JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JANUARY 11, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION

Present: Pilley Mount
Walter Moore
Zimmermann

Absent: Osborn Levens

STAFF

Present: Dennis Farnsworth
Fredrichs Williams

The meeting was called to order by Chairman Pilley.

Mr. Pilley requested any additions or corrections to the meeting minutes of December 14, 1982. There being none, the minutes were accepted as mailed.

Mr. Fredrichs, Director of Aviation, reported that operations at the Executive Airport were down twenty-seven percent and Industrial Airport were down thirteen percent for 1982. Some of the decline in operations was due to the reduction in the number of hours the control tower is open at Executive Airport; at the Industrial Airport part of the decline was due to the grounding of the Army helicopters following an accident earlier in the year.

Mr. Farnsworth, Director of Development and Planning, gave an update on the General Poly situation.

Mr. Farnsworth reported that we have received a request from King Radio Corporation to sublease a portion of Building 43 which is now leased to S S Airways, Inc. S S Airways has had a reduction in their workload and does not need the space for a period of a year; therefore, they would like to sublease the entire 10,000 square feet to King Radio Corporation. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION APPROVE A SUBLEASE BY S S AIRWAYS, INC., TO KING RADIO CORPORATION FOR 10,000 SQUARE FEET IN HANGAR 43 FOR A PERIOD OF ONE YEAR WITH PAYMENT BY KING RADIO CORPORATION DIRECT TO THE AIRPORT COMMISSION AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE SUBLEASE. MOTION SECONDED BY MR. WALTER. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth presented for approval a lease for office space in the Administration Building at the Industrial Airport. An area of 330 square feet will be leased by Execu-Travel, Inc. Mr. Dennis stated for the record that he has a financial interest in Execu-Travel, Inc., but will not actively participate in the operations of the agency. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION APPROVE A LEASE WITH EXECU-TRAVEL, INC., FOR OFFICE SPACE IN THE ADMINISTRATION BUILDING AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.
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Mr. Farnsworth reported that we have been offered a VECTOR III computer by Mr. C. D. Rogers of Olathe Manufacturing. He is purchasing a new one and wants to donate the computer to the Airport Commission. Following discussion, MR. MOUNT MOVED THE AIRPORT COMMISSION ACCEPT THE DONATION OF A COMPUTER FROM MR. C. D. ROGERS. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that some of the carpet in the Administration Building needs to be replaced and he has contacted the County Purchasing Department to obtain bids from carpet suppliers. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION AUTHORIZE THE STAFF TO PURCHASE CARPET FOR THE ADMINISTRATION BUILDING AS NEEDED. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR DECEMBER 1982. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

MR. ZIMMERMANN MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, WALTER, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE  
SECRETARY

JOE D. DENNIS  
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: FEBRUARY 8, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

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

STAFF
Present: Farnsworth Fredrichs
         Williams
Absent: Dennis

OTHERS
Present: Paul L. Rothers, Johnson County Industrial Avionics/Radio, Inc.
         Jim E. Sanderson, Johnson County Industrial Avionics/Radio, Inc.

The meeting was called to order by Chairman Pilley.

MR. WALTER MOVED THE MINUTES OF THE JANUARY 11, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. MOUNT. VOTING AYE - WALTER, MOUNT, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman, Industrial Committee, and Mr. Farnsworth, Director of Development and Planning, introduced Mr. Rothers and Mr. Sanderson, President and Vice President respectively of Johnson County Industrial Avionics/Radio, Inc. Mr. Rothers presented information on their company and a formal request to the Board of County Commissioners for the issuance of $300,000.00 in Airport Revenue Bonds to build a new facility at the Industrial Airport. The company will manufacture and repair aircraft radio and test equipment. The facility will be approximately 12,000 square feet and will consist of office, manufacturing and hangar facilities. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION ISSUE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $300,000.00 PRINCIPAL AMOUNT OF JOHNSON COUNTY AIRPORT REVENUE BONDS IN FAVOR OF JOHNSON COUNTY INDUSTRIAL AVIONICS/RADIO, INC., FOR A MANUFACTURING AND HANGAR FACILITY TO BE CONSTRUCTED AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. MOUNT. VOTING AYE - WALTER, MOUNT, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount noted that two tenants at the Industrial Airport are not complying with our regulations on outside storage and requested that the staff contact the companies and correct the situation.

Mr. Farnsworth reported that Johnson County Industrial Avionics/Radio, Inc. has requested an option on the parcel of land on which they intend to build their facility. MR. WALTER MOVED THE AIRPORT COMMISSION APPROVE A REQUEST BY
JOHNSON COUNTY INDUSTRIAL AVIONICS/RADIO, INC., FOR AN OPTION ON THE PARCEL OF LAND AT THE INDUSTRIAL AIRPORT ON WHICH THEY INTEND TO BUILD THEIR NEW FACILITY. MOTION SECONDED BY MR. MOUNT. VOTING AYE – WALTER, MOUNT, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

Mr. Farnsworth reviewed the General Poly situation.

Mr. Fredrichs, Director of Aviation, reported that the two new Visual Approach Slope Indicator (VASI) systems will be installed next summer; one at the Executive Airport and the other at the Industrial Airport. This will provide a VASI at each end of the runway at the Executive Airport.

Mr. Fredrichs reported that the crews have worked long hours on snow removal and neither airport was closed at any time because of snow. A transient jet was diverted to the Industrial Airport because the Downtown Airport was closed at the height of the snow storm.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JANUARY 1983 AS CORRECTED. MOTION SECONDED BY MR. MOUNT. VOTING AYE – WALTER, MOUNT, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

MR. WALTER MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE – WALTER, MOUNT, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MARCH 8, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
Moore Osborn
Zimmermann

Absent: Walter Levens

STAFF
Present: Dennis Farnsworth
Fredrichs Williams

OTHERS
Present: Anthony Kostusik, Mid-States Millwork, Inc.
Murl L. Johnston

The meeting was called to order by Chairman Pilley.

MR. MOUNT MOVED THE MINUTES OF THE FEBRUARY 8, 1983, MEETING BE APPROVED.
MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, OSBORN,
ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman, Industrial Committee, and Mr. Farnsworth, Director of Development and Planning, reviewed the General Poly Corporation situation.

Mr. Fredrichs, Director of Aviation, reported that Midwest Aire appears to be solving their problems and generally improving.

Mr. Fredrichs reported that Mr. Dennis, Executive Director, and he met with officials of Trans-Central Airline in Oklahoma City and discussed the provision of passenger service at the Industrial Airport in the near future. Trans-Central intends to fly the YS11 aircraft.

Mr. Farnsworth reported we have had several inquiries from prospective tenants.

Mr. Dennis reported the staff met with the County Engineer and HNTB officials regarding the overpass over Highway 56 and the Santa Fe tracks and the connection to the Interstate 35 - 175th Street exchange. We expect to present details to the Kansas Department of Transportation in late March.

