equipment for sewer plants. MR. WALTER MOVED THE AIRPORT COMMISSION APPROVE THE LEASE WITH JET-TECH, INC., FOR OFFICE SPACE IN THE ADMINISTRATION BUILDING FOR ONE YEAR WITH AN OPTION TO RENEW FOR ONE YEAR WITH A TEN PERCENT INCREASE. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

Mr. Farnsworth reported the staff is working on the 1982 budget and will have it prepared for consideration by the Airport Commission at the August meeting.

Mr. Dennis, Executive Director, introduced Mr. Bob Hale of Higdon & Hale, Certified Public Accountants, who presented the 1980 financial audit report. The
audit was discussed. Mr. Hale was requested to examine the audits for the past five years and produce an analysis of the past and possible future trends. Mr. Hale was also requested to prepare a financial statement of the first six months of 1981. The staff was directed to provide Mr. Hale with whatever information he requires. The staff was further directed to work with Mr. Hale and the County Data Services Department to prepare a suitable monthly financial reporting format. Following the discussion MR. VIETS MOVED THE AIRPORT COMMISSION ACCEPT THE 1980 FINANCIAL REPORT AS PREPARED BY HICDON AND HALE. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

Mr. Dennis reported the Operations Committee should schedule a meeting to discuss and plan for snow removal for the 1981-1982 winter. Mr. Levens, Operations Committee Chairman, will call a meeting of his committee.

Mr. Dennis reported on prospective tenants.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JUNE 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

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

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: AUGUST 11, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Dennis Farnsworth
Johnston Beeler

OTHERS: Houston - Kansas City Star

The meeting was called to order by Chairman Pilley

Mr. Farnsworth, Director of Development & Planning, acting for Mr. Viets, presented a correction to the minutes of the meeting of July 14, 1981. MR. LEVENS MOVED THE MINUTES OF THE JULY 14, 1981, MEETING BE APPROVED AS CORRECTED. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Johnston, Director of Aviation, reported the traffic count at both airports has been fluctuating but, in general, not as much as other area airports. The Industrial Airport had 175 operations today; all but 10 of them were associated with the International Construction and Utility Equipment Exposition in progress at the airport.

Mr. Johnston reported that Mr. Dennis, Executive Director, he, and Mr. Benny Nall inspected the new Kansas City Executive Aircraft Sales, Inc., building at the Executive Airport. The building is outstanding in both construction and appearance.

Mr. Johnston reported the Industrial Airport control tower has not been affected by the PATCO strike. The Executive Airport control tower, operated by the Federal Aviation Administration, does not have PATCO personnel. The tower is being operated by FAA supervisory personnel and some PATCO members who did not strike.

Mr. Pilley noted that Mr. Johnston received a letter from the FAA concerning the Airport Safety Inspection of Executive Airport conducted in June of this year. The inspection revealed that the airport operations area and approaches are in good condition. The FAA noted that the physical appearance of the airport is being greatly improved by removal of the old hangars and the construction in progress. Mr. Mack Wortman concluded the letter with the following: "your efforts to provide the aviation community with a safe and efficient airport are appreciated and we also want to thank you for your assistance during the inspection".

Mr. Farnsworth reported the FAA had contacted us regarding our preapplications for federal funds from the ADAP program for the Industrial and Executive airports in anticipation of an extension of the ADAP bill. Our formal applications for
funds are being prepared. The extension has been approved by the President so there should be some money forthcoming.

Mr. Dennis reported on prospective tenants.

Mr. Pilley reported receipt of a copy of a letter informing us that County Commissioner Wirt has reappointed Mr. Levens to serve another three year term as a member of the Johnson County Airport Commission.

Mr. Levens, Chairman of the personnel review committee, reported his committee has met and have a preliminary proposal regarding some changes in the staff. Final details will be worked out and a formal proposal will be presented to the Airport Commission at the next meeting.

Mr. Dennis and Mr. Farnsworth reported the ICUEE show has 354 exhibitors, which is a considerable increase over the previous show two years ago. The show manager considers it a success. All of the exhibitor spaces have been leased and the exhibitors seem to be pleased with the show. Mr. Dennis pointed out that the show gives the airport international publicity.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JULY 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. MOORE; CARRIED UNANIMOUSLY.

Mr. Pilley called for the election of officers and asked for nominations. MR. LEVENS MOVED THE CURRENT OFFICERS, CHAIRMAN-PILLEY, VICE CHAIRMAN-VIETS, SECRETARY-MOORE, TREASURER-LEVENS, BE ELECTED FOR A ONE YEAR TERM. MR. JACOBS MOVED NOMINATIONS BE CLOSED. MR. MOORE SECONDED BOTH MOTIONS; BOTH CARRIED UNANIMOUSLY.

