JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JANUARY 8, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Viets
         Arenson Lehman
         Zimmermann Craig

Absent: Osborn

STAFF
Present: Dennis Farnsworth
         Fredrichs Harness

OTHERS
Present: Ms. Lynn Ebel, Johnson County Legal Department
         Mr. Dave Yearout, Johnson County Planning Department
         Mr. Mike Martinez, Kansas City Star/Times

The meeting was called to order by Mr. Viets, the Vice Chairman.

MR. ZIMMERMANN MOVED THE MINUTES OF THE DECEMBER 11, 1984, MEETING BE APPROVED.
MOTION SECONDED BY MR. LEHMAN. VOTING AYE - ARENSON, CRAIG, LEHMAN, ZIMMERMANN.
VOTING NAY - NONE. MOTION CARRIED.

No reports from the Operations, Administrative, or Industrial Committees.

Mr. Fredrichs, Director of Aviation, reported that both airports have had an
increase in operations in 1984 over 1983. Mr. Fredrichs discussed the need for
additional T-hangars at the Executive and Industrial Airports. Twenty-four
hangars at the Executive Airport and thirty hangars at the Industrial Airport
were recommended. We now have forty-eight people on the waiting list for hangars
at Executive Airport. With Fairfax Airport closing, additional need for hangars
will be generated. Following discussion, MR. CRAIG MOVED THE AIRPORT COMMISSION
INSTRUCT THE STAFF TO BEGIN PREPARATIONS FOR A HANGAR CONSTRUCTION PROGRAM AT
THE EXECUTIVE AND INDUSTRIAL AIRPORTS. MOTION SECONDED BY MR. LEHMAN. VOTING
AYE - ARENSON, CRAIG, LEHMAN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs reported that Air Midwest will cease operations from the Industrial

Mr. Craig complimented the Staff on the way they handled the press releases con-
cerning the cessation of Air Midwest operations. The other Commissioners
concurred.

Mr. Fredrichs reported that Mr. Bruce Waxham, Industrial Airport Fire Captain,
died Saturday. The Staff was instructed to draft a formal Resolution of
Condolence to be presented to Mr. Waxham's wife.
Mr. Farnsworth, Director of Development and Planning, reported that the new sewer plant is well under construction and probably will be in operation within sixty days.

Mr. Farnsworth reported that, although he does not have the exact numbers yet, we finished our fiscal year in good shape. We did not overrun our budget, nor did we underrun it very much. We will have a relatively small unencumbered balance to carry over into the next fiscal year.

Mr. Farnsworth discussed the draft Charter Resolution submitted at the December meeting by Mr. Harness. He stated that the staff has only one area of concern: total incorporation of the Airport Commission into the County purchasing procedures. At present, the Airport Commission adheres to the County purchasing policies in the solicitation and letting of bids and requests for proposals and the purchase of County-wide common items such as carpet, cars, furniture, business machines, etc. The Airport Commission also has had its own purchase order system in being for at least fifteen years. The area of concern is the insertion of another echelon (the Purchasing Department) in the acquisition of repair and maintenance items, generally under $2,000.00 which are needed on a time-sensitive basis. Mr. Farnsworth reported that he and Mr. Dennis had discussed this concern with Ms. Cole, the Director of Purchasing, and she indicated that a compromise procedure could be worked out. The Chairman directed the Staff to prepare a submission to the Board of County Commissioners requesting the desired exemptions from the County purchasing procedures.

Mr. Farnsworth, Ms. Ebel, and Mr. Yearout discussed a proposed resolution announcing the intent of the Airport Commission to actively implement its responsibilities as the Airport Zoning Commission of Johnson County, Kansas.

(Mr. Walter arrived and assumed the Chair.)

Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION ADOPT RESOLUTION 1-85 Declaring the intention of the Airport Zoning Commission of Johnson County, Kansas, to proceed with recommendations for zoning and boundary regulations concerning airports located within Johnson County, Kansas. Motion seconded by Mr. Arenson. Voting Aye – Arenson, Craig, Lehman, Viets, Zimmermann. Voting Nay – None. Motion carried.

Mr. Viets reiterated his concern that, within the comprehensive County development plan, the Airport Commission be given the opportunity to influence development and land usage in the vicinity of the Airports' boundaries particularly near the highway entrances.

Mr. Dennis, Executive Director, reported that in accordance with Mr. Craig's suggestion, information to be discussed at the meeting will be provided the Airport Commissioners prior to the meeting.
Mr. Dennis reported that he and Mr. Fredrichs met with the Executive Director of the Kansas City, Kansas Port Authority and discussed the anticipated closing of Fairfax Airport and the needs of their tenants to relocate aircraft to other airports in the area. Mr. Dennis reported that we met with Panhandle Eastern Pipeline Company and discussed building a facility for their aircraft at the Industrial Airport. We will provide information on this project to the Industrial and Administrative committees.

Mr. Dennis reported that Mr. Gary Adamson of Air Midwest had mentioned the possibility of operating from the Executive Airport after they take delivery of their new SAAB 340 aircraft. He will keep the Commission informed of any further developments.

Mr. Dennis reported that the renegotiated contract with the Postal Service for the operation of the Contract Station at the Industrial Airport increased the payments from $600.00 to $900.00 per month.

Mr. Dennis reported that a possible acceleration in availability of funds may move the completion date of the I-35/Industrial Parkway interchange up as much as a year.

Mr. Dennis reported the snow crews worked long hours at both airports on New Years eve and kept the airports open. One of our snowplows had an engine breakdown. We are working on obtaining a replacement engine.

MR. LEHMAN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR DECEMBER 1984. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - ARENSON, CRAIG, LEHMAN, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

MR. LEHMAN MOVED THE MEETING BE ADJOURNED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - ARENSON, CRAIG, LEHMAN, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: FEBRUARY 26, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Lehman
       Craig Viets
       Zimmermann

Absent: Arenson Osborn

STAFF
Present: Dennis Farnsworth
       Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters
         Mr. LaVern Sawyer, Two Trails Real Estate

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE JANUARY 8, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Zimmermann, Chairman of the Operations Committee, reported that his committee met last week and discussed two items. The first item was a staff recommendation to increase aviation fuel flowage fees from 4.5¢ to 5¢ per gallon effective April 1, 1985; and the second item was the construction of 46 T-hangars at the Industrial Airport and the financing of the construction. The Committee also discussed raising the monthly rental on the existing hangars from $130.00 to $150.00 for the small hangars and $165.00 to $175.00 per month on the large hangars.

Note: Mr. Viets arrived.

Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION INCREASE THE AVIATION FUEL FLOWAGE FEE FROM 4.5¢ PER GALLON EFFECTIVE APRIL 1, 1985. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.

Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION DIRECT THE STAFF TO PREPARE PLANS FOR THE CONSTRUCTION OF 46 T-HANGARS AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. VIETS. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.

Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION INCREASE THE RENT ON T-HANGARS AT THE INDUSTRIAL AND EXECUTIVE AIRPORTS FROM $130.00 TO $150.00 PER MONTH ON THE SMALL HANGARS AND $165.00 TO $175.00 PER MONTH ON THE LARGE HANGARS. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.
Mr. Zimmerman reported that the Re-Name the Industrial Airport Committee met January 22nd. Members of the Committee: County Commission Chairman Janet Leick, Airport Commission Chairman Paul Walter, Industrial Committee Chairman Matthew Zimmerman, and at large member Mr. Phil Hammond. The Committee agrees the aviation field should become JCI and the airport complex remain Industrial Airport. Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE AVIATION PORTION OF THE INDUSTRIAL AIRPORT BE RENAMED JCI WITH THE REMAINDER OF THE COMPLEX RETAINING THE NAME OF INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. VIETS. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.

Mr. Viets, Chairman of the Industrial Committee, and Mr. Farnsworth, Director of Development and Planning, introduced Mr. LaVern Sawyer of Two Trails Real Estate, Gardner, Kansas. Mr. Sawyer presented a proposal for the construction of a small office building on the southwest corner of the Industrial Airport. Because the site is not served by the water and sewer systems at this time; the construction of the I-35/Industrial Parkway interchange will change the configuration of that area; and the railroad track is being relocated, Mr. Sawyer was informed that the Airport Commission would consider his proposal at a later date.

Mr. Viets reported that a meeting was held on February 14 at the Industrial Airport to discuss the Airport Commission's role as a County Airport Zoning Commission. The meeting was attended by County Commissioners Craig, Crippin, Franklin and Lingle; Mayors Cline, Thomen of Olathe and Gardner; Chairmen Turner, Kenny and Fifield of the Gardner, Olathe and Oxford Township Zoning Boards; Airport Commissioners Viets and Lehman; the Airport staff; and many other interested parties. County Commissioner Craig chaired the meeting. After considerable discussion, Commissioner Craig appointed a committee consisting of representatives from Olathe, Gardner, each township Zoning Board and the Airport staff to study the subject and make recommendations to the Board of County Commissioners. The first meeting of this committee is scheduled for March 5 at the Industrial Airport. Mr. Viets suggested that the Airport Commission's principal interest in zoning at both airports is primarily in those areas beyond each end of the North/South runways where noise may be a factor in land use; where the air approaches must be protected; and those areas at the Industrial Airport to the North and the South which are our main entrances. The staff was directed to report the results of the March 5 meeting at the next Airport Commission meeting.

Mr. Fredrichs, Director of Aviation, reported that a preconstruction conference on the runway overlay project will be held on March 6. Construction will begin as soon as the weather permits.

Mr. Fredrichs and Mr. Walter discussed the deteriorating condition of the ramp around the old T-Hangars at the Executive Airport. Mr. Fredrichs reported that he has requested our engineers to look at the situation.
Mr. Farnsworth, Director of Development and Planning, reported that the Kansas City Aviation Center wished to exercise an option they hold on 14.61 acres at the Executive Airport. The option expires March 1, 1985. The staff recommends that the Airport Commission approve the exercise of the option. They plan to construct a new hangar and extend the ramp. Following discussion, Mr. Zimmermann moved the Airport Commission accept Kansas City Aviation Center's Notice of Exercise of the Option Agreement on Tracts C and D at the Executive Airport. Motion seconded by Mr. Lehman. Voting Aye - Craig, Lehman, Zimmermann, Viets. Voting Nay - None. Motion carried.

Mr. Dennis, Executive Director, reported that a national air cargo carrier has expressed an interest in using the Industrial Airport. Because 727 type aircraft will be used, we have asked HNTB to test the runway to ensure no damage will occur or to indicate what measures must be taken to strengthen the runway. The testing should be completed within three weeks.

Mr. Dennis presented a resolution stating that the Airport Commission will adhere to certain County Policies and Procedures. The Commission agreed that the Resolution was required and directed the staff to review, in January of each year, the need for continuance. Following discussion, Mr. Viets moved the Airport Commission approve Resolution No. 2-85 which states that the Airport Commission will adhere to certain County Policies and Procedures (copy attached to minutes). Motion seconded by Mr. Carig. Voting Aye - Craig, Lehman, Zimmermann, Viets. Voting Nay - None. Motion carried.

Mr. Dennis reported that plans are proceeding for the establishment of a Tenants Council at the Industrial Airport. Mr. Harness discussed the Tenants Council and the formation of a joint venture for the distribution of natural gas. Additional information will be provided at the next meeting.

Mr. Dennis reported that we are now selling natural gas from the Ernst and Jamison wells in addition to the gas we are selling to Grindsted Products.

Mr. Dennis reported that we are purchasing a new car through the County Purchasing Department to replace the small Chevrolet 2-door sedan. The cost was included in the 1985 budget.

Mr. Dennis reported that new chairs are being purchased for the Conference Room. This also is a budgeted item.

Mr. Dennis reported we have notified Advance Fiberglass to vacate Building 43 and they will be moving soon. The building will be demolished.

Mr. Dennis reported that we received a proposal from Mr. David L. Yearout, A.I.C.P., to provide services to the Airport Commission in the preparation of the Airport Zoning Regulations now being considered by the Airport Commission. Following discussion, the matter was deferred.

Mr. Fredrichs introduced Mr. James Tackett, the new Fire Captain.
MR. ZIMMERMANN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR JANUARY 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

Donald E. Lehman
Secretary

Joe D. Dennis
Executive Director

A regular meeting of the Johnson County Airport Commission was held on Tuesday, February 26, 1985, with the following members being present and participating, to-wit: Paul W. Walter
Benjamin D. Craig
Mark A. Viets
Donald E. Lehman
Matthew H. Zimmermann

WHEREUPON, there came on for consideration the adoption of certain County policies and procedures to apply to the Airport Commission.

Upon a motion duly made, seconded and carried, the Airport Commission adopted the following Resolution, to-wit:

RESOLUTION

No. 2 - 85

WHEREAS, the Johnson County Airport Commission is organized pursuant to K.S.A. 3-301 et seq.; and

WHEREAS, it appears to the Airport Commission that it is of public utility and necessity that the Airport Commission adhere to certain County policies and procedures,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Johnson County, Kansas, that the Airport Commission shall adhere to the following policies and procedures adopted by the Board of County Commissioners:

1. Personnel policies and procedures for employees other than elected officials;
2. Any pay plan and benefits for all county employees other than elected officials;
3. Purchasing policies and procedures pertaining to solicitation of bids for goods or services exceeding Ten Thousand Dollars ($10,000.00) and requests for proposals exceeding Ten Thousand Dollars ($10,000.00);
4. Budget policies and procedures which budget will be approved by the Board of County Commissioners;
5. Financial policies and procedures;
6. Audit policies and procedures;
7. Insurance and loss control policies and procedures.