Mr. Dennis introduced Mr. Anthony Kostusik of Mid-States Millwork, Inc. Mr. Kostusik presented plans for construction of a hangar of approximately 24,000 square feet at the Industrial Airport. Mr. Kostusik had previously submitted
similar plans and a request for airport revenue bonds to the Board of County Commissioners for a project at the Executive Airport but was unable to proceed with those plans because of difficulties with the site. Mr. Kostusik stated that he doesn't know at this point if he will use conventional financing or submit a request for revenue bonds. Following discussion, MR. OSBORN MOVED THAT THE AIRPORT COMMISSION APPROVE, IN PRINCIPLE, MR. KOSTUSIK'S PLAN AND DIRECT THE STAFF TO PROCEED WITH FINAL NEGOTIATIONS. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, OSBORN, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

(Note: Mr. Osborn left the meeting.)

Mr. Farnsworth presented a lease for the ground (approximately 29.9 acres) north of Executive Airport to be cleared and placed in tillable crops. Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION APPROVE A LEASE WITH STEVEN A. DEAN FOR THE GROUND NORTH OF EXECUTIVE AIRPORT TO BE CLEARED AND PLACED IN TILLABLE CROPS. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

MR. MOUNT MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR FEBRUARY 1983. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

MR. MOUNT MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE  
SECRETARY

JOE D. DENNIS  
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: APRIL 12, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley
Walter
Mount
Moore

Absent: Osborn
Zimmermann

STAFF
Present: Dennis
Fredrichs
Farnsworth
Williams

OTHERS
Present: Flem Cheatham, North Supply Company
Albert C. Bean III, AnTrian, Inc.
Greg Preloggar, Rose Construction Co.

The meeting was called to order by Chairman Pilley.

MR. WALTER MOVED THE MINUTES OF THE MARCH 8, 1983, MEETING BE APPROVED.
MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman, Industrial Committee, presented plans for a warehouse to be constructed by the Trammell Crow Company for lease to the North Supply Company. The building will be located on approximately seven acres of land at the Industrial Airport. The building will have 108,000 square feet of storage and 15,000 square feet of office space. Mr. Mount stated his committee has requested Trammell Crow Company supply financial information for Commission and Staff review. This information will be held confidential. There is no bond issue or tax exemption involved. Mr. Farnsworth, Director of Development and Planning, introduced Mr. Flem Cheatham, the Vice President-Distribution and Transportation of North Supply Company. Mr. Cheatham discussed the building plans. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION APPROVE THE LEASE BETWEEN CROW SPAULDING NO. 7, A LIMITED PARTNERSHIP, AND THE JOHNSON COUNTY AIRPORT COMMISSION SUBJECT TO EXAMINATION OF THE PARTNERSHIP'S FINANCIAL CONDITION AND FURTHER RECOMMEND APPROVAL OF THE LEASE BY THE BOARD OF COUNTY COMMISSIONERS. MOTION SECONDED BY MR. WALTER. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount introduced Mr. Albert C. Bean III, President of AnTrian, Inc., and Mr. Greg Preloggar of Rose Construction Company. They presented a proposal to construct a manufacturing facility at the Industrial Airport. The plant will be located on 3 acres of land and contain approximately 12,000 square feet. The facility will manufacture perlite. There is no bond issue or tax exemption involved. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION
APPROVE A LEASE BETWEEN ANTRAIN, INC., AND THE AIRPORT COMMISSION SUBJECT TO RECEIPT AND EXAMINATION OF A FAVORABLE FINANCIAL STATEMENT AND FURTHER RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS APPROVE THE LEASE. MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount presented a request from Mr. Benny I. Nall, Kansas City Executive Aircraft Sales, Inc., that Kansas City Executive Aircraft Sales, Inc., assign the lease which they now have between the Airport Commission and Kansas City Executive Aircraft Sales to Benny I. Nall. Kansas City Executive Aircraft Sales is not relieved of any responsibility for compliance with the lease terms nor is the guarantee of the bonds changed in any way. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THEY APPROVE AND EXECUTE THE ASSIGNMENT OF THE LEASE BETWEEN KANSAS CITY EXECUTIVE AIRCRAFT SALES, INC., AND THE AIRPORT COMMISSION TO MR. BENNY I. NALL. MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Moore, Chairman, Administrative Committee, reported that we now have a financial report that contains the information we want.

Mr. Walter suggested the Airport Commission staff develop a formal, written standard procedure to aid prospects in presenting their proposals to the Airport Commission. Following discussion, the staff was instructed to prepare a standard procedure for use by prospective tenants.

Mr. Fredrichs, Director of Aviation, presented a recommendation to increase the T-Hangar rent at the Executive and Industrial Airports. Following discussion, MR. WALTER MOVED THE T-HANGAR RENT AT THE EXECUTIVE AIRPORT BE INCREASED TO $130.00 PER MONTH, AND THE T-HANGAR RENT AT THE INDUSTRIAL AIRPORT BE INCREASED IN ROW "A" TO $130.00 AND ROW "B" TO $165.00 PER MONTH. THE NEW RENTAL FEES WILL BE EFFECTIVE JULY 1, 1983. MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs reported we have mailed approximately 550 Air Marketing Research surveys to area businesses to determine the needs for air carrier service at the Industrial Airport.

Mr. Farnsworth, Director of Development and Planning, reported we have had an increase in the number of inquiries from prospective tenants.

Mr. Dennis, Executive Director, reported we have had an increase in persons using the large lake at the west side of the Industrial Airport and, with this increase, we are experiencing problems with trash and control of the area. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION ESTABLISH RULES AND IMPOSE A PERMIT-FEE OF $10.00 PER YEAR FOR PERSONS USING THE LAKE AT THE INDUSTRIAL AIRPORT; A VALID KANSAS FISHING LICENSE WOULD BE REQUIRED TO OBTAIN THE PERMIT. ISSUANCE OF THE PERMITS WILL BE HANDLED BY THE AIRPORT COMMISSION STAFF. MOTION SECONDED BY MR. MOUNT. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.
Mr. Dennis reported that Building 46, the swimming pool, needs to be demolished. One roof truss has broken and the others appear unsound. The swimming pool will be made into an underground water storage facility by adding a roof and lining the pool. Following discussion, MR. MOORE MOVED THE AIRPORT COMMISSION AUTHORIZE THE STAFF TO PREPARE THE NECESSARY DOCUMENTS TO DEMOLISH BUILDING 46 AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. WALTER. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that Building 43 also should be considered for demolition, possibly in 1984, as soon as the present tenants can be relocated.

Mr. Dennis reported the need for a surcharge to be charged tenants who discharge effluent which results in the need for additional treatment at the sewer plant or maintenance of the sewer system. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION ESTABLISH A SURCHARGE TO BE PAID BY TENANTS WHO DO NOT MEET THE WASTEWATER EFFLUENT STANDARDS ESTABLISHED BY THE AIRPORT COMMISSION. MOTION SECONDED BY MR. MOORE; VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

The imposition of a franchise tax on utility companies serving the Airport was discussed. The Commission Attorney was directed to research the possibility and report to the Commission.