Mr. Jacobs presented some facts on the water situation in Johnson County for discussion. Mr. Dennis will obtain additional information and distribute it to the Airport Commission

MR. LEVENS MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: SEPTEMBER 8, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

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

The meeting was called to order by Vice President Viets.

MR. LEVENS MOVED THE MINUTES OF THE AUGUST 11, 1981, MEETING BE APPROVED. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Farnsworth, Director of Development & Planning, reported that on the 15th of June the Airport Commission approved a recommendation to the Board of County Commissioners for a $1.2 million bond issue for Tri-County Farm Equipment Company. Tri-County is in the process of reorganizing and want to change the name in which the bonds are to be issued to James B. and Aubrey C. Loyd, the two principal owners. They, in turn, will lease the facility to Tri-County. Our legal counsel sees no problem with the change; however, the 60 day protest period must start again. Following discussion, MR. WALTER MOVED THAT THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $1.2 MILLION OF JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF JAMES B. LOYD AND/OR AUBREY C. LOYD FOR THE CONSTRUCTION OF AN INDUSTRIAL AND WAREHOUSE FACILITY AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. LEVENS; CARRIED UNANIMOUSLY.

Mr. Farnsworth reported the FAA now has a requirement to add to every aviation related lease a paragraph in which the tenant insures that he will undertake an affirmative action program as required by 14CFR Part 15 sub part E. MR. LEVENS MOVED THE AIRPORT COMMISSION APPROVE THE ADDITION OF THE ADDENDUM TO THE LEASES AND AUTHORIZE THE CHAIRMAN TO SIGN THE ADDENDUM. MOTION SECONDED BY MR. JACOBS; CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, reported receipt of a copy of a letter to Mr. Osborn from County Commissioner Bacon advising Mr. Osborn of his appointment to the Airport Commission for another three year term thru August 6, 1984.

Mr. Dennis reported the ICUEE show was very successful and they are anticipating an even larger show in 1983. A different location has been discussed for the 1983 show. Following discussion, MR. LEVENS MOVED THE AIRPORT COMMISSION AUTHORIZE MR. DENNIS TO ENTER INTO NEGOTIATIONS FOR A LEASE FOR THE 1983 INTERNATIONAL CONSTRUCTION UTILITY EQUIPMENT EXPOSITION TO BE HELD AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

A financial analysis submitted by Higdon & Hale was discussed. The Commission directed the staff to include standard notes in all future financial statements that indicate that the value of the Airport land is carried as $1.00 and the statement does not reflect the income to the county from the taxes paid by industries
and individuals located on the Airports. The staff was also directed to include a cash flow analysis in each monthly financial statement.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER’S REPORT FOR AUGUST 1981, AND THE SUPPLEMENTAL DISBURSEMENTS LIST. MOTION SECONDED BY MR. WALTER; CARRIED UNANIMOUSLY.

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

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: OCTOBER 13, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Osborn
Viets Jacobs
Levens Moore

Absent: Walter

STAFF
Present: Dennis Fredrichs
Johnston Williams

Absent: Farnsworth

OTHERS: Jim Harris Frank Stitzel Roland Lehr Al Martin Lloyd Sleezer
Ted Rice Bob Hale Diana Lynn (K. C. Star)

The meeting was called to order by Chairman Pilley.

MR. LEVEN moved the MINUTES OF THE SEPTEMBER 8, 1981 MEETING BE APPROVED; MOTION SECONDED BY MR. VIETS; MOTION CARRIED UNANIMOUSLY.

Mr. Levens, Chairman of the Operations Committee, reported that a Limited Partnership, JoCo Airport Warehouse, had requested the issuance of $2,300,000.00 in Johnson County Airport Revenue Bonds for the purpose of building two 600,000 square feet each warehouses at the Johnson County Industrial Airport. Mr. Levens introduced various people associated with the project. Mr. Harris and Mr. Rice explained the construction of the buildings; Mr. Martin, one of the General Partners, Mr. Stitzel, and Mr. Lehr explained the financing and other aspects of the project. Mr. Sleezer confirmed the need for warehousing in this area. Following their presentation, MR. LEVEN moved that the AIRPORT COMMISSION ISSUE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS THE ISSUANCE OF $2,300,000.00 IN JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF JOCO AIRPORT WAREHOUSE, A LIMITED PARTNERSHIP. MOTION SECONDED BY MR. VIETS. MOTION CARRIED. IN FAVOR: PILLEY, VIETS, LEVEN, JACOBS, AND MOORE. AGAINST: OSBORN.