ATTEST:

[Signature]
Paul Walter, Chairman

[Signature]
Don Lehman, Secretary
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MARCH 12, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Viets
Areenson Lehman
Craig Zimmermann
Osborn

STAFF
Present: Dennis Farnsworth
Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE FEBRUARY 26, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. ARENSON. VOTING AYE - VIETS, ARENSON, LEHMAN, CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Viets, Chairman of the Industrial Committee, reported that the committee appointed by County Commissioner Bruce Craig met and discussed the role of the Airport Commission as the County Airport Zoning Commission. The cities of Olathe and Gardner and the Oxford, Olathe and Gardner Township Zoning Boards were represented. County Commissioner Craig chaired the meeting. The Airport Commission Staff reviewed the clear zone and approach area requirements for both Airports and described the noise exposure envelopes for each. The Staff also stated the Airport Commission's interest in zoning and land use in the vicinity of the Airports. After considerable discussion, Mr. Hokanson, County Director of Planning and Ms. Ebel, County Legal Department, were directed to prepare drafts of implementing documents which will enable the Airport Commission to function as an Airport Zoning Commission.

Note: Mr. Osborn arrived.

Mr. Farnsworth, Director of Development and Planning, discussed the clear zones, approach area and noise contours applicable to both Airports. The Commission discussed zoning, land use and approach areas. Following discussion, MR. VIETS MOVED THAT THE AIRPORT COMMISSION INSTRUCT THE STAFF TO PREPARE PRE-APPLICATIONS FOR A FEDERAL GRANT FOR APPROACH AREA PROTECTION. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - VIETS, ARENSON, LEHMAN, CRAIG, ZIMMERMANN, OSBORN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs, Director of Aviation reported that a pre-construction conference was held for the Industrial Airport overlay project. The paving will begin on May 6 and we anticipate completion about July 15.

Mr. Fredrichs reported that the non-destructive testing on Runway 17-35 is being done by A.R.E., Inc. We will receive the results in approximately two to three weeks.
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Mr. Farnsworth presented a Resolution for the issuance of Airport Revenue Bonds for the construction of 46 T-hangars at the Industrial Airport. Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS THE ISSUANCE OF NOT TO EXCEED $1,000,000.00 OF AIRPORT REVENUE BONDS FOR THE CONSTRUCTION OF HANGAR FACILITIES AT THE JOHNSON COUNTY INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. ARENSON. VOTING AYE - VIETS, ARENSON, LEHMAN, CRAIG, ZIMMERMANN, OSBORN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth reported that the sewer plant project is progressing as expected and will be on-line within sixty days.

Mr. Farnsworth reported on prospective tenant inquiries.

Mr. Dennis, Executive Director, summarized the employment, gross sales and salary figures for the year 1984 at the Executive and Industrial Airports. Forty-five companies including the military are located on the Industrial Airport and seventeen are located on the Executive Airport. Employment at the two airports increased by approximately twenty percent and gross sales increased by almost nine percent. The gross sales of tenants at the Industrial Airport exceeded $600 million for 1984. Gross sales at the Executive Airport surpassed $30 million. The 2,500 people employed at the Industrial Airport represent an annual salary of over $41 million. The 170 people employed by tenants on the Executive Airport earn in excess of $2,800,000.

Mr. Dennis reported that we have met with representatives of local banks and underwriters on the sale of the hangar bonds.

Mr. Dennis reported that he will send a monthly information memorandum to the Chairman of the Board of County Commissioners.

Mr. Dennis reported that he has received word that the Board of County Commissioners were pleased with the Resolution the Airport Commission passed supporting certain policies and procedures.

Mr. Dennis reported that Mr. Hal Reno, Reno Construction, has requested Airport Commission support for the establishment of a permanent asphalt plant and related facilities at their quarry one-half mile west of the Industrial Airport. Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION SUPPORT THE REQUEST OF RENO CONSTRUCTION FOR APPROVAL OF THE ESTABLISHMENT OF AN ASPHALT PLANT AND OTHER IMPROVEMENTS AT THEIR QUARRY WEST OF THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - VIETS, ARENSON, LEHMAN, CRAIG, ZIMMERMANN, OSBORN. VOTING NAY - NONE. MOTION CARRIED.

MR. LEHMAN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR FEBRUARY 1985. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - VIETS, ARENSON, LEHMAN, CRAIG, ZIMMERMANN, OSBORN. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: APRIL 9, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Viets
    Lehman Craig
    Zimmermann
Absent: Osborn Arenson

STAFF
Present: Dennis Farnsworth
    Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters
    Mr. Allen (Tex) Mount

The meeting was called to order by Chairman Walter.

Mr. Walter welcomed former Airport Commissioner Allen Mount and presented him with a plaque in recognition of his distinguished service. Mr. Mount served on the Airport Commission from November 1981 through October 1984. He served as Secretary and Chairman of the Industrial Committee.

Note: Mr. Viets left the meeting.

Mr. Craig stated that the minutes of the March 12, 1985, meeting should be amended to read: "MR. ZIMMERMANN MOVED THAT THE AIRPORT COMMISSION STATED THAT IT HAS NO OBJECTION TO THE REQUEST OF RENO CONSTRUCTION COMPANY FOR APPROVAL OF THE ESTABLISHMENT OF AN ASPHALT PLANT AND OTHER IMPROVEMENTS AT THEIR QUARRY WEST OF THE INDUSTRIAL AIRPORT." MR. CRAIG MOVED THE MINUTES OF THE MARCH 12, 1985, MEETING BE APPROVED AS AMENDED. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs, Director of Aviation, reported that the runway rehabilitation project at the Industrial Airport should begin on April 22nd and paving should begin May 6th.

Mr. Fredrichs reported that the results from the nondestructive testing on the runway at the Industrial Airport should be back next week.

Mr. Fredrichs reported that we are still waiting for the plans and specifications for the T-hangar project. The project is on schedule. Considerable interest has been shown in leasing the hangars and they should be ready for occupancy by mid-October.

Mr. Dennis, Executive Director, and Mr. Farnsworth, Director of Development and Planning, reported that they have been talking with several underwriters and banks who may be interested in buying the T-hangar bonds. Additional information will be obtained prior to the next meeting.
Mr. Fredrichs reported that over fifty percent of the notices announcing the T-hangar rent increase have been returned and there have been few complaints.

Mr. Dennis reported that he had talked with United Parcel Service last week. They have decided not to construct a facility at the Industrial Airport because the heavy traffic on I-35 prevents meeting their schedules. We will have the runway load bearing capacity to meet their needs after completion of the runway overlay project.

Mr. Farnsworth reported that we received a request from Byrum & Associates Real Estate to permit a small office, warehouse and retail development to be constructed on the Southwest corner of Pilgrim and 151st Street to connect to the wastewater treatment plant at the Executive Airport. We also received a letter from the City of Olathe stating that they had no objection. The Staff recommended that the connection be permitted provided no residential connection is contemplated, the developer be responsible for all costs for connection, hook-up and monthly treatment fees are paid and that the discharge into the plant not exceed 10,300 gallons per day. Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION PERMIT THE DEVELOPMENT TO CONNECT TO THE EXECUTIVE AIRPORT WASTEWATER TREATMENT SYSTEM IF THE FOLLOWING CONDITIONS ARE MET: NO RESIDENTIAL CONNECTION IS CONTEMPLATED; ALL COSTS ARE BORNE BY THE DEVELOPER; HOOK-UP AND MONTHLY USE FEES ARE PAID; AND THAT THE DISCHARGE INTO THE PLANT NOT EXCEED 10,300 GALLONS PER DAY. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth reported that we have been selling approximately $13,000 worth of gas a month to Grindsted Products. We now have three more leases on line and are selling to Petro-D. We have received the figures for the February production: 8,545 units of gas were sold during the month which amounts to a gross income of $17,517. Because of compressor problems, there was a considerable amount of startup time lost. The two compressors have been replaced by one and it appears to be running properly. Mr. Ben Craig asked that the Staff prepare an analysis of the natural gas production so that the Airport Commission could be brought up to date.