Mr. Dennis discussed the possibility of discovering natural gas deposits on the Industrial Airport. Old drilling logs and former Navy employees indicate that there was a producing well on the west side of the Airport. The location of producing wells off the Airport but near the proposed drilling site indicate a high probability of natural gas on the Airport. Mr. Dennis requested Commission approval to drill a well. Following discussion, MR. WALTER MOVED THAT THE EXECUTIVE DIRECTOR CONTRACT WITH A WELL DRILLING COMPANY AND DRILL ONE WELL ON THE WEST SIDE OF THE AIRPORT. MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR MARCH 1983. MOTION SECONDED BY MR. MOORE. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.

MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. WALTER. VOTING AYE - WALTER, MOUNT, MOORE; VOTING NAY - NONE. MOTION CARRIED.
May 11, 1983

MEMORANDUM

TO: Airport Commission Members

FROM: Jim Pilley, Chairman

SUBJECT: Committee Assignments

ADMINISTRATIVE COMMITTEE
Dean Moore - Chairman
Paul Walter
Matthew Zimmermann
Jim Pilley

OPERATIONS COMMITTEE
Jim Osborn - Chairman
Dean Moore
Paul Walter

INDUSTRIAL COMMITTEE
Tex Mount - Chairman
Mark Viets
Jim Osborn
Matthew Zimmermann

JFP/dmj
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MAY 10, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley     Mount
         Walter     Moore
         Osborn    Viets
         Zimmermann

STAFF
Present: Dennis     Farnsworth
         Fredrichs   Williams

OTHERS
Present: D. Michael Posten, Zimmer-Steinbach Brokerage Company
         Ron Evans, President, Cookbook Publishers, Inc.

The meeting was called to order by Chairman Pilley.

Mr. Pilley welcomed Mr. Mark Viets, newly appointed member of the Airport Commission.

MR. MOORE MOVED THE MINUTES OF THE APRIL 12, 1983, MEETING BE APPROVED.
MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman of the Industrial Committee, introduced Mr. Ron Evans, President of Cookbook Publishers, Inc., and Mr. D. Michael Posten, with Zimmer-Steinbach Brokerage Company, who had presented plans to the Industrial Committee to construct a printing plant of approximately 30,000 square feet at the Industrial Airport. Mr. Evans presented a request for Industrial Revenue Bonds in the amount of $1 million to finance the construction of the plant. Following discussion, MR. OSBORN MOVED THAT THE AIRPORT COMMISSION APPROVE THE REQUEST FOR ISSUANCE OF $1,000,000 PRINCIPAL AMOUNT OF JOHNSON COUNTY AIRPORT REVENUE BONDS FOR COOKBOOK PUBLISHERS, INC., SUBJECT TO A FAVORABLE REVIEW OF THE COMPANY'S FINANCIAL STATEMENT BY MR. WALTER AND MR. WILLIAMS, THAT NO REAL OR PERSONAL PROPERTY TAX EXEMPTIONS BE GRANTED AND THAT THE AIRPORT COMMISSION RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS ISSUE A RESOLUTION ANNOUNCING THEIR INTENT TO ISSUE THE REVENUE BONDS. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs, Director of Aviation, reported that the notices increasing the T-Hangar rent effective July 1, 1983, have been sent to our tenants.

Mr. Fredrichs reported that the Executive Airport Control Tower hours will be 7:00 a.m. to 9:00 p.m. beginning May 15, 1983. This will increase the hours the control tower will be open from 10 hours per day to 14 hours per day.
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Mr. Fredrichs reported that we have received approximately 190 responses to the Air Marketing Research surveys which were mailed recently to 550 area businesses. The information has been forwarded to interested airlines.

Mr. Farnsworth, Director of Development and Planning, reported that we received the financial statements from Mr. Bean at AnTrian, Inc., and from the Crow-Spaulding No. 7 partnership; they were submitted to Mr. Walter and Mr. Williams for their review. Both responded favorably. The Board of County Commissioners approved both leases.

Mr. Farnsworth reported that Grindsted has presented a request to lease two buildings located on the Industrial Airport. One building, the old NORAD command post, will be leased for 50 cents per square foot per year. The term of the lease will be ten years. Grindsted plans to spend $100,000.00 improving the 10,000 square foot building. The other building is a small 1800 square foot storage structure which will require minimal rehabilitation by Grindsted. This building will lease for $1.00 per square foot per year with escalators built in during the 10 year term of the lease. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION AUTHORIZE THE EXECUTIVE DIRECTOR TO DRAFT THE TWO LEASES. MOTION SECONDED BY MR. MOUNT. VOTING AYE – MOUNT, WALTER, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

Mr. Dennis, Executive Director, reported that we continue to have inquiries from prospective tenants. We have at least seven projects, four of which have been approved, that should start construction within 30 to 90 days. Mr. Dennis discussed the Runway 13-31 rehabilitation and other ongoing projects.

Mr. Pilley made the following appointments to fill vacancies created by the death of Mr. Vrem Levens: Operations Committee Chairman – James Osborn, Operations Committee Member – Paul Walter; Industrial Committee Member – Mark Viets; Treasurer – Matthew Zimmernann.

At the request of Mr. Moore, the staff investigated the possibility of any hazards which could be occasioned by the manufacture of perlite by AnTrian, Inc. Mr. Farnsworth stated that he had talked to Midwest Research Institute and the Environmental Protection Agency and both organizations stated that the manufacture of perlite did not cause any conditions hazardous to the environment or to persons handling the substance.

MR. MOUNT MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR APRIL 1983. MOTION SECONDED BY MR. MOORE. VOTING AYE – MOUNT, WALTER, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

MR. WALTER MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOUNT. VOTING AYE – MOUNT, WALTER, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY – NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JUNE 14, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
Walter Moore
Osborn Viets
Zimmermann

STAFF
Present: Dennis Farnsworth
Williams

Absent: Fredrichs

OTHERS
Present: Dave Yearout, Senior Planner, Johnson County Planning Department

The meeting was called to order by Vice Chairman Walter.