Following further discussion of the above proposed project, Mr. Viets requested that the Airport Commission staff and attorney draft provisions regarding the leasing of warehouse space and include these provisions in any future leases. These provisions would strengthen and enlarge upon the present lease provisions regarding sub-leases.

Mr. Moore, Chairman of the Administrative Committee, reported that Mr. Hale, representing the airport accountants, Higdon and Hale, was prepared to present two financial reports to the Commission and discuss them in detail. After explanation and discussion of the reports, Mr. Viets requested that the following extract of the reports be included in the Minutes of the meeting: "The projected net operating loss for 1981, based on actual nine months and estimated three months, is $437,000.00 compared to $545,628.00 loss in 1980. This is an improvement of $108,000.00 attributed primarily to increases in hangar and ground lease income."

Mr. Viets commented that the above extract "proves that we are approaching a goal; we haven't reached it, but we're making progress."
Mr. Hale indicated that similar reports would be presented to the Commission at the end of each month.

Mr. Jacobs asked if there had been any recent inquiries by businesses desiring to operate in a foreign trade zone environment. Mr. Dennis replied that there had been one inquiry within the past week; however, no further action has occurred.

Mr. Johnston, Director of Aviation, presented an updated Airport Layout Plan for the Industrial Airport for the approval of the Airport Commission. Upon approval the plan will be submitted to the FAA. MR. LEVENS MOVED THAT THE UPDATED AIRPORT LAYOUT PLAN FOR THE JOHNSON COUNTY INDUSTRIAL AIRPORT BE ACCEPTED AND SUBMITTED TO THE FAA. MR. OSBORN SECONDED THE MOTION. CARRIED UNANIMOUSLY.

Mr. Fredrichs, Assistant Director of Aviation, reported that the FAA had tendered a grant offer of approximately $338,000.00 for the overlay of a taxiway and the lighting of that taxiway at the Industrial Airport and an amount of approximately $122,000.00 for the purchase of land north of the Executive Airport to protect the runway clear zone. The FAA will fund 90% of these projects and the County will fund 10%. Engineering is proceeding on the taxiway projects and bids will be requested late in 1981.

The proposed connection between Industrial Parkway and Interstate Highway 35 was discussed. Mr. Dennis stated that a letter from Mr. Kemp, the State Secretary of Transportation, indicated that no state funds are available for commitment at the present time.

MR. LEVENS MOVED FOR APPROVAL OF THE TREASURER’S REPORT FOR SEPTEMBER 1981 AND THE SUPPLEMENTAL DISBURSEMENTS; MR. MOORE SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

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

A. D. MOORE  
SECRETARY

JOE D. DENNIS  
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: NOVEMBER 10, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Moore
Levens Osborn

Absent: Viets Walter
Jacobs

STAFF
Present: Dennis Farnsworth Williams
Johnston Fredrichs

OTHERS
Gary Jones (PATCO)

The meeting was called to order by Chairman Pilley.

MR. LEVENS MOVED THE MINUTES OF THE OCTOBER 13, 1981 MEETING BE APPROVED; MOTION SECONDED BY MR. MOORE; MOTION CARRIED UNANIMOUSLY.

Gary Jones, representing PATCO, informed the Commission of PATCO'S tentative plans to conduct the Plaza Flights as a fund-raising project for Cerebral Palsy. He stated they would be working out of the Johnson County Executive Aviation building starting the day after Thanksgiving with flights to January 1st. Mr. Jones requested that the Airport Commission permit PATCO to erect a sign on Executive Airport property advertising the flights. He informed the Commission that the flights would only take place if the Air Traffic Controllers are rehired. Mr. Osborn expressed the opinion that it was not a matter for the Airport Commission to either approve or disapprove. Mr. Dennis directed Mr. Jones to have JCEA advise Mr. Johnston, Director of Aviation, when definite plans have been made and then request a decision on the sign.

MR. LEVENS MOVED THE MATTER BE TABLED; MR. OSBORN SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

Mr. Levens, Chairman of the Operations Committee, stated that a letter of resignation had been received from Murl Johnston, Director of Aviation.