Mr. Dennis reported that the Airport Commission has received three memorandums from County Commission Chairman Janet Leick: Name Change for the Industrial Airport; County Audit; and a meeting to discuss Goals and Objectives for 1985 with the Board of County Commissioners on April 29th at 8:30 a.m. in their Conference Room. The memorandums were discussed. The items to be discussed at the April 29th meeting for the Airport Commission are: Seek National Air Carrier Service; Implement Name Change; and Begin Construction of Access to I-35. Mr. Dennis stated that Mr. Farnsworth and he would attend the meeting and any of the Airport Commissioners would be welcome to attend.

Mr. Dennis reported the Staff met last Friday with the FAA, the County Engineer's representative, the Kansas Department of Transportation, and Howard Needles Tammen & Bergendoff to discuss the I-35 — 56-Highway — Industrial Parkway Interchange project. A schedule of events was agreed upon. It's possible that construction could begin in June of this year and we should be able to drive on the interchange in late 1986.
MR. ZIMMERMANN MOVED FOR APPROVAL OF THE TREASURER’S REPORT FOR MARCH 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - CRAIG, LEHMAN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: MAY 14, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Arenson
       Lehman Craig
Absent: Osborn Viets
       Zimmermann

STAFF
Present: Farnsworth Harness
Absent: Dennis Fredrichs

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters

The meeting was called to order by Chairman Walter.

MR. CRAIG MOVED THE MINUTES OF THE APRIL 9, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - ARENSON, CRAIG, LEHMAN. VOTING NAY - NONE. MOTION CARRIED.

There were no committee reports.

Mr. Farnsworth, Director of Development and Planning, reported that the runway overlay project was supposed to have started yesterday on 17-35; it did not and probably will not until the end of the week. Reno Construction does not have the asphalt mix approved by the FAA. The asphalt mix should be approved within the next few days. The runway will be closed approximately fifteen days depending upon the weather.

Mr. Farnsworth reported that invitations to bid on the T-Hangar Project should be out by the end of the week. MidAmerican Bank and Trust Company has offered to purchase the bonds at an average yield of 10.459%. This rate and the maturity schedule are the most advantageous we have found to this date. Twenty of the new hangars are now spoken for and Mr. Fredrichs, Director of Aviation, has not completed polling all of the people on the waiting list.

Mr. Farnsworth reported that at the Executive Airport we have received 80 out of 101 of the rental agreements increasing the rent back; and 37 out of 44 at the Industrial Airport have been returned.

Mr. Farnsworth noted that the April operations at Industrial Airport were 1,351 ahead of last year for the month of April and a little over 2,000 for the year; at Executive Airport we were 4,000 ahead for the month and we are 7,000 ahead for the year.

The closing of 17-35 Runway at the Industrial Airport hasn't materially affected the numbers of the operations here.

Mr. Farnsworth reported actions on Airport zoning have been postponed due to the illness of Ms. Lyn Ebel, Assistant County Counselor. We should have the next meeting on May 23rd. Mr. Craig discussed the Airport Commission position on
noise, safety and land usage in the vicinity of the Airports and suggested that
the subject be discussed at the May 20 meeting with the Board of County Com-
missioners and the County Administrator.

Mr. Farnsworth reported that the Airport Commission has received a letter from
KCH, Inc., Mr. Lajos Kalman, President, to the Board of County Commissioners
requesting that Johnson County finance an addition to the hangar they now
lease at the Executive Airport at a cost of approximately $200,000.00 through
the issuance of Johnson County Airport Revenue Bonds. The Commission post-
poned a decision and directed the staff to acquire financial information and
review the plans for the proposed improvements.

Mr. Farnsworth reported that for the month of April we received $20,439.75 from
gas sales to Petro-D Corporation. We received $11,263.00 from sales to
Grindsted Products. Mr. Craig requested information from the staff as to where
we stand on the summary analysis of the gas operation. Mr. Farnsworth stated
that he is preparing it and the Airport Commission will have it before the next
meeting. Chairman Walter requested that Mr. Farnsworth also enclose a copy of
the 1985 and the proposed 1986 budget.

Mr. Craig asked when the Airport Commission will receive the 1985 audit. Mr.
Farnsworth will contact Higdon and Hale regarding the status of the audit. Mr.
Farnsworth reported that next year the County will perform a consolidated audit
of all County Agencies. Mr. Farnsworth stated that we may have a problem with
that since the FAA requires an audit of each ongoing project as a part of the
annual audit. In addition, the FAA requires that the Airport Commission submit
an annual audit of its financial operations. Unless the consolidated audit can
satisfy these requirements, we may need an independent audit in 1986. Mr. Craig
stated that he believes we should keep this item under consideration and on the
agenda.

Mr. Harness reported that on Thursday the Board of County Commissioners intends
to pass a resolution requesting the Airport Commission, Johnson County Parks and
Recreation Department, Mental Health Center Board, and Mental Retardation Board
to adhere to certain County policies and procedures including personnel,
purchasing, and financial. Mr. Craig suggested the Airport Commission Chairman
prepare a letter to the Board of County Commissioners stating reasons why we
should be exempted from certain portions of the above mentioned resolution.
The staff will prepare a letter for the Chairman's signature.

Mr. Craig requested information on several items listed on the Claim Voucher List
for April 1985 to which Mr. Farnsworth responded. Following discussion, MR.
ARENSON MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR APRIL 1985. MOTION
SECONDED BY MR. LEHMAN. VOTING AYE - ARENSON, CRAIG, LEHMAN. VOTING NAY - NONE.
MOTION CARRIED.

The meeting was adjourned by the Chairman.

[Signatures]

DONALD E. LEHMAN
SECRETARY

FRANK A. FARNSWORTH
DIRECTOR OF DEVELOPMENT & PLANNING
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: JUNE 11, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Viets
Lehman Craig
Zimmermann

Absent: Arenson Osborn

STAFF
Present: Dennis Farnsworth
Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE MAY 14, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. CRAIG. VOTING AYE - LEHMAN, CRAIG, VIETS. VOTING NAY - NONE. MOTION CARRIED.

There were no reports from the Industrial or Operations committees. Mr. Lehman, Chairman of the Administrative Committee, stated that the Administrative Committee report will be included in the Staff report.