MR. MOUNT MOVED THE MINUTES OF THE MAY 10, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - WALTER, MOUNT, MOORE, OSBORN, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Osborn, Chairman of the Operation Committee, and Mr. Moore, a member of the committee, presented a request from United Telecom Flight Operations to provide their own fuel for their jet aircraft here at the Industrial Airport. Following discussion, MR. MOORE MOVED THAT THE AIRPORT COMMISSION DIRECT THE STAFF TO REVIEW THE MATTER OF FUEL FOR UNITED TELECOM FLIGHT OPERATIONS AND REPORT THEIR RECOMMENDATIONS TO THE COMMISSION. MOTION SECONDED BY MR. MOUNT. VOTING AYE - WALTER, MOUNT, MOORE, OSBORN, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Moore presented two requests from Mr. C. D. Rogers. Mr. Rogers requested permission to construct a small portion of a dam on Airport property for a lake he plans to construct on his property which adjoins the northwest corner of the Industrial Airport. Following discussion, MR. OSBORN MOVED THAT THE AIRPORT COMMISSION GRANT MR. C. D. ROGERS PERMISSION TO CONSTRUCT A PORTION OF A DAM ON AIRPORT PROPERTY WHICH IS ADJACENT TO HIS PROPERTY SUBJECT TO SATISFACTION OF ALL LEGAL REQUIREMENTS. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - WALTER, MOUNT, MOORE, OSBORN, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED. Mr. Rogers further requested that the Airport Commission grant him a first right of refusal on ten acres of Airport property located in the northwest corner of the Airport. This property includes the portion of the dam which will be on Airport property. Mr. Rogers expects to use the ten acres to expand his present manufacturing facilities now located on the Industrial Airport. Following discussion, MR. OSBORN MOVED THE AIRPORT COMMISSION GRANT A FIRST RIGHT OF REFUSAL ON A TEN ACRE TRACT OF LAND ON THE INDUSTRIAL AIRPORT FOR EXPANSION OF BUSINESSES OWNED
BY MR. C. D. ROGERS, OلاتHE MANUFACTURING, INC. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - WALTER, MOUNT, MOORE, OSBORN, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Moore presented an estimate of the costs of initiating gas service from the gas wells that have been donated to Johnson County. The estimated cost for engineering and construction is $250,000.00. Three engineering firms are under consideration: Bogina Petroleum Engineers, Energy Pipelines International Company, and Baird Oil Company. Following discussion, MR. MOORE MOVED THAT THE AIRPORT COMMISSION AUTHORIZE THE STAFF TO NEGOTIATE WITH BOGINA PETROLEUM ENGINEERS FOR A PRELIMINARY STUDY, COST NOT TO EXCEED $2,500.00, TO DEFINE THE SCOPE OF THE TOTAL PROJECT. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - WALTER, MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. ABSTAINING FROM BOTH THE DISCUSSION AND VOTING - MR. OSBORN. MOTION CARRIED.

MR. MOORE MOVED THAT THE AIRPORT COMMISSION EXTEND AN EXPRESSION OF OUR APPRECIATION TO MR. OSBORN FOR HIS BENEVOLENT IN MAKING THE CONTRIBUTION OF HIS GAS WELL LEASES TO THE AIRPORT AND TO THE COUNTY. MOTION SECONDED BY MR. MOUNT. VOTING AYE - WALTER, MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. ABSTAINING - OSBORN.

Mr. Mount, Chairman of the Industrial Committee, and Mr. Dennis, Executive Director, reported that the staff is working on the proposed 1984 budget and that Mr. Farnsworth, Director of Development and Planning, attended a meeting today at the Courthouse regarding the budget.

Mr. Dennis gave an update on proposed construction and construction in progress at the Industrial Airport.

Mr. Dennis directed the Commission's attention to the article in the Kansas City Star stating the intention of Libbey Welding Company to move to Kansas and probably the Industrial Airport.

Mr. Pilley and Mr. Viets arrived and Mr. Osborn left the meeting.

Mr. Dennis and Mr. Williams, Attorney, presented an Assignment of Lease by Antrian, Inc. to Patrons State Bank and Trust Company. MR. MOUNT MOVED THAT THE AIRPORT COMMISSION APPROVE THE ASSIGNMENT BY ANTRIAN, INC. OF THE LEASE BETWEEN THE JOHNSON COUNTY AIRPORT COMMISSION AND ANTRIAN, INC., TO PATRONS STATE BANK AND TRUST COMPANY.

Mr. Walter left the meeting.

Mr. Dennis presented for approval a lease for office space in the Administration Building at the Industrial Airport with American Building Constructors, Inc., and a lease for space in Building 43 at the Industrial Airport with S.S. Airways, Inc. Following discussion, MR. VIETS MOVED THE AIRPORT COMMISSION APPROVE A LEASE WITH AMERICAN BUILDING CONSTRUCTORS, INC., FOR OFFICE SPACE IN THE ADMINISTRATION BUILDING AT THE INDUSTRIAL AIRPORT AND A LEASE WITH S.S. AIRWAYS,
INC., FOR SPACE IN BUILDING 43 AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, ZIMMERMANN, VIETS; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis and Mr. Moore discussed the ramifications of the Kansas open meeting law and its legal interpretation.

Mr. Dennis reported that air operations have increased at the Executive Airport.

Mr. Dennis reported that the FAA completed their annual inspection of the Industrial and Executive Airports. With the exception of comments on the poor condition of parts of two taxiways at the Industrial Airport, no adverse comments were received.

Mr. Dennis reported that the FAA is installing VASI (Visual Approach Slope Indicator) systems at both airports.

Mr. Dennis reported the new T-Hangar rental rates go into effect July 1st.

Mr. Farnsworth arrived.

Mr. Dennis reported that he and Mr. Williams have been working to find a solution to the problem of the ownership of a John Deere tractor purchased by the Airport Commission from the defunct Tri-County Farm Equipment Company. The State Bank of Stanley also claims ownership.

Mr. Dennis introduced Mr. Dave Yearout, Senior Planner, Johnson County Planning Division. Mr. Yearout discussed the role of the Airport Commission as a County Zoning Board for areas in the vicinity of both Airports. Following discussion, the staff was instructed to work with Mr. Yearout and his department to prepare a package for presentation and approval at the July meeting.

MR. MOUNT MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR MAY 1983. MOTION SECONDED BY MR. VIETS. VOTING AYE - MOUNT, MOORE, ZIMMERMANN, VIETS; VOTING NAY - NONE. MOTION CARRIED.

MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN, VIETS; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JULY 12, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present:    Pilley
           Walter
Mount
Zimmermann

Absent:    Osborn
           Viets
Moore

STAFF
Present:    Dennis
           Fredrichs
Farnsworth
Williams

OTHERS
Present:    Dave Yearout, Senior Planner, Johnson County Planning Department
           Philip Harness, Assistant County Counselor, Johnson County Legal Dept.
           Bob Hale, Higdon & Hale, Certified Public Accountants
           Jane Sullivan, League of Women Voters

The Meeting was called to order by Chairman Pilley.

MR. MOUNT MOVED THE MINUTES OF THE JUNE 14, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. WALTER. VOTING AYE - MOUNT, WALTER, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman of the Industrial Committee, and Mr. Farnsworth, Director of Development and Planning, reported we have received a Scope of Work from Bogina Petroleum Engineers. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION ENTER INTO AN AGREEMENT WITH BOGINA PETROLEUM ENGINEERS TO COMPLETE LINE ITEMS 2, 3, 4, 5, AND 7 OF THE PRELIMINARY SCOPE OF WORK FOR AN AMOUNT NOT TO EXCEED $10,000.00 TO BE COMPLETED, IF POSSIBLE, BY THE AUGUST 9, 1983, AIRPORT COMMISSION MEETING BUT NO LATER THAN FORTY-FIVE DAYS FROM JULY 12. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Walter introduced Ms. Jane Sullivan of the League of Women Voters. Ms. Sullivan stated that they were visiting various County Board Meetings to observe them in session.