MR. LEVENS MOVED THAT THE LETTER OF RESIGNATION FROM MURL L. JOHNSTON, DIRECTOR OF AVIATION, BE ACCEPTED, WITH RESIGNATION TO BECOME EFFECTIVE DECEMBER 31, 1981; MR. MOORE SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

MR. LEVENS MOVED THAT THE EXECUTIVE DIRECTOR BE AUTHORIZED TO ENTER INTO A CONSULTING CONTRACT WITH MURL JOHNSTON. MR. OSBORN SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

Mr. Levens called upon Mr. Dennis to brief the Commission on snow removal for the two airports. Mr. Dennis recommended the Executive Airport continue using Reno Construction Company to help with their snow removal, as in previous years. Mr. Dennis referred to a memorandum regarding snow removal at Industrial Airport dated July 23, 1981 which he had written to Mr. Levens, Chairman of the Operations Committee, recommending trading two Caterpillar graders to Haulmasters, Inc. and
purchasing a new Haulmaster grader. A trade in allowance of $11,720.00 will reduce the purchase price to $43,720.00 which is a 1982 budgeted item.

MR. OSBORN MOVED THAT THE NEW SNOW REMOVAL EQUIPMENT BE PURCHASED FOR USE AT THE INDUSTRIAL AIRPORT. MR. LEVENS SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

Mr. Frank Farnsworth, Director of Development & Planning, presented for approval two leases for space in the Administration Building. He stated the building will be completely leased subject to these approvals.

1) An office at the North end of the building to P & S Masonry; rent at the rate of $113.33 per month or $1,360.00 per year.

2) An office at the South end of the building to Meadowlark Drilling, Inc.; rent at the rate of $184.00 per month or $2,208.00 per year.

MR. MOORE MOVED FOR APPROVAL OF THE LEASE FOR OFFICE SPACE FOR P & S MASONRY; MR. LEVENS SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

MR. OSBORN MOVED FOR APPROVAL OF THE LEASE FOR OFFICE SPACE FOR MEADOWLARK DRILLING, INC.; SECONDED BY MR. LEVENS; MOTION CARRIED UNANIMOUSLY.

Mr. Dennis, Executive Director, informed the Commission he had met a few weeks ago with the two new County Commissioners, Mr. Hillelson and Ms. Lingle, and had given them a briefing on the Industrial Airport. He stated they were favorably impressed with the development of both the air and industrial operations at the Airport.

MR. LEVENS MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR OCTOBER 1981 AND THE SUPPLEMENTAL DISBURSEMENTS; MR. MOORE SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

Chairman Pilley declared that since there was no more business to come before the Commission the meeting was adjourned.
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: DECEMBER 8, 1981 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
Walter Moore
Levens Jacobs
Absent: Osborn

STAFF
Present: Dennis Farnsworth
Johnston Williams

The meeting was called to order by Chairman Pilley. Mr. Pilley welcomed Mr. Allen "Tex" Mount to the Airport Commission.

Mr. Pilley reported receipt of a letter from County Commissioner Joannna Lingle appointing Mr. Paul Walter to the Airport Commission for another three year term.

Mr. Pilley made the following committee appointments. Administrative Committee: Dean Moore-Chairman, Paul Walter, Walter Jacobs, Jim Pilley. Operations Committee: Vrem Levens-Chairman, Jim Osborn, Dean Moore. Industrial Committee: Walt Jacobs-Chairman, Vrem Levens, Jim Osborn, Tex Mount.

MR. LEVENS MOVED THE MINUTES OF THE NOVEMBER 10, 1981 MEETING BE APPROVED; MOTION SECONDED BY MR. MOORE; MOTION CARRIED UNANIMOUSLY.

Mr. Levens, Chairman of the Operations Committee, reported his committee had met with Mr. Brad Schoech, General Manager of Johnson County Executive Aviation, Inc. Mr. Schoech stated that he had assumed active management of Johnson County Executive Aviation, Inc. He expects to recapture the business lost over the past year and increase the sales in all aspects of the fixed base operation. The similarity of names (Johnson County Executive Aviation, Inc., and Johnson County Executive Airport) was discussed and the staff was instructed to pursue the matter of a change in the corporation's name to avoid confusion.

Mr. Levens reported his committee had also reviewed the snow removal equipment and plan and it appears we are adequately prepared for the winter.

Mr. Johnston, Director of Aviation, reported Johnson County Executive Aviation, Inc. will be scheduling flights over the Plaza area to view the lights during the Christmas season.

Mr. Johnston reported the installation of the localizer and outer marker for the Executive Airport should be completed and certified by the end of December.

Mr. Farnsworth, Director of Development and Planning, reported that the staff had reviewed Kansas City Missouri airport leases and they do not differ materially from ours. The principal points of difference are that Kansas City does not
offer the tenant extended terms beyond 30 years; they reserve mineral rights; and they do not escalate their rates as we do over the term of the lease. Mr. Farnsworth reported that a paragraph reserving mineral rights will be added to our future leases.