Mr. Fredrichs, Director of Aviation, reported that we hope to have Runway 17-35 at the Industrial Airport open by the end of June if the weather doesn't interfere. We then will close Runway 4-22 for rehabilitation.

Mr. Fredrichs reported that the bid opening for the T-hangar project will be June 21st. At the present time we have approximately fifteen bidders for the building and five bidders for the earth work and the asphalt.

Mr. Fredrichs reported that the operations at Industrial Airport have decreased somewhat due to the runway construction but not as much as we thought it would. We will reach 100,000 operations at the Executive Airport this year if the present trend continues.

Mr. Farnsworth, Director of Development and Planning, reported that the Administrative Committee met yesterday and went through several items some of which will require Airport Commission approval.

Mr. Farnsworth presented the first item: an agreement with Dr. Hartwig to burn the remainder of a barn and a silo on his property located on 159th Street at the northeast corner of the Industrial Airport. Mr. Farnsworth recommends the Commission approve and authorize the Chairman to execute the agreement at no cost to the County other than what labor costs we may put into it. The approximate labor cost is $1,500.00. Following discussion, MR. CRAIG MOVED THE AIRPORT COMMISSION APPROVE THE AGREEMENT WITH DR. HARTWIG. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, CRAIG, VIETS. VOTING NAY - NONE. MOTION CARRIED.
Minutes - June 11, 1985 - Airport Commission Meeting
Page 2

Note - Mr. Zimmermann arrived.

Mr. Farnsworth reported the second item discussed at the Committee meeting was the control tower contract with Midwest Air Traffic Control Service, Inc. The contract is a five year contract with a first year cost of $106,080.60. This covers salaries of the control tower operators and $2,000,000.00 of liability insurance. The five year contract is renegotiable each year after the first year. Following discussion, MR. CRAIG MOVED WE APPROVE THE CONTROL TOWER CONTRACT WITH MIDWEST AIR TRAFFIC CONTROL SERVICE, INC. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, CRAIG, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth reported that the Airport Commission has been trying to purchase eighty acres of land south of the Executive Airport. We have had two appraisals and a review appraisal. The high appraisal was $3,100.00 per acre. Fifield Enterprises, which owns the land, had a separate appraisal made at $3,900.00 per acre. Mr. Farnsworth stated that he met with the attorneys for the Fifields and have arrived at a figure of $3,600.00 per acre for a total of $288,000.00. The F.A.A. share will be $259,200.00, the County's share $28,800.00. Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION APPROVE THE PURCHASE AGREEMENT FOR EIGHTY ACRES FROM FIFIELD ENTERPRISES LOCATED AT THE SOUTH END OF THE EXECUTIVE AIRPORT. MOTION SECONDED BY MR. VIETS.. VOTING AYE - LEHMAN, CRAIG, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.


Mr. Farnsworth reviewed a summary of the natural gas operation which had been requested by Mr. Craig. The summary contains a short history, lease data, and projections. A general discussion of natural gas operations followed.

Mr. Farnsworth reported that the Administrative Committee discussed the T-hangar revenue bonds; we have had quotes from MidAmerican Bank & Trust Co., and Zahnner and Company. George K. Baum Company is also submitting a proposal. Mr. Farnsworth stated that the construction bids will be opened on the 21st at which time we will know how large the bond issue must be. Following discussion, MR. ZIMMERMANN MOVED THE AIRPORT COMMISSION ACCEPT THE LOWEST UNDERWRITER PROPOSAL CARRYING AN INTEREST RATE LESS THAN TEN PERCENT. THE ACCEPTANCE WILL BE CONFIRMED BY A TELEPHONE POLL OF THE COMMISSION AFTER ALL PROPOSALS HAVE BEEN RECEIVED. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, CRAIG, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Following discussion of the Claim Voucher List, MR. LEHMAN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR MAY 1985. MOTION SECONDED BY MR. CRAIG. VOTING AYE - LEHMAN, CRAIG, VIETS, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

J. D. DENNIS
EXECUTIVE DIRECTOR
MINUTES - MEETING: JULY 9, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Arenson
        Lehman Craig
Absent: Viets Osborn
        Zimmermann

STAFF
Present: Dennis Farnsworth
         Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters
         Mr. Frank Dixon, Deputy County Administrator

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE JUNE 11, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. CRAIG. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

There were no reports from the committees.

Mr. Fredrichs, Director of Aviation, reported that Runway 17-35 at the Industrial Airport was opened for operations July 1st. The navigational aids passed the flight check. We will start overlaying Runway 4-22 on July 17th.

Mr. Fredrichs reported that on June 21st bids were opened for the T-hangar project at the Industrial Airport. Mr. Fredrichs and Mr. Dennis, Executive Director, have looked at T-hangars constructed by the companies with the lowest bids. Following discussion, MR. ARENSON MOVED THAT THE AIRPORT COMMISSION RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS, CONTINGENT UPON THE STAFF'S INSPECTION OF T-HANGARS CONSTRUCTED BY AMCA BUILDINGS, APPROVE THE BID OF AMCA BUILDINGS FOR CONSTRUCTION OF T-HANGARS AT THE INDUSTRIAL AIRPORT. MOTION SECONDED BY MR. CRAIG. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs discussed air operations at both airports.

Mr. Fredrichs suggested the Airport Commission hold one of their monthly meetings at the Executive Airport. The staff was directed to select a date.

Mr. Farnsworth, Director of Development & Planning, reported that we have completed the purchase of eighty acres south of the Executive Airport from Fifield Enterprises. The land was acquired for "Clear Zone" protection.
Mr. Farnsworth reported that Conergics Corporation has asked for approval of a $1.9 million Industrial Airport Revenue Bond issue. In 1982 the Airport Commission approved a $5 million TRB issue for Conergics; that was sent to the Board of County Commissioners and they issued a Resolution of Intent to issue $5 million in Industrial Airport Revenue Bonds for Conergics. Conergics Corporation is the parent company of Stearns-Block Equipment Company located at the Industrial Airport. They want to expand and nearly double the size of their present building. The initial bond issue which built the present building was $960,000. The bonds have been placed with Commerce Bank of Kansas City. Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION APPROVE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS THE ISSUANCE OF $1.9 MILLION PRINCIPAL AMOUNT OF JOHNSON COUNTY INDUSTRIAL AIRPORT REVENUE BONDS FOR CONERGICS CORPORATION. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