Mr. Fredrichs, Director of Aviation, recommended the renewal of the annual contract with Midwest Air Traffic Control Services, Inc., to operate the Industrial Airport Control Tower for an annual amount of $90,940.60. Following discussion, MR. WALTER MOVED THAT THE AIRPORT COMMISSION APPROVE THE CONTRACT WITH MIDWEST AIR TRAFFIC CONTROL SERVICES, INC., TO OPERATE THE INDUSTRIAL AIRPORT CONTROL TOWER FOR ONE YEAR AT A COST OF $90,940.60. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.
Mr. Fredrichs reported the staff has reviewed the matter of fueling aircraft at the Industrial and Executive Airports and presented the following policy: That the Airport Commission not allow persons other than Fixed Base Operators (FBO) to sell or store fuel or maintain refueling equipment; Criteria for establishing the qualifications of an FBO were established several years ago by the Airport Commission and these criteria will be used to determine FBO status; That the Fixed Base Operators on the Executive and Industrial Airports are the only authorized sources of fuel for aircraft either based or transient at the Airports; that this policy will exclude King Radio Corporation which established their own refueling facilities several years ago and will be permitted to continue operation of the fueling facilities. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION ADOPT THE FUELING POLICY AS RECOMMENDED AND THAT THE POLICY BE DISSEMINATED TO ALL PERSONS USING THE AIRPORTS. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs reported the Visual Approach Slope Indicators (VASI's) at the Executive and Industrial Airports are installed and should be commissioned this Friday.

Mr. Fredrichs reported Runway 13/31 and Taxiways H and F at the Industrial Airport have been striped; work on the shoulders has not been completed. The runway and west taxiway overlay at the Executive Airport should begin within the next two weeks.

Mr. Fredrichs reported the traffic count at the Executive Airport has increased considerably due to the additional hours of control tower operation.

Mr. Farnsworth presented a lease for approval for office space in the Administration Building at the Industrial Airport. An area of 170 square feet will be leased by Triple E Drilling Company. Following discussion, MR. WALTER MOVED THAT THE AIRPORT COMMISSION APPROVE A LEASE WITH TRIPLE E DRILLING COMPANY FOR OFFICE SPACE IN THE ADMINISTRATION BUILDING AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth gave an update on projects under construction at the Industrial Airport and the General Poly Corporation situation.

Mr. Dennis, Executive Director, reported receipt of the annual financial audit and introduced Mr. Bob Hale, of Higdon and Hale, who reviewed the report with the Commission members. Following discussion, MR. WALTER MOVED THE 1982 ANNUAL AUDIT BE ACCEPTED. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis introduced Mr. Philip Harness, Assistant County Counselor of Johnson County, who discussed the status of two law suits arising from the demolition of the old hangars at the Executive Airport. No trial date has been set.
Minutes - July 12, 1983 - Airport Commission Meeting
Page 3

Mr. Dennis introduced Mr. Dave Yearout, Senior Planner for the Johnson County Planning Department, who discussed the responsibilities of the Airport Commission under the State statute designating the Airport Commission as the County Airport Zoning Commission. Following discussion, MR. MOUNT MOVED THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, IMPLEMENT THE PROVISIONS OF K.S.A. 3-301 ET. SEQ. REGARDING AIRPORT ZONING, AND K.S.A. 3-701 ET. SEQ. WHERE APPLICABLE; DESIGNATE THE JOHNSON COUNTY AIRPORT COMMISSION AS THE AIRPORT ZONING COMMISSION FOR JOHNSON COUNTY; AND, TAKE SUCH OTHER ACTION DEEMED NECESSARY TO FULLY CARRY OUT THE INTENTIONS OF THE APPLICABLE STATUTES. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED. The Airport Commission further directed the Executive Director to meet with Olathe and Gardner officials and explain the purpose and ramifications of this action.

Mr. Dennis requested permission from the Airport Commission to meet with the City Administrator or Mayor of Gardner to determine if the City would be interested in creating an Enterprize Zone and include the Industrial Airport in that Zone.

Mr. Harness stated he was attending the Airport Commission meeting as an observer and that the Board of County Commissioners is trying to provide in-house County services such as purchasing, personnel, legal, etc. in an effort to cut costs. The BOCC is offering the services of his department to the Airport Commission. Mr. Dennis stated that, under the plan, Mr. Harness would attend the Airport Commission meetings but, in the case of special assignments such as the gas project etc., Mr. Williams or other outside legal aid would be used. The County Legal Department would designate the Special Counsel. The County would furnish legal counsel for the Airport Commission Meetings at no cost. Following discussion, the matter was taken under advisement for further study by the Staff.

Mr. Dennis reported that the "Buck" Rogers Company located at the Industrial Airport is coordinating with researchers at the Argonne National Laboratories near Chicago, Illinois, and the Gas Research Institute on the application of their new gasifier as a source of fuel for molten carbonate fuel cells. The molten carbonate fuel cell is being developed as an alternative source of electric power and has a high potential of success. The "Buck" Rogers Company is attempting to convince the researchers at the Laboratories and the Institute to move the research and development effort to the Industrial Airport so that gasifier application development and fuel cell research can take place simultaneously at a common location. The Airport Commission Staff is assisting in the effort and will keep the Commission informed of developments.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JUNE 1983. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.
MR. WALTER MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, WALTER, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: AUGUST 9, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley
Moore
Mount
Zimmermann
Absent: Osborn
Viets
Walter

STAFF
Present: Dennis
Fredrichs
Farnsworth
Beeler

The meeting was called to order by Chairman Pilley.

MR. MOUNT MOVED THE MINUTES OF THE JULY 12, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Pilley announced that the election of officers will be held at the next meeting when all members are present.

Mr. Fredrichs, Director of Aviation, reported work has begun on the runway portion of the overlay project at the Executive Airport. It should be completed next week.

Mr. Fredrichs reported the traffic count at the Executive Airport will probably decrease due to the construction.

Mr. Farnsworth, Director of Development and Planning, gave an update on construction projects at the Industrial Airport: North Supply warehouse is under construction; AnTrian, Inc. is almost complete and plans to begin production within thirty days.

Mr. Farnsworth presented information on a project to provide sewer line connections for AnTrain, Inc., Johnson County Industrial Avionics, and others located along Prairie Village Drive and Industrial Parkway. Following discussion, MR. MOORE MOVED THAT THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, THE ISSUANCE OF $85,000.00 PRINCIPAL AMOUNT OF JOHNSON COUNTY AIRPORT REVENUE BONDS FOR THE PURPOSE OF MAKING IMPROVEMENTS TO THE PUBLIC AIRPORT FACILITIES AT THE JOHNSON COUNTY INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth reported that we tested eleven gas wells last week; two wells could not be tested and more work will have to be done on them. The test results have not been received.
Minutes - August 9, 1983 - Airport Commission Meeting
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Mr. Dennis, Executive Director, reported that Mr. Pilley, Mr. Farnsworth, and he met with Board of County Commissioners to jointly review the 1984 budget.

Mr. Dennis and Mr. Beeler reported they have been working with Mr. Philip Harness of the County Legal Department on the lawsuit involving the demolition of the old hangars at the Executive Airport. A settlement of both claims for $2,500.00 is recommended. Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION PAY $2,500.00 TO THE PARTIES INVOLVED AS FULL SETTLEMENT OF BOTH CLAIMS. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that the Tony Kostusik hangar project is in the final planning stage.