Mr. Dennis, Executive Director, reported the current status of projects under construction or proposed at the Industrial Airport: North Supply building; Tri-County Farm Equipment Company; and EMCO. Mr. Dennis reported an increase in inquiries for building sites at the Industrial Airport.

Mr. Dennis presented a letter from Dazey Products Co. requesting that the Board of County Commissioners issue $6,000,000.00 in Airport Revenue Bonds for the construction of a new manufacturing and warehousing facility to be located at the Industrial Airport. MR. JACOBS MOVED THAT THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $6,000,000.00 OF JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF DAZEY PRODUCTS CO. FOR THE CONSTRUCTION OF A NEW MANUFACTURING AND WAREHOUSING FACILITY TO BE LOCATED AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. MOORE; MOTION CARRIED. IN FAVOR: PILLEY, WALTER, MOUNT, MOORE, AND JACOBS. AGAINST: LEVENS.

MR. LEVENS MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR NOVEMBER 1981 AND THE SUPPLEMENTAL DISBURSEMENTS. MR. WALTER SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

MR. LEVENS MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOUNT; CARRIED UNANIMOUSLY.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - SPECIAL MEETING: DECEMBER 15, 1981 - 10:00 A.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley
       Moore
       Mount
       Osborn
Absent: Jacobs
       Walter
       Levens

STAFF
Present: Dennis
       Farnsworth
       Johnston
       Williams

OTHERS
Present: Norman E. Gaar, Gaar & Bell
          Don Wurth, First Municipal Corp.
          Jack Ranson, Ranson & Company, Inc.
          Lanny Kimbrough, President, Highland Park Bank and Trust Co.
          William E. Baab, President, Linear Films Inc.
          Robert Duennner, Vice President, Secretary-Treasurer, Linear Films Inc.
          Gerald E. Milton, Vice President, Finance, Linear Films Inc.

SPECIAL CALLED MEETING TO DISCUSS FINANCIAL MATTER CONCERNING GENERAL POLY CORPORATION

The meeting was called to order by Chairman Pilley.

Mr. Levens requested he be excused from attending the meeting because of his abstaining from the vote on the initial bond issue. The Chairman excused him from attendance.

Mr. Duennner, Mr. Baab, and Mr. Milton presented a proposal for the purchase of General Poly Corporation and the continued operation of the facility. They described their backgrounds and their expertise in the plastic film and bag industry. The principal points of their proposal were that a recently formed Kansas corporation, HMW Film Products, Inc., would purchase the stock of General Poly Corporation; $500,000 of operating funds would be provided HMW; HMW would operate the facility with manufacturing to begin as soon as possible; General Poly Corporation would be reorganized under Chapter 11 of the bankruptcy laws and, at some future date, the two corporations would be merged. The Airport Commission would take possession of the facility, cancel the lease with General Poly Corporation and execute a new lease with HMW. HMW would assume responsibility for the debt service on the Airport Revenue Bonds involved.

A lengthy discussion followed.

MR. MOORE MOVED THAT THE STAFF AND BOND COUNCIL OF THE AIRPORT COMMISSION BE INSTRUCTED TO PREPARE THE NECESSARY DOCUMENTS AND SET A CLOSING DATE PRIOR TO
THE END OF CALENDAR YEAR 1981 WITH THE REPRESENTATIVES OF HMW FILM PRODUCTS, INC., IN ORDER TO EFFECT AN ORDERLY TRANSFER OF THE PLANT AND MACHINERY OF THE GENERAL POLY CORPORATION TO THAT COMPANY IN GENERAL CONFORMITY WITH THE SUBSTANCE OF THE DISCUSSION HELD AT THE AIRPORT COMMISSION MEETING ON DECEMBER 15, 1981. MOTION SECONDED BY MR. OSBORN; CARRIED UNANIMOUSLY.

The meeting was adjourned.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
SPECIAL CALLED AIRPORT COMMISSION MEETING

DECEMBER 15, 1981 - 10:00 A.M. - INDUSTRIAL AIRPORT

THE FOLLOWING AIRPORT COMMISSION MEMBERS REQUEST A SPECIAL CALLED AIRPORT COMMISSION MEETING ON DECEMBER 15, 1981 AT 10:00 A.M. AT THE AIRPORT COMMISSION MEETING ROOM AT THE JOHNSON COUNTY INDUSTRIAL AIRPORT TO DISCUSS FINANCIAL MATTERS CONCERNING GENERAL POLY CORPORATION:

JAMES F. PILLEY

A.D. MOORE

ALLEN W. MOUNT, JR.

JAMES L. OSBORN, JR.