Mr. Farnsworth reported that at the last meeting we had a request from Mr. F. M. Haynes and KCH, Inc. dba Cessna Pilots Center, KCH located at the Executive Airport for the issuance of $200,000 in Airport Revenue Bonds to build an addition on the present KCH building. Additional financial information from KCH and Mr. Haynes was requested and has been provided. Mid-Continent Securities of Wichita is buying the bonds and Mr. Haynes is personally guaranteeing them. Following discussion, MR. LEHMAN MOVED THAT THE AIRPORT COMMISSION RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS ISSUE $200,000.00 PRINCIPAL AMOUNT OF AIRPORT REVENUE BONDS TO BE USED TO CONSTRUCT AN ADDITION TO THE KCH BUILDING AT THE EXECUTIVE AIRPORT. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that we have received a request from CONTEL, a Division of Continental Telephone, for an easement on the east side of the small triangle of ground the County owns west of Moonlight Road. There are existing natural gas and KCP&L easements. Following discussion, MR. ARENSON MOVED THE AIRPORT COMMISSION RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS GRANT THE REQUEST FROM CONTEL FOR A UTILITY EASEMENT ON AIRPORT PROPERTY ALONG THE WEST SIDE OF MOONLIGHT ROAD NORTH OF 56-HIGHWAY. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that the Airport Commission requested Mr. Harness, Airport Legal Counsel, to prepare an agreement with an Independent Contractor, Mr. Frank L. Dixon. Also, a new Organizational Chart has been prepared to include the Contractor. Mr. Craig requested that Mr. Dennis describe duties required of Mr. Dixon. Duties will include: personnel; operation of the gas utility; receivables and payables; and coordination of Data Processing. Following discussion of the agreement, MR. CRAIG MOVED THE AIRPORT COMMISSION APPROVE AN AGREEMENT BETWEEN THE AIRPORT COMMISSION AND AN INDEPENDENT CONTRACTOR, MR. FRANK L. DIXON. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, CRAIG, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that a meeting is scheduled for tomorrow morning with Mr. Frank Wewers. We have met with him several times regarding constructing an office/warehouse building of approximately 8,000 to 10,000 square feet at the Industrial Airport. Mr. Dennis stated that he will notify Mr. Fisher of the North Supply Company of the location and generally describe the building as per our agreement with him.
Mr. Dennis reported that three wells were drilled on the northern part of the Industrial Airport recently. Two wells appear to be large gas producers (over one million cubic feet per day each on open flow) and one appears to be a reasonably good oil well. We will test the gas wells and complete the oil well next week. If the gas wells are as good as they appear to be, they could produce as much as $1,000,000.00 income over their expected life of three to five years.

Mr. Harness reported that, after a recent hearing of our lawsuit against Union Gas Systems, Mr. Storey, the Union Gas attorney, indicated that he might recommend to the Union Gas management that they relinquish their Certificate of Convenience and Necessity to serve the Industrial Airport if the Joint Venture now being explored by the Airport tenants becomes a reality. Mr. Dennis stated that the Staff is prepared to provide any information and projections required by the Joint Venture Steering Committee.

MR. ARENSON MOVED FOR APPROVAL OF THE TREASURER’S REPORT FOR JUNE 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE – LEHMAN, CRAIG, ARENSON. VOTING NAY – NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: AUGUST 13, 1985 - 12:00 NOON - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Walter Viets
        Arenson Lehman
        Craig Zimmermann
Absent: Osborn

STAFF
Present: Dennis Farnsworth
        Fredrichs Harness

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters
        Mr. Frank Dixon, Consultant
        Mr. and Mrs. Kenneth Berg, JcAir Engineering
        Mr. D. Bob Hale, Higdon & Hale, C.P.A.'s

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE JULY 9, 1985, MEETING BE APPROVED AS
MAILED. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON,
CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

MR. LEHMAN MOVED THAT THE REGULAR MEETING BE RECESS AND A CLOSED MEETING BE
CONVENED UNDER THE PROVISIONS OF KSA 75-4319 b (6) FOR THE PURPOSE OF HOLDING
PRELIMINARY DISCUSSIONS RELATING TO THE ACQUISITION OF REAL PROPERTY AND THAT
THE REGULAR MEETING BE RESUMED IN THE AIRPORT CONFERENCE ROOM AT 1:00 P.M.,
AUGUST 13, 1985. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON,
CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

The closed meeting adjourned at 1:00 P.M., this date and the proceedings of
the Regular Meeting resumed.

Note - Mr. Viets arrived.

There were no reports from the Industrial or Operations committees.

Mr. Lehman, Chairman of the Administrative Committee, introduced Mr. and Mrs.
Kenneth Berg, JcAir Engineering, Inc. Mr. Berg presented information on their
company and a formal request to the Board of County Commissioners for the
issuance of $400,000.00 in Industrial Airport Revenue Bonds to build a new
facility at the Industrial Airport. The company provides engineering for the
JcAir Instrumentation, Inc., which manufactures aircraft radio related equipment
and installs radio equipment in aircraft. JcAir Engineering, Inc., also does
independent engineering for other firms. The building will be approximately
12,000 square feet. MidAmerican Bank & Trust Company has orally agreed to
purchase the bonds. Following discussion, MR. CRAIG MOVED THE AIRPORT COMMISSION
ISSUE A RESOLUTION RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS, JOHNSON
COUNTY, THE ISSUANCE OF $400,000.00 PRINCIPAL AMOUNT OF JOHNSON COUNTY INDUSTRIAL
Minutes - August 13, 1985 - Airport Commission Meeting
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AIRPORT REVENUE BONDS IN FAVOR OF R. KENNETH AND REBECCA BERG FOR CONSTRUCTION
OF A FACILITY FOR THEIR COMPANY, JeAIRE ENGINEERING, INC., AT THE INDUSTRIAL AIR-
PORT, SUBJECT TO RECEIPT OF A WRITTEN LETTER OF INTENT TO PURCHASE THE BONDS
FROM A QUALIFIED BUYER AND THAT THE RESOLUTION NOT BE SUBMITTED TO THE COUNTY
COMMISSIONERS UNTIL THE LETTER IS AVAILABLE BUT NOT LONGER THAN FIFTEEN DAYS FROM
THIS DATE. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, ARENSON, VIETS,
CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Walter reported receipt of the December 31, 1984, Financial Report prepared
by Higdon and Hale, C.P.A.'s, and introduced Mr. Bob Hale who discussed the
report. Following discussion, MR. VIETS MOVED THE ANNUAL AUDIT FOR 1984 BE
ACCEPTED AND HIGDON & HALE, C.P.A.'S PERFORM THE 1985 ANNUAL AUDIT AT A COST
NOT TO EXCEED $5,400.00. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN,
ARENSON, VIETS, CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Fredrichs, Director of Aviation, reported that the Industrial Airport overlay
project will be completed by the end of this week or, depending upon weather
conditions, by the first part of next week.

Mr. Fredrichs reported the T-hangar project at the Industrial Airport should
have begun today but was delayed because of the weather. Work will commence
as soon as weather permits.

Mr. Fredrichs reported that the bids on the lighting project on Runway 4/22 at
the Industrial Airport were opened August 1st and the low bidder was Total
Electric Company at $167,720.00. The preconstruction conference will take place
within two weeks and work will commence shortly thereafter.

Revenue Bond issues and placements were discussed. Mr. Craig suggested that we
include United Missouri Bank on the bidders list.

Mr. Fredrichs reported that the Executive Airport had the highest number of
operations last month since September 1979: 13,116 operations. The Industrial
Airport operations have been down due to the runway construction projects.

Mr. Dennis, Executive Director, discussed the I-35 & 56-Highway interchange
road project. Work will commence shortly on the dirt moving for the overpasses.
The dirt work will be completed by the end of 1985 at the south end of Industrial
Parkway.

Mr. Farnsworth, Director of Development and Planning, reported that the new sewer
plant is not yet in full operation. It should be turned over to the Airport Com-
mmission within two weeks.

Mr. Farnsworth reviewed the monthly financial report for the month of July.
Mr. Craig inquired as to when we are going to have a report comparing current
month expenses with the previous year monthly expense. Mr. Farnsworth said he
would try to get it.

Mr. Dennis discussed an article taken from an Omaha newspaper regarding Piedmont
Airlines. Mr. Dennis stated that we keep in close touch with their Vice President
for Operations and constantly provide them with updated County and Airport
information.
Minutes – August 13, 1985 – Airport Commission Meeting

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Mr. Dennis and Mr. Fredrichs presented information on the need to update the Industrial Airport Master Plan. Following discussion, MR. VIETS MOVED THAT THE AIRPORT COMMISSION SUBMIT A PRE-APPLICATION TO THE FEDERAL AVIATION ADMINISTRATION FOR A FEDERAL GRANT FOR THE PURPOSE OF DEVELOPING AN AIRPORT MASTER PLAN FOR THE INDUSTRIAL AIRPORT, THAT A REQUEST FOR PROPOSAL BE DISSEMINATED AMONG CONSULTANTS ENGAGED IN AIRPORT MASTER PLANNING AND THAT A BOARD OF THREE DISINTERESTED MEMBERS, TWO OF WHICH WILL BE FROM OUTSIDE THE AIRPORT COMMISSION, BE APPOINTED TO CONSIDER THE PROPOSALS AND MAKE A RECOMMENDATION FOR SELECTING THE CONSULTANT TO CONDUCT THE STUDY. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, ARENSON, VIETS, CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

MR. LEHMAN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR JULY 1985. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON, VIETS, CRAIG, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: SEPTEMBER 10, 1985 - 1:00 P.M. - EXECUTIVE AIRPORT

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<td>Walter Lehman</td>
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<td>Dennis Fredrichs Dixon</td>
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The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE AUGUST 13, 1985, MEETING BE APPROVED AS NAILED. MOTION SECONDED BY ARENSON. VOTING AYE - LEHMAN, ARENSON, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Walter entertained a motion for the nomination of officers for the year beginning September 1, 1985. MR. LEHMAN MOVED THE OFFICERS AND COMMITTEES REMAIN THE SAME FOR THE NEXT YEAR. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

There were no reports from the committees.

Mr. Fredrichs, Director of Aviation, reported that the runway overlay project at the Industrial Airport is ninety-nine percent complete. All of the runways are open.

Mr. Fredrichs reported that the preconstruction conference for the Runway 4/22 lighting system will be held this week.

Mr. Fredrichs reported that we have leased 30 of the 46 new hangars which will be constructed at the Industrial Airport.

Mr. Farnsworth, Director of Development and Planning, reported that the new sewer plant should be in full operation within the next two weeks.

Mr. Farnsworth reported that Southwestern Bell Telephone has asked to lease a piece of land approximately 100 feet wide and 2,000 feet long on the unused portion of Runway 4/22 west of Industrial Parkway for use in a driver training program. They will use it for two or three days per week, about two to two and a half hours a day. They will pay us $35.00 per day of use. The lease is an open-end lease terminated on seven days notification by either party. Following discussion, MR. LEHMAN MOVED THE AIRPORT COMMISSION APPROVE THE LEASE CONDITIONAL UPON APPROVAL BY THE AIRPORT ATTORNEY. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.
Mr. Dennis, Executive Director, reported that we were notified by Senator Kassebaum's office that the Department of Transportation had approved the third phase funding of $800,000.00 for the I-35 Interchange with Industrial Parkway and U.S.-56 Highway at the Industrial Airport.

Mr. Dennis reported that a lease agreement with KCH, Inc. has been negotiated for their Hangar Number One at the Executive Airport. The lease will start in March 1986 at rates for the first five years of $6,000.00 per year; the second five years, $12,500.00 per year; the third five years, $2.50 per square foot per year; and the fourth five years at $3.00 per square foot per year. Following discussion, MR. ARENSON MOVED THE AIRPORT APPROVE THE LEASE BETWEEN THE AIRPORT COMMISSION AND KCH, INC. FOR HANGAR NUMBER ONE AT THE EXECUTIVE AIRPORT. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, ARENSON, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis and Mr. Farnsworth gave an update on the gas wells. We now have four wells on the Industrial Airport; three are producing gas and one is producing oil and some gas. We have drilled another well on the Sanow lease. At the present time we are selling approximately 500,000 to 600,000 cubic feet of gas a day.

Following discussion of the Treasurer's report, MR. ZIMMERMANN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR AUGUST 1985. MOTION SECONDED BY MR. ARENSON. VOTING AYE - LEHMAN, ARENSON, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that the Staff will meet Wednesday evening with County Commissioner Bruce Craig and representatives of the City of Gardner, Rural Fire District Number 1 and Med-Act.

Mr. Dennis reported that Mr. Dixon is working with the County Planning Department, the Zoning boards and the City of Gardner on developing zoning in the vicinity of the Airports.

The meeting was adjourned by the Chairman.

A tour of the Executive Airport and the fixed base operations was provided the Commission members.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE SEPTEMBER 10, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. ARENSON. VOTING AYE – LEHMAN, ARENSON, CRAIG, OSBORN, ZIMMERMANN. VOTING NAY – NONE. MOTION CARRIED.

There were no reports from the Operations or Industrial Committees.

Mr. Lehman, Chairman of the Administrative Committee, reported his committee met to discuss the financing and other aspects of establishing a hub for a scheduled airline service at the Industrial Airport. Mr. Zimmermann stated that they should resolve the details so we can move quickly when an airline makes a decision. Mr. Craig suggested that the Commission authorize the staff to visit two or three hubs to become familiar with their operation. The staff will select locations to visit before the next regular meeting.

Mr. Dixon, Consultant, reported in the absence of the Director of Aviation, that the final inspection of the overlays on Runways 4/22 and 17/35 was completed on September 19th.

Mr. Dixon reported that a preconstruction conference was held last month with Total Electric for the lighting project for Runway 4/22; we are now waiting for them to receive supplies so they may proceed with the work.

Mr. Dixon reported that thirty-four of the forty-six new T-hangars to be constructed at the Industrial Airport are spoken for. Because of the rain, work has been delayed approximately thirty days.

Mr. Dixon reported that operations at the Executive Airport are up and that they have also started to increase at the Industrial Airport now that the runway overlay projects are completed.
Mr. Farnsworth, Director of Development and Planning, reported that the new sewer plant is in operation and has been operating for approximately a week. We are well within the effluent limits. A Water Pollution Control Federation show is being held at Bartle Hall. Several groups were brought to the Airport to look at our plant.

Mr. Farnsworth discussed the budget related printouts which have been distributed.

Mr. Farnsworth reported that we will probably close on the T-hangar bonds next week. MidAmerican Bank and Trust Company is the buyer. The Board of County Commissioners will consider the Resolution Thursday.

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

Mr. Dennis reported that we have received the first check for the sale of oil. It was about $1,300 for fifty-eight barrels.

Mr. Craig requested information on the natural gas wells. Discussion followed.

Mr. Dennis reported that if the weather holds out, the dirt work for the I-35/Industrial Parkway interchange will be completed within the next thirty days; the bridge contract was awarded to Wilkerson-Maxwell. The entire project is approximately one year ahead of schedule at this time.

Following discussion of the Treasurer's report, MR. ZIMMERMANN MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR SEPTEMBER 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, ARENSON, CRAIG, OSBORN, ZIMMERMANN. VOTING NAY - NONE. MOTION CARRIED.

Mr. Dennis reported that the staff has been busy with speaking engagements and tours.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: NOVEMBER 13, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Viets Arenson
Walter Lehman
Zimmermann

Absent: Craig Osborn

STAFF
Present: Dennis Fredrichs
Ebel

Absent: Farnsworth Dixon

OTHERS
Present: Mrs. Priscilla Tobler, League of Women Voters

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE OCTOBER 8, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. ZIMMERMANN. VOTING AYE - LEHMAN, ZIMMERMANN, VIETS. VOTING NAY - NONE. MOTION CARRIED.

There were no reports from the Committees.

Mr. Fredrichs, Director of Aviation, reported that he and Mr. Walter had visited the Dayton, Ohio, airport and toured the Piedmont Airlines facilities to determine what would be required should Piedmont Airlines establish a hub operation at the Industrial Airport. Mr. Fredrichs and Mr. Walter described how Piedmont's operation differs from other airlines.

Note: Mr. Arenson and Mr. Dennis arrived.

Mr. Dennis, Executive Director, reported that he and Mr. Arenson will visit the Frontier Airlines facilities in Denver, Colorado. Discussion followed concerning financing for construction of a terminal building and other requirements for a hub operation.

Mr. Fredrichs announced that operations at Executive Airport will exceed 100,000 this year.

Mr. Fredrichs reported that he has rented thirty-six of the forty-six T-hangars under construction at the Industrial Airport. They will all be rented by the time they are completed. The site grading is almost complete.

Mr. Dennis reported that a group from Norman, Oklahoma is visiting the Industrial Airport today. They are seeking information on transforming a former military installation into an industrial airport similar to what we have at the Industrial Airport.
Mr. Dennis reported that Mr. Dixon is representing Johnson County at the National Association of Counties (NACo) Deferred Compensation meeting in Columbus, Ohio this week.

Mr. Dennis reported that he and Mr. Dixon had met with County Commissioner Crippin and County Administrator Denton to discuss the actions required if a scheduled air carrier were to establish a hub operation at the Industrial Airport. It was agreed that a marketing study by an independent consultant would be helpful in establishing the need and, if indicated, demonstrating the profitability of a hub operation which could then be provided prospective air carriers.

Following discussion of the Treasurer's report, MR. ARENSON MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR OCTOBER 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE - LEHMAN, ZIMMERMANN, VIETS, ARENSON. VOTING NAY - NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES - MEETING: DECEMBER 17, 1985 - 1:00 P.M. - INDUSTRIAL AIRPORT

AIRPORT COMMISSION
Present: Arenson
        Craig
        Lehman
        Viets
        Walter

Absent: Osborn
        Zimmermann

STAFF
Present: Dennis
        Farnsworth
        Fredrichs
        Harness
        Dixon

The meeting was called to order by Chairman Walter.

MR. LEHMAN MOVED THE MINUTES OF THE NOVEMBER 13, 1985, MEETING BE APPROVED AS MAILED. MOTION SECONDED BY MR. ARENSON. VOTING AYE - ARENSON, LEHMAN, CRAIG. VOTING NAY - NONE. MOTION CARRIED.

Mr. Lehman, Chairman of the Administrative Committee, reported his committee met regarding a proposed lease for KCH at the Executive Airport. Mr. Farnsworth will present it during his staff report.

There were no other committee reports.

Mr. Fredrichs, Director of Aviation, reported that the T-hangar project at the Industrial Airport has been put on hold until spring because of the bad weather.

Mr. Fredrichs reported we passed the 100,000 operations mark at the Executive Airport at the end of November.

Mr. Fredrichs stated that the Maintenance Department has been doing an outstanding job of keeping the snow and ice off the runways; the airports did not have to be closed during the recent bad weather.

Mr. Farnsworth, Director of Development and Planning, reported that the contract on the T-hangar project has been suspended until spring.

Mr. Farnsworth presented a lease with KCH, Inc., at the Executive Airport for Hangar No. 1. Following discussion, the lease was referred back to Committee for additional information.

Note: Mr. Viets arrived.

Mr. Dennis, Executive Director, reported that the Board of County Commissioners has requested that the Airport Commission prepare a statement of long range goals. Mr. Dixon, Consultant, has prepared a Resolution stating the goals. Discussion followed and a paragraph was added concerning general aviation (1. Support and provide acceptable general aviation facilities.) MR. ARENSON MOVED THE AIRPORT
COMMISSION APPROVE THE RESOLUTION WITH THE GENERAL AVIATION PARAGRAPH ADDED AS ITEM NUMBER ONE. MOTION SECONDED BY MR. CRAIG. VOTING AYE – ARENSON, CRAIG, LEHMAN, VIETS. VOTING NAY – NONE. MOTION CARRIED.

Mr. Dixon reported that he and Mr. O.D. Smith of the Airport Staff visited the Lenexa and Overland Park Chambers of Commerce. The purpose of the visits was to make the Chambers aware of the facilities available at the Airports and urge them to use the proximity of the Airports as a plus feature in their discussions with developers and others interested in moving into their cities. Other Chambers will be visited after the first of the year.

Mr. Dennis reported that there had been an announcement that Frontier Airlines and People Express were merging. We have investigated both airlines as potential scheduled airline service for the Industrial Airport. Mr. Arenson and Mr. Dennis met with Mr. Volz of Frontier Airlines and presented a packet of information. Additional information will be supplied as we develop it. We have not received any new information from Piedmont Airlines.

Mr. Walter reported that since the last Airport Commission meeting, the Board of County Commissioners has voted not to change the name of the Industrial Airport.

Mr. Farnsworth reported that we have funds in our budget to purchase a new van for the Industrial Airport maintenance supervisor to replace the van he is now driving which has over 100,000 miles on it. The County has a fleet purchase contract with Van Chevrolet and the van was purchased through that contract.

Following discussion of the Treasurer's report. MR. CRAIG MOVED FOR APPROVAL OF THE TREASURER'S REPORT FOR NOVEMBER 1985. MOTION SECONDED BY MR. LEHMAN. VOTING AYE – ARENSON, CRAIG, LEHMAN, VIETS. VOTING NAY – NONE. MOTION CARRIED.

The meeting was adjourned by the Chairman.

DONALD E. LEHMAN
SECRETARY

JOE D. DENNIS
EXECUTIVE DIRECTOR