Mr. Dennis reported that Midwest Aire, a fixed base operator at the Executive Airport, has not been paying their rent and flowage fees on time. KCH, who subleases the building and tiedown area to Midwest Aire, has been notified that if future payments are not made on time, the approval of the sublease will be revoked.

Mr. Dennis reported that a lawsuit has been filed by the Airport Commission against the Stanley Bank, Mohr-Loyd Leasing, Tri-County Equipment, Jim Loyd, Webb Equipment Company, and Gene Mohr to recover the John Deere tractor taken by the Stanley Bank.

Mr. Dennis reported that the County/Airport Commission has requested a hearing before the Kansas Corporation Commission on our plan to expel Union Gas Company from the Airport and establish a municipal utility to sell natural gas to our tenants. Union Gas has requested an extension of time to reply to September 1, 1983. We have objected to the extension. No action has been taken as of this date by the Kansas Corporation Commission.

MR. MOUNT MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR JULY 1983. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: SEPTEMBER 13, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Moore
Osborn Viets
Zimmermann

Absent: Mount Walter

STAFF
Present: Dennis Farnsworth
Fredrichs Williams

OTHERS
Present: Lloyd Gilworth, Central Region, FAA
Larry Kiernan, National Airport Planning Division, FAA, Washington, D.C.

The meeting was called to order by Chairman Pilley.

Mr. Dennis, Executive Director, introduced Mr. Lloyd Gilworth, FAA Central Region and Mr. Larry Kiernan, National Airport Planning Division FAA, Washington, D.C. Mr. Kiernan was in the Kansas City area to observe facilities that were former (joint use) federal installations. Mr. Fredrichs, Director of Aviation, conducted a tour of the Airport.

MR. MOORE MOVED THE MINUTES OF THE AUGUST 9, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. OSBORN. VOTING AYE - MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Pilley expressed sorrow on behalf of the Airport Commission for the untimely death of Mr. Terry Vaughn, City Administrator of Gardner, Kansas.

Mr. Dennis reported that the contractor for the overlay project at the Executive Airport, the FAA and the Airport Commission have reached an agreement on the changes in the work to be accomplished in 1983 and 1984.

Mr. Dennis reported the traffic counts at both the Industrial and Executive Airports are still down but the total of the two airports is ahead of last year.

Mr. Farnsworth, Director of Development and Planning, reported that the North Supply Warehouse project is proceeding nicely and is approximately one to two weeks ahead of schedule. Occupancy is scheduled for mid-November.

Mr. Farnsworth reported that AnTrian, Inc., have moved into their new facility at the Industrial Airport and are manufacturing perlite.

Mr. Farnsworth presented a preliminary drawing for a 60 x 90 foot addition to the south side of the Olathe Manufacturing facility at the Industrial Airport. Mr. Rogers has requested tentative approval before proceeding with the final drawings which will be presented for approval. MR. VIETS MOVED APPROVAL OF THE CONCEPT FOR A 60 X 90 FOOT ADDITION TO THE OLATHE MANUFACTURING FACILITY
Minutes - September 13, 1983 - Airport Commission Meeting
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AT THE INDUSTRIAL AIRPORT WITH FINAL APPROVAL SUBJECT TO SUBMITTAL OF COMPLETE DRAWINGS. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOORE OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth gave an update of the General Poly situation.

Mr. Dennis reported that we have a tentative agreement with the Kansas City Power and Light Company to bring a new 12KV service feeder into the Industrial Airport from the substation at Moonlight Road and 56-Highway. This new service will provide a much higher reliability and freedom from interruption than is provided by the present service feeder. The present line that enters the north end of the Airport will remain in place and serve as a backup. The Airport Commission cost will be $45,000.00. MR. OSBORN MOVED THAT SUBJECT TO THE AVAILABILITY OF FUNDS, THE AIRPORT ENTER INTO AN AGREEMENT WITH THE KANSAS CITY POWER AND LIGHT COMPANY TO PROVIDE A NEW 12KV SERVICE TO THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported we have received approval for the issuance of Revenue Bonds for the sewer extension project.

Mr. Dennis and Mr. Williams discussed the natural gas utility project.

Mr. Williams provided a status report on the John Deere tractor lawsuit.

Mr. Dennis announced that MidAmerican Bank and Trust Company will purchase $300,000.00 principal amount of Airport Revenue Bonds to be used in favor of Johnson County Industrial Avionics/Radio, Inc.

Mr. Dennis reported the staff met with the Board of County Commissioners and discussed the appointment of the Airport Commission as the County Airport Zoning Commission. The County legal department is considering the proposal and will meet again before the end of September.

MR. ZIMMERMANN MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR AUGUST 1983. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION SECONDED.

Mr. Dennis reported that the Executive Airport hangar lawsuit has been settled.

Mr. Williams presented a request from Trammel Crow (North Supply warehouse project) for several changes and amendments in the lease. All changes can be accommodated except the request to provide indemnification of the mortgage holder in the event an act or omission on the part of the County or the Airport Commission permits the Federal Government to re-capture the land and improvements. Wording used in the North Supply lease will be substituted. This wording does not "guarantee" but permits for "a best effort". MR. OSBORN MOVED APPROVAL OF THE REQUEST FOR CHANGES AND AMENDMENTS TO THE LEASE BETWEEN TRAMMEL CROW NO. 7,
A LIMITED PARTNERSHIP AND THE JOHNSON COUNTY AIRPORT COMMISSION CONTINGENT
UPON AGREEMENT BETWEEN THE PARTIES ON THE WORDING OF THE PARAGRAPH PERTAINING
TO RE-CAPTURE OF THE LAND BY THE FEDERAL GOVERNMENT. MOTION SECONDED BY MR.
ZIMMERMANN. VOTING AYE - MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE.
MOTION CARRIED.

MR. ZIMMERMANN MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOORE.
VOTING AYE - MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION
CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: OCTOBER 11, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
Walter Moore
Viets

Absent: Zimmermann Osborn

STAFF
Present: Dennis Farnsworth
Fredrichs Williams

The meeting was called to order by Chairman Pilley.

MR. MOUNT MOVED THE MINUTES OF THE SEPTEMBER 13, 1983, MEETING BE APPROVED. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, WALTER, VIETS; VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth, Director of Development and Planning, reported for the Operations Committee in the absence of the Committee Chairman that the plans have been completed and construction will begin on the Mid-States Millwork, Inc., Hangar at the Industrial Airport following formal approval of the Lease Agreement. Following discussion, MR. WALTER MOVED THE AIRPORT COMMISSION APPROVE THE LEASE BETWEEN MID-STATES MILLWORK, INC., AND THE JOHNSON COUNTY AIRPORT COMMISSION SUBJECT TO APPROVAL BY THE AIRPORT ATTORNEY AND RECOMMEND APPROVAL OF THE LEASE BY THE BOARD OF COUNTY COMMISSIONERS. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, MOORE, WALTER, VIETS; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman of the Industrial Committee, and Mr. Farnsworth reported the receipt from the Airport Attorney of a request from TICOR Title Insurance Company for execution of an assurance agreement (TICOR is providing the title insurance for the North Supply Company warehouse under construction by Trammel Crow Partnership at the Industrial Airport). They request assurance that the Airport Commission will do nothing, nor will permit anything to be done, that might jeopardize the County's position in retaining the Airport. A similar agreement was provided for the North Supply office building. MR. MOUNT MOVED THE AIRPORT APPROVE THE ASSURANCE AGREEMENT WITH TICOR TITLE INSURANCE COMPANY. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, WALTER, VIETS; VOTING NAY - NONE. MOTION CARRIED.

Mr. Moore, Chairman of the Administrative Committee, discussed the first draft of a Joint Venture Agreement between Grindsted Products, Inc., and Holsum Foods. Following discussion, it was agreed that the Agreement should be presented to the Board of County Commissioners as soon as we receive a final draft.
Minutes - October 11, 1983 - Airport Commission Meeting
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Mr. Fredrichs, Director of Aviation, reported that the runway and taxiway overlay project at the Executive Airport has been completed. Also, an invitation to bidders was published Friday, October 7th, for the Taxiway lighting projects for Executive and Industrial Airports.

Mr. Farnsworth reported the sewer line project at the Industrial Airport is complete and in use.

Mr. Farnsworth reported the North Supply warehouse is enclosed and appears to be on schedule.

Mr. Dennis, Executive Director, reported that the Type I Med-Act Unit located at the Industrial Airport will be moved to a location in Overland Park. Following discussion, the Executive Director was instructed to make a vigorous effort to obtain a Type II Unit for the Airport so that emergency medical service is available on the Airport.

Mr. Dennis discussed the cost of printing the Flypaper, a bi-monthly publication published by the Airport Commission. He stated that sale of advertising space in the Flypaper could help defray printing costs. Following discussion, MR. VIETS MOVED THAT THE AIRPORT COMMISSION PERMIT THE SALE OF ADVERTISING SPACE IN THE FLYPAPER TO AIRPORT TENANTS AND AVIATION RELATED ADVERTISERS. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, MOORE, VIETS, WALTER; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported on the status of our lawsuit against the Bank of Stanley.

Mr. Dennis reported that he had received a call from the FAA concerning plans they have received for a subdivision located one-half mile north of the threshold and on the centerline of the runway at the Executive Airport. The Airport Commission has not received any notification of this proposed construction. Following discussion, the Airport Attorney was directed to send a letter to the City of Olathe notifying them of the Airport Commission's authority to zone areas within one mile of the Airport.

Mr. Farnsworth gave an update on the General Poly situation.

Mr. Dennis reported that the gas well which the Airport Commission authorized to be drilled on the Industrial Airport will be drilled this week.

MR. WALTER MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR SEPTEMBER 1983. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, MOORE, WALTER, VIETS; VOTING NAY - NONE. MOTION CARRIED.

MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOUNT. VOTING AYE - MOUNT, MOORE, WALTER, VIETS; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION
MINUTES - MEETING: NOVEMBER 8, 1983 - 2:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
Walter Moore
Osborn Viets
Zimmermann

STAFF
Present: Dennis Farnsworth
Fredrichs Williams

OTHERS
Present: John J. Dupont, President and CEO of SKYTRADER Aircraft Corporation
and other Company officers and consultants.

The meeting was called to order by Chairman Pilley.

MR. MOUNT MOVED THE MINUTES OF THE OCTOBER 11, 1983, MEETING BE APPROVED.
MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT, WALTER, MOORE, OSBORN, VIETS,
ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman of the Industrial Committee, introduced Mr. John Dupont,
President of SKYTRADER Aircraft Corporation, who in turn introduced other
officers of the corporation. Mr. Dupont and the Company officers presented a
proposal to construct a facility at the Industrial Airport to manufacture and
sell a new twin engine aircraft. The aircraft is in the 12,500 pound gross
weight class and will compete in the commuter and light cargo markets. Cash
flow projections and pro forma income statements thru 1990 were presented. The
Company presented a request for the issuance of $6,482,000.00 of Airport
Revenue Bonds to be used for constructing and equipping the facility. Following
discussion, the request was referred to the Industrial Committee for study,
additional information and a recommendation.

Mr. Pilley and Mr. Williams left the meeting and Mr. Walter, Vice Chairman,
assumed the chair.

Mr. Mount and Mr. Farnsworth, Director of Development and Planning, presented
two requests from Crow-Spaulding No. 7 Partnership for modifications to the
lease dated May 20, 1983, between the Airport Commission and the Partnership and
for approval to exercise their option to extend the basic 20 year lease to 50
years. Following discussion, MR. MOUNT MOVED THAT THE AIRPORT COMMISSION
APPROVE THE MODIFICATION AGREEMENT TO THE LEASE BETWEEN CROW-SPAULDING NO. 7
PARTNERSHIP AND THE AIRPORT COMMISSION AND APPROVE THE EXERCISE OF THE FIRST
THREE TEN YEAR OPTIONS GRANTED THE PARTNERSHIP UNDER THE LEASE AND, FURTHER,
RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THEY APPROVE THESE TWO ACTIONS
BY THE AIRPORT COMMISSION. MOTION SECONDED BY MR. MOORE. VOTING AYE - MOUNT,
MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.
Minutes - November 8, 1983 - Airport Commission Meeting

Mr. Farnsworth presented an updated version of the Declaration of Covenants, Conditions and Restrictions of Johnson County Industrial Airport for approval and recording. MR. OSBORN MOVED THAT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BE APPROVED AND RECORDED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount reported the JcAIR Airport Revenue Bonds were approved by the Board of County Commissioners and the closing will occur within a week.

Mr. Mount reported that the bids for the taxiway lights for Executive and Industrial Airports were opened. Total Electric Construction Company of Edwardsville, Kansas was the low bidder. Acceptance of the low bid has been recommended to the Board of County Commissioners.

Mr. Farnsworth reported that the Kansas City Power & Light Company has submitted an underground line extension contract to provide more reliable electric service to the Airport from the substation at Highway 56 and Moonlight Road. The cost will be $45,000.00 spread over a 5 year period at an interest rate of 12%. Mr. Dennis reported that we are still negotiating the rate. MR. MOUNT MOVED THAT THE AIRPORT COMMISSION APPROVE THE UNDERGROUND LINE EXTENSION CONTRACT SUBJECT TO FINAL AGREEMENT ON THE INTEREST RATE BY THE STAFF. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - MOUNT, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs, Director of Aviation, presented a Resolution confirming Airport Commission adoption of the Johnson County Personnel Policy. MR. MOORE MOVED THE AIRPORT COMMISSION ADOPT THE COUNTY PERSONNEL POLICIES AND PROCEDURES ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR JOHNSON COUNTY EMPLOYEES. MOTION SECONDED BY MR. VIETS. VOTING AYE - MOUNT, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis, Executive Director, reported receipt of a copy of a memorandum from Mr. Prather Brown, County Appraiser, to Mr. Harry Malnicoff, County Finance Director, estimating the income received by the County from taxes attributable to the airports.

Mr. Dennis reported he has contacted two scheduled air carriers and discussed adding the Industrial Airport to their stops. He will continue to contact carriers and will report at the next meeting.

MR. MOORE MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR OCTOBER 1983. MOTION SECONDED BY MR. VIETS. VOTING AYE - MOUNT, MOORE, ZIMMERMANN, OSBORN, VIETS; VOTING NAY - NONE. MOTION CARRIED.
MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. MOUNT.
VOTING AYE - MOUNT, MOORE, OSBORN, VIETS, ZIMMERMANN; VOTING NAY - NONE.
MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: DECEMBER 13, 1983 - 3:30 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Pilley Mount
        Walter Moore
        Osborn Viets
        Zimmermann

STAFF
Present: Dennis Farnsworth
         Fredrichs Williams

OTHERS
Present: Philip Harness, County Legal Department

The meeting was called to order by Chairman Pilley.

Mr. Pilley reported that he and Mr. Dennis had met with Chairman William
Franklin, Board of County Commissioners, and County Administrator David
Collier to discuss the Airport Commission's relationship to the BOCC. Mr.
Pilley stated that the purpose of the meeting was informational and the result
was a more clear understanding of the inter-action between the two entities.

MR. ZIMMERMANN MOVED THE MINUTES OF THE OCTOBER 11, 1983, MEETING BE APPROVED.
MOTION SECONDED BY MR. WALTER. VOTING AYE - WALTER, OSBORN, ZIMMERMANN, MOUNT,
MOORE, VIETS; VOTING NAY - NONE. MOTION CARRIED.

Mr. Mount, Chairman of the Industrial Committee, presented a request from
Olathe Manufacturing, Inc., for the assignment of the leases on their two
buildings at the Industrial Airport to the Patrons State Bank and Trust Co.
MR. MOUNT MOVED THAT THE AIRPORT COMMISSION APPROVE THE ASSIGNMENT OF THE
LEASES ON THE TWO OLATHE MANUFACTURING, INC., BUILDINGS AT THE JOHNSON COUNTY
INDUSTRIAL AIRPORT TO THE PATRONS STATE BANK AND TRUST CO. MOTION SECONDED BY
MR. ZIMMERMANN. VOTING AYE - WALTER, OSBORN, ZIMMERMANN, MOUNT, MOORE, VIETS;
VOTING NAY - NONE. MOTION CARRIED.

Mr. Moore, Chairman of the Administrative Committee, discussed a proposed
Memorandum from the Executive Director to Mr. William E. Franklin, Chairman,
Board of County Commissioners, comparing the value of the rent-free space
occupied by the District Court at the Industrial Airport and the cost of the
General Obligation bonds to be issued to improve the Industrial Airport waste-
water treatment facility. He suggested that present worth be used for the
comparison. The consensus of the Commission was that the Memorandum should be
changed as suggested and dispatched.

The purchase of a letter quality printer for the Airport Commission computer
was discussed. Following discussion, MR. MOORE MOVED THE AIRPORT COMMISSION
AUTHORIZE AN AMOUNT NOT TO EXCEED $2,000.00 FOR THE PURCHASE OF A LETTER QUALITY
PRINTER FOR THE AIRPORT COMMISSION COMPUTER. MOTION SECONDED BY MR. MOUNT.
VOTING AYE - WALTER, OSBORN, ZIMMERMANN, MOUNT, MOORE, VIETS; VOTING NAY - NONE.
MOTION CARRIED.
Minutes - December 13, 1983 - Airport Commission Meeting

Mr. Fredrichs, Director of Aviation, reported that the taxiway and approach lighting contract for the Executive and Industrial Airports is ready to be executed by the contractor, Total Electric, and the Board of County Commissioners.

Mr. Fredrichs reported that Air Midwest will begin service from the Industrial Airport on February 1, 1984. The initial service will be two round trips each day between the Industrial Airport and Wichita. Plans to add other service later are being studied. The ticket counter will be in the Executive Beechcraft facility.

Mr. Fredrichs reported receipt of a letter from Diembler & Diekemper, Inc., airport consultants, containing a proposal to prepare a broad and General Air Service Study at a cost of $18,000.00. He stated that the staff does not believe we need such a study at this time and recommended no action be taken. There was no objection by the Commission.

Mr. Farnsworth, Director of Development and Planning, reported that the Bondholders Committee of the General Poly Corporation revenue bond issue was preparing a proposal for re-issuance of the bonds in the principal amount of $1,500,000.00. The proposal will be sent to all bondholders within the next fifteen days.

Mr. Farnsworth reported that the Federal Aviation Administration has directed the Airport Commission to initiate a competitive selection process for hiring the engineering consultant to be used on projects funded by Federal grants. A request for proposals will be published in the official County newspaper on December 15, 1983, and copies of the request have been sent to local engineering firms. Mr. Viets suggested that wider, national dissemination should be given the request. Mr. Viets also suggested that the Commission may wish to select consultants on a project basis rather than the five years designated in the request. Mr. Dennis recommended that the selection committee examining the proposals received include Frank Dixon, Assistant County Administrator, Virgil Holdredge, County Engineer, and Mike Fredrichs, Director of Aviation. Mr. Osborn, Chairman of the Operations Committee, and Mr. Mount, Chairman of the Industrial Committee, were also proposed as members. Mr. Viets suggested that legal counsel be included. Chairman Pilley stated that he would appoint a selection committee prior to the next Airport Commission meeting.

Mr. Farnsworth reported he had received a call from Mr. John Dupont, President of SKYTRADER CORPORATION, the aircraft manufacturer who was at our last meeting. Mr. Dupont stated that the Industrial Airport was still under consideration but that another location will more likely be selected for financial reasons. He said he would keep us informed of the situation.

Mr. Williams, Airport Attorney, presented a gas purchase contract between Grindsted Products, Inc., and the Board of County Commissioners for consideration. After discussion, MR. VIETS MOVED THAT THE AIRPORT COMMISSION RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS APPROVE AND ENTER INTO A GAS PURCHASE CONTRACT BETWEEN THE BOARD AND GRINDSTED PRODUCTS, INC. MOTION SECONDED BY
MR. WALTER. VOTING AYE - WALTER, ZIMMERMANN, MOUNT, MOORE, VIETS; VOTING NAY - NONE; ABSTAINING - OSBORN. MOTION CARRIED.

MR. MOUNT MOVED THE APPROVAL OF THE TREASURER'S REPORT FOR NOVEMBER 1983. MOTION SECONDED BY MR. WALTER. VOTING AYE - WALTER, OSBORN, ZIMMERMANN, MOUNT, MOORE, VIETS; VOTING NAY - NONE. MOTION CARRIED.

MR. MOORE MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. VIETS. VOTING AYE - WALTER, ZIMMERMANN, MOUNT, MOORE, VIETS, OSBORN; VOTING NAY - NONE. MOTION CARRIED.

A. D. MOORE
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR