JOHNSON COUNTY AIRPORT COMMISSION

MINUTES – February 8, 2006, 9:00 a.m. – New Century, KS

Airport Commission

Present: Messrs. Dixon, Downing, Moore, Shepard, Weisenburger and Wittenborn

Absent:

Staff: Dunham, Metcalfe, Perry, Helsel and Bellinger

Others: Randy Carlson, Carlson Kort LLC
        Rick Cox, IBT, Inc.
        David Francis, Prairie Highlands Golf Course
        James Ferren, Johnson County Safety Officer
        Dr. Fred Hartwig, private citizen
        Greg Kindle, Southwest Johnson County EDC
        Jim Orr, Attorney
        Ed Macan, M.S. Aviation
        Mike Murray, Executive Beechcraft
        Robert Quick, Royal Engineering Consultants, Inc.
        Commissioner John Segale, BoCC
        Joe Young, Blue Sky Enterprises

Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DOWNING AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE DECEMBER 7, 2005 MEETING AS PRINTED AND DISTRIBUTED. APPROVED (6-0).

II. REPORT OF THE CHAIRMAN

A. Chairman Shepard reminded the Airport Commission board members of a joint Airport Commission/BoCC meeting on February 28, 7:00 p.m. at the Johnson County Administration offices.

B. James Ferren, Johnson County Safety Officer, presented Steve Helsel, Facilities Manager for the Johnson County Airport Commission, an award for his outstanding participation of conducting safety training for the County.

IV. EXECUTIVE SUMMARY

A. Review staff reports:
I. APPROVAL OF MINUTES for the December 7, 2005 meeting.

II. REPORT OF THE CHAIRMAN

IV. EXECUTIVE SUMMARY
   A. Review staff reports.
   B. Summary of Financials.
   C. Consider ratifying the December 2005 and January 2006 expenditures as presented.

V. DISCUSSION ITEMS
   A. Discuss proposed airport security review.
   B. Update on design/build approach to T-hangars.
   C. Discuss upcoming joint Airport Commission/BoCC meeting.
   D. Consider renewing the Southwest Johnson County EDC Marketing Agreement.
   E. Report of the President, Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. EXECUTIVE SESSION – Executive Director’s Performance Review

VIII. ADJOURNMENT
(Revised – March 21, 2006)

JOHNSON COUNTY AIRPORT COMMISSION

MONTHLY MEETING
AGENDA
One New Century Parkway
New Century, Kansas

Wednesday, March 22, 2006 – 9:00 a.m.

I. APPROVAL OF MINUTES for the February 8, 2006 meeting.

II. REPORT OF THE CHAIRMAN
    A. Eddie Sturdevant – 15 year anniversary.

IV. EXECUTIVE SUMMARY
    A. Review staff reports.
    B. Summary of Financials.
    C. Consider ratifying the February 2006 expenditures as presented.

V. DISCUSSION ITEMS
    A. Discuss extension on Prairie Highland’s proposed wastewater effluent pipeline project at New Century AirCenter.
    B. Review proposed hangar expansion for Kansas City Aviation Center
    C. Discuss proposed airport security review.
    D. Discuss the Airport Commission 2007 Proposed Budget.
    E. Report of the President, Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT
I. **APPROVAL OF MINUTES** for the March 22, 2006 meeting.

II. **REPORT OF THE CHAIRMAN**
   
   A. Greg Brown – 5 year anniversary.
   

IV. **EXECUTIVE SUMMARY**
   
   A. Review staff reports.
   
   B. Summary of Financials.
   
   C. Consider ratifying the March 2006 expenditures as presented.

V. **DISCUSSION ITEMS**
   
   A. Consider a policy decision on the location of proposed hangars at Executive Airport.
   
   B. Consider approving “Draft Final” Airport Master Plans.
   
   C. Consider approving an option agreement for Roberts & Dybdahl, Inc. for an additional 10 acres of land for future expansion.
   
   D. Consider approving the JCAC budget for 2007.
   
   E. T-Hangar waiting list update and proposed policy.
   
   F. Discuss proposed airport security review.
   
   G. Report of the President, Southwest Johnson County EDC.

VI. **BUSINESS FROM THE FLOOR**

VII. **ADJOURNMENT**
I. APPROVAL OF MINUTES for the April 26, 2006 meeting.

II. REPORT OF THE CHAIRMAN

IV. EXECUTIVE SUMMARY
   A. Review staff reports.
   B. Summary of Financials.
   C. Consider ratifying the April 2006 expenditures as presented.

V. DISCUSSION ITEMS
   A. Continue discussion of “Draft Final” Airport Master Plans.
   B. Discuss date and format for the Public Workshop on the Airport Master Plans.
   C. Report of the President, Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT
I. Approval of Minutes for the May 24, 2006 meeting.

II. Report of the Chairman

IV. Executive Summary
   A. Review staff reports.
   B. Summary of Financials.
   C. Consider ratifying the May 2006 expenditures as presented.

V. Discussion Items
   A. Discussion to review hangar expansion for Kansas City Aviation Center.
   B. Report of the President, Southwest Johnson County EDC.

VI. Business from the Floor

VII. Adjournment
I. **APPROVAL OF MINUTES** for the June 28, 2006 meeting.

II. **REPORT OF THE CHAIRMAN**

   Election of officers at August meeting – appointment of Nominating Committee

IV. **EXECUTIVE SUMMARY**

   A. Review staff reports.
   
   B. Summary of Financials.
   
   C. Consider ratifying the June 2006 expenditures as presented.

V. **DISCUSSION ITEMS**

   A. Consider approving an executive hangar development proposal by ExecHangar LLC for New Century AirCenter.
   
   B. Continue discussion of IXD Master Plan to extend Runway 18-36 to 9,000 feet.
   
   C. Discuss IXD Taxiway Lighting Project.

VI. **BUSINESS FROM THE FLOOR**

VII. **ADJOURNMENT**
I. **APPROVAL OF MINUTES** for the July 26, 2006 meeting.

II. **REPORT OF THE CHAIRMAN**

Election of officers – Report of the Nominating Committee

IV. **EXECUTIVE SUMMARY**

A. Review staff reports.

B. Summary of Financials.

C. Consider ratifying the July and August 2006 expenditures as presented.

V. **DISCUSSION ITEMS**

A. Consider approving a 6-month extension of RMC Investments L.L.C. (Randy Martis) Right of First Refusal for a hangar site at Johnson County Executive Airport.

B. Consider a T-Hangar Rate Adjustment for 2007.

C. Consider a proposal from Global Signal (successor to Sprint Spectrum in a ground lease for a cell tower at New Century) to buy out the remaining term of the lease for a lump-sum payment and to modify the lease agreement.

D. Consider approving an Amendment to the Steel & Pipe Supply Company lease to add 11.2 acres to the existing leasehold.

VI. **BUSINESS FROM THE FLOOR**

VII. **ADJOURNMENT**
JOHNSON COUNTY AIRPORT COMMISSION

MONTHLY MEETING

AGENDA

One New Century Parkway
New Century, Kansas

Wednesday, October 25, 2006 – 9:00 a.m.

I. APPROVAL OF MINUTES for the September 13, 2006 meeting.

II. REPORT OF THE CHAIRMAN

A. Blanka Bellinger – 5 year anniversary.
B. Discuss combining the November and December Airport Commission meetings.

IV. EXECUTIVE SUMMARY

A. Review staff reports.
B. Summary of Financials.
C. Consider ratifying the September 2006 expenditures as presented.

V. DISCUSSION ITEMS

A. Consider a policy for use of Right of First Refusal and Options on Ground Leases at New Century AirCenter and Executive airports.
B. Consider approving a termination agreement for Heartland Cement Company.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT
I. **APPROVAL OF MINUTES** for the October 25, 2006 meeting.

II. **REPORT OF THE CHAIRMAN**

IV. **EXECUTIVE SUMMARY**
   A. Review staff reports.
   B. Summary of Financials.
   C. Consider ratifying the October and November 2006 expenditures as presented.

V. **DISCUSSION ITEMS**
   A. Consider a request from Heartland Golf (Prairie Highlands) to extend the deadline of the proposed wastewater effluent pipeline project at New Century AirCenter.
   B. Report of consulting water system engineer Gary Hamilton on the 3,000,000 gallon main storage tank.
   C. Consider approving a request to the BoCC to increase our 2007 budget authority by the total cost of estimated water system repairs.
   D. Update on security at New Century AirCenter and Executive Airport.
   E. Discussion for the Airport Commission Board to continue monthly meetings or change to meeting on a quarterly basis.
   F. Report of the President, Southwest Johnson County EDC.

VI. **BUSINESS FROM THE FLOOR**

VII. **EXECUTIVE SESSION**
   A. Update on pending litigation (Midwest Soccer).
   B. Discuss land acquisition.

VIII. **ADJOURNMENT**
Mr. Perry gave a brief update on the status of T-hangar waiting list letters that were mailed out. Mr. Metcalfe recommended making a list of folks that should be dropped from the T-hangar waiting list and bring before the board before taking formal action.

Mr. Downing asked Mr. Helsel what the wildlife issues are at the airport. Mr. Helsel replied that there have been issues with geese, beaver and muskrats. The wildlife specialist says that the geese can be trapped and taken to western Kansas, although, a few of them will find their way back.

B. Summary of Financials:

Mr. Metcalfe stated that revenues should exceed budgeted revenue by at least $100,000 this year. Mr. Perry added that there will be an additional $112,000, from the City of Olathe on the Right-of-Way extension at Executive Airport. The total should be around $250,000 to $300,000 more in revenue than what we had in expenses last year.

C. Consider ratifying the December 2005 and January 2006 expenditures as presented:

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO RATIFY THE DECEMBER 2005 AND JANUARY 2006 EXPENDITURES AS PRESENTED. APPROVED (6-0).

V. DISCUSSION ITEMS

A. Water pump station project presentation by Robert Quick of Royal Engineering Consultants, Inc.

Mr. Helsel gave background information on replacing the water pump system for the main water pump station. Mr. Quick, Royal Engineering Consultants, Inc., presented the board with a handout outlining the water pump station project. He stated that there would be three pumps installed to replace the existing ones that have been outdated with the possibility of installing a fourth pump in the future. This system is designed so the customer will not notice the difference in water flow and the operator will have a much better capability to operate without consistent monitoring. Plans and specifications have been completed and sent to purchasing for bidding. Mr. Metcalfe asked what the cost estimate is for the project. Mr. Quick responded that the total package would be around $145,000 and would take three to five months to complete. The pump station would be offline, for less than a week, but will be using the satellite pump station 39A, during that time. Mr. Metcalfe added that once bids have been received it would be brought before the board for approval before going forward.

B. Discuss proposed airport security review.

Mr. Perry presented the board a proposal from Burns & McDonnell on the scope of services for airport security. Mr. Dixon suggested it may be sufficient enough to place a post, gate and keypad at about nine access points at both airports. Then, the board could decide if a more formal study would be needed. Mr. Dixon will work with staff and revisit at the next Airport Commission meeting on March 22, 2006.
C. Update on design/build approach to T-hangars.

Mr. Metcalfe updated the board on the design/build approach to T-hangars. Mr. Metcalfe stated that he has been in touch with the County’s facility people with their recent design/build projects and contact information for the project manager who is overseeing the County’s new satellite office building at 119th and Ridgeview. The consultant, who is already on a retainer contract with the County, will help with performance specifications. Basically, the building is an already-designed kit that would be purchased and erected. The real design work is in the civil engineering, site work, pavement, and utilities that would need to be done by a licensed engineer. A request for proposals would be prepared using performance specifications and we would seek proposals from companies that do design/build projects. Because it is a proposal, as opposed to a bid, we would select the best overall proposal. Cost would be a factor, but would not be the dominant factor as it would be in a bid. We may have more information by the next Airport Commission meeting in March. Mr. Dixon commented that the proposal would be submitted to us, against a performance specification, that we would’ve published and would include the entire package of site work, erection of hangars and turnkey.

D. Discuss upcoming joint Airport Commission/BoCC meeting.

Mr. Metcalfe briefed the board on several topics to be discussed at the joint Airport Commission/BoCC meeting on Tuesday, February 28, 2006.

E. Consider renewing the Southwest Johnson County EDC Marketing Agreement.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE RENEWING THE SOUTHWEST JOHNSON COUNTY EDC CONTRACT AGREEMENT AS PRESENTED. APPROVED (6-0).

F. Report of the President, Southwest Johnson County EDC.

Mr. Kindle updated the board on current projects and proposals.

I. BUSINESS FROM THE FLOOR

Attorney, Jim Orr, representing David Francis of Prairie Highlands Golf Course asked for an extension on Prairie Highland’s proposed wastewater effluent pipeline project at New Century AirCenter.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. WEISENBURGER TO TABLE FURTHER DISCUSSIONS UNTIL THE MARCH 22, 2006, AIRPORT COMMISSION MEETING. APPROVED (6-0).

II. EXECUTIVE SESSION – Executive Director’s Performance Review

A. Discuss Executive Director’s Performance Review.
MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DIXON TO GO INTO EXECUTIVE SESSION FROM 10:30 A.M. TO 10:45 A.M. TO DISCUSS THE EXECUTIVE DIRECTOR’S PERFORMANCE REVIEW. APPROVED (6-0).

III. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:45 a.m.

Brad Weisenburger, Secretary

R. Lee Metcalf, Executive Director
Chairman Shepard called the meeting to order at 9:00 a.m.

(Note: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

Mr. Metcalfe stated that there needed to be a correction in the spelling of attorney, Jim Orr, in the February 8, 2006 minutes.

Moved by Mr. Downing and seconded by Mr. Moore to approve the minutes, with the correction in spelling of attorney, Jim Orr, of the February 8, 2006 meeting as printed and distributed. Approved (5-0).

II. REPORT OF THE CHAIRMAN

A. Eddie Sturdevant – 15 year anniversary.

Eddie Sturdevant, Johnson County Airport Commission employee, was not available to attend today’s meeting to be recognized for his fifteen year’s of service. Steve Helsel, Facilities Manager, will present Mr. Sturdevant the County’s award and the Airport Board’s appreciation for his fifteen year’s of dedication and service.

IV. EXECUTIVE SUMMARY
A. Review staff reports:

Chairman Shepard asked Ms. Dunham where the Airport commission stands regarding the Midwest Soccer facility and their partially built building. Ms. Dunham responded, at some point, we would need to look at a breach of contract and terminate. Chairman Shepard asked if there has been any other type of construction timeline issues with any previous businesses. Mr. Metcalfe replied there had not and stated that there is a loan involved and the bank may look into taking over the building and completing it as a warehouse. Mr. Downing commented that $300,000 on a cost over-run was pretty dramatic. Mr. Metcalfe stated that the owner of the soccer building tried to complete the project as cheaply as possible, underestimated what it was going to take to build and did not anticipate the amount of fill needed to raise it above flood level.

Mr. Perry updated the board on the number of people, eighty-eight, who have responded to the letter’s sent out for the T-hangar waiting list. Mr. Metcalfe added that a T-hangar policy recommendation would be developed and presented to the board on how to deal with those people who have not responded by the deadline date of April 30, 2006.

Mr. Helsel stated that the proposal bids were in on the pump house project.

B. Summary of Financials:

C. Consider ratifying the February 2006 expenditures as presented:

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DOWNING TO RATIFY THE FEBRUARY 2006 EXPENDITURES AS PRESENTED. APPROVED (5-0). MR. DIXON STATED THAT HE WOULD VOTE TO APPROVE EVERYTHING ON THE EXPENDITURES LIST EXCEPT FOR PAYMENT TO THE TEE GROUP, AS HE PERSONALLY KNEW THEM.

V. DISCUSSION ITEMS

A. Discuss extension on Prairie Highland’s proposed wastewater effluent pipeline project at New Century AirCenter.

Mr. Orr, attorney, representing David Francis of Prairie Highlands Golf Course, presented to the Airport Board a request for an extension on Prairie Highland’s proposed wastewater effluent pipeline project at New Century AirCenter. Mr. Carlson, attorney, representing Dr. and Mrs. Fred Hartwig, gave rebuttal of why the extension should not occur. After a lengthy discussion, the Airport Board made a motion on Prairie Highland’s request.

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO APPROVE EXTENDING THE FORM OF AN EASEMENT FOR PRAIRIE HIGHLAND’S PROPOSED WASTEWATER EFFLUENT PIPELINE PROJECT AT NEW CENTURY AIRCENTER FOR SIX MONTHS. APPROVED (3-2). MR. WEISENBURGER AND MR. MOORE VOTED AGAINST THE EXTENSION.

B. Review proposed hangar expansion for Kansas City Aviation Center.
Mr. Metcalfe briefed the board on a couple of projects, for the same location, at Executive Airport. Randy Martis, RMC Investments, L.L.C., is interested in developing corporate hangars and has the Right of First Refusal through August 2006 to lease the land at Executive Airport. Angelo Fiataruolo, Kansas City Aviation Center, is looking at a proposed hangar expansion of 25,000 sq. ft. at their current site. Mr. Martis suggested that he and Mr. Fiataruolo meet to discuss the proposals after the board meeting.

C. Discuss proposed airport security review.

Mr. Dixon briefed the board on the previous meeting’s discussion on airport security. Mr. Metcalfe stated that the material costs for a wide-gate, post and controller, not to include electrical work, would be $16,000 per installation. Mr. Metcalfe continued that staff would look into the cost of having electrical installed and other improvements that would need to be made. Mr. Dixon, as an alternative to the costs, suggested looking into putting in jersey barriers. Mr. Fiataruolo, Kansas City Aviation Center, offered to pay the costs for a gate and card security system in his area. Mr. Metcalfe stated that he and staff would continue looking into costs.

D. Discuss the Airport Commission 2007 Proposed Budget.

Mr. Perry presented to the board the proposed 2007 budget for discussion and review.

E. Report of the President, Southwest Johnson County EDC.

Mr. Kindle updated the board on current projects and proposals.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:30 a.m.
Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE THE MINUTES, OF THE MARCH 22, 2006 MEETING AS PRINTED AND DISTRIBUTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

A. Greg Brown – 5 year anniversary.

Chairman Shepard expressed the board’s appreciation and congratulated Greg Brown, Johnson County Airport Commission employee, on his five year’s of dedicated service.


IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe stated that he had been appointed to the Intermodal Study Group formed by the city of Gardner. Ms. Dunham added that the bank has filed a foreclosure action against Midwest Soccer Complex. Mr. Metcalfe commented that it is his understanding that the Midwest Soccer Complex folks are still planning on completing the project as a soccer facility.

Mr. Metcalfe commented, due to the condition of the pavement, there is a significant layer of abrasive aggregate on the ramps and taxiways. Staff will continue sweeping two times a year, spring and fall, until funds are available to replace the pavement.

B. Summary of Financials:
C. Consider ratifying the March 2006 expenditures as presented:

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO RATIFY THE MARCH 2006 EXPENDITURES AS PRESENTED. APPROVED (4-0).

V. DISCUSSION ITEMS

A. Consider a policy decision on the location of proposed hangars at Executive Airport.

Mr. Metcalfe presented, a policy statement, on the building of proposed hangars at Executive Airport. This policy statement will be an interim action until the Airport Master Plans have been approved. Mr. Taylor, Coffman Associates, agreed with Mr. Metcalfe that the policy statement that he is recommending is the best use for future development of private hangars at the Executive Airport. Mr. Olsen, Ray Olsen, L.L.C., agreed with Mr. Metcalfe’s policy proposal. Mr. Macan, M.S. Aviation, asked if corporate hangars would be best served at the New Century AirCenter, or, are the plans to enhance the Executive Airport by adding an ILS approach. Mr. Metcalfe commented that around 1995 or 1996 we received an earmark in the congressional appropriations bill for an ILS at Executive Airport from Senator Dole. The physical characteristics of the airfield would not allow a precision approach. The cost, just to make it capable for the precision approaches, would be around a minimum of $6,000,000 to $7,000,000. Chairman Shepard asked the board to keep an open mind on how lease agreements are created, for private hangars, at Executive Airport.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO ADOPT A POLICY, ONCE THE NEW AIRPORT MASTER PLANS ARE APPROVED, RECOGNIZING THAT SOME EXCEPTIONS ARE POSSIBLE AND THAT WE ABIDE BY THOSE RECOMMENDATIONS. APPROVED (4-0).

B. Consider approving “Draft Final” Airport Master Plans.

Mr. Metcalfe updated the board on the Airport Master Plans and next steps. Mr. Taylor, Coffman Associates, described how public workshops would be the next step in providing feedback about the Airport Master Plans. Mr. Metcalfe commented that an amendment to the plan would be made if the public were to make any comments or requests that would change the perspective of the Master Plans. However, he didn’t anticipate that occurring. Mr. Dixon stated that he did not have a chance to review the entire plans and requested tabling discussions until the next meeting in May.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO TABLE DISCUSSIONS UNTIL THE NEXT MEETING IN MAY. APPROVED (4-0).

C. Consider approving an option agreement for Roberts & Dybdahl, Inc. for an additional 10 acres of land for future expansion.

Mr. Metcalfe briefed the board on an option agreement for Roberts & Dybdahl, Inc. for an additional 10 acres of land for future expansions. Mr. Kindle commented that there was a prospective client that also was interested in the area. Chairman Shepard stated that we need to
continue to serve the people in the business park and wouldn’t be opposed to a one or two year option. Mr. Moore asked what timeframe is anticipated for them to lease and build. Mr. Metcalfe responded that he was in contact with their attorney and that she wasn’t sure when that would occur. However, she was instructed to get the land tied up immediately. Ms. Dunham suggested that it should be stated in the contract for a one year option and if needed, Roberts & Dybdahl, Inc. could come back to the board to request a renewal on the option.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO OFFER A ONE YEAR OPTION AGREEMENT TO ROBERTS & DYBDAHL, INC. FOR AN ADDITIONAL 10 ACRES OF LAND FOR FUTURE EXPANSION; WITH THE OPTION FOR RENEWING. APPROVED (4-0).

D. Consider approving the JCAC budget for 2007.

Mr. Perry presented to the board the proposed 2007 budget for discussion and review. Mr. Dixon asked Mr. Perry what is risk management’s history for losses. Mr. Perry replied that there really hasn’t been too many. We have had some rail, the t-hangar fire at Executive Airport and workman’s comp that we pay in to. We are typically conservative on expenditures throughout the year. We have always exceeded our revenue projections and allow ourselves a little expenditure cushion. Our actual plan would be to only spend the revenue. Mr. Dixon asked if there were any funds included in the budget for airport security. Mr. Perry responded that there would be capital funds to take care of that project. Commissioner Segale asked how much reserve there will be at the end. Mr. Perry replied that it would be around $1,000,000. Which is about 20+% of the annual budget and that he is waiting on finance to get back with him to confirm the final numbers.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE THE JOHNSON COUNTY AIRPORT COMMISSION 2007 BUDGET AS PRESENTED. APPROVED (4-0).

E. T-hangar waiting list update and proposed policy.

Mr. Perry presented to the board a proposed t-hangar waiting list policy and update on the number of people currently on the waiting list.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE THE T-HANGAR WAITING LIST POLICY AS PRESENTED. APPROVED (4-0).

F. Discuss proposed airport security review.

Mr. Dixon updated the board on recent airport security tours taken at both airports and that estimated costs for materials (keypad gates, manual gates and Jersey barriers) at Executive Airport would be around $111,400 and $197,900 at New Century AirCenter. Mr. Metcalfe stated that the estimates are very rough and came from providers of gate materials. He continued by presenting a layout of the areas and access points that he highly recommended covering. Staff will explore actual cost estimates and research further on Jersey barriers versus fencing.

G. Report of the President, Southwest Johnson County EDC.
Mr. Kindle updated the board on current projects and proposals.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:47 a.m.

__________________________________________  ________________________________
Brad Weisenburger, Secretary                  R. Lee Metcalfe, Executive Director
I. APPROVAL OF MINUTES

MOVED BY MR. WITTENBORN AND SECONDED BY MR. DIXON TO APPROVE THE MINUTES, OF THE APRIL 26, 2006 MEETING AS PRINTED AND DISTRIBUTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

No Report of the Chairman.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Wittenborn asked if there was an update on the Midwest Soccer facility. Mr. Metcalfe stated that Ms. Dunham sent a letter, to Gary Hammack and the bank, putting them on notice that they were technically in default on the building. Mr. Metcalfe stated that Mr. Hammack contacted him, by e-mail, and that his intent was to still complete it as a soccer facility.

Mr. Dixon asked Mr. Perry if we have ever used the local Adult Corrections people as a work crew in the past. He asked what frequency could they be utilized and would it be conceivably to use them for building security fence at the airports. Mr. Perry responded that a crew could not be utilized unless they were all in one place. They are required to have a guard with the entire crew and they are not allowed to disperse. Mr. Metcalfe stated that staff would look into it.

Mr. Olsen stated that there needed to be a correction to the Director of Aviation’s report. On
item number two, traffic, should read the closure of MKC and not MCI.

B. Summary of Financials:

Mr. Perry commented that in September there will be a large increase in financials. The debt service that we will pay, which is around $900,000 a year, for the September payment is all principal and will only pay a small portion of the interest in March. Mr. Metcalfe commented that beginning in June staff will put together an end-of-year projection and update it monthly.

C. Consider ratifying the April 2006 expenditures as presented:

MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RATIFY THE APRIL 2006 EXPENDITURES AS PRESENTED. APPROVED (4-0).

V. DISCUSSION ITEMS

A. Continue discussion of “Draft Final” Airport Master Plans.

Mr. Metcalfe introduced Patrick Taylor, Coffman Associates, and asked if there were any questions or comments from the board regarding the Airport Master Plans. Mr. Metcalfe stated that there will be a public workshop and he will bring public input back to the board for review. After the public workshop, the next step would be to present to the Board of County Commissioners. Mr. Moore asked if the 1,161 feet of runway extension will be left in the plans. Mr. Metcalfe responded that the land use criteria, just north of the airport, is based upon the assumption that there will be an extension. In addition, it would maximize the airport’s future options and give the runway an additional 1,200 feet. Mr. Peel, Johnson County Planning and Development, stated if there is a chance that the runway would exist someday then he agreed it should be in the master plan. Mr. Dixon asked Mr. Metcalfe how the recent Intermodal talks with the City of Gardner would impact the airport. Mr. Metcalfe stated he was on the Intermodal Committee for the City of Gardner and that BNSF Railway has studied several sites for an Intermodal facility and briefed the airport board on their activities. The rail operation will be the center of the project and would replicate BNSF facilities in Joliet, Illinois and Alliance, Texas. Mr. Wittenborn asked if there is a distribution point, such as this, would it necessarily mean that a manufacturer like Sony or General Electric would locate a field facility here. Mr. Taylor replied that the industrial type use, as the airport, would generally attract them. Mr. Macan, M.S. Aviation, asked if the runway is capable of landing the aircraft that are allowable to land with that extension. And, if the RPZ would be adequate if there were an additional 1,100 feet on the north end of the runway. Mr. Metcalfe responded that the runway, as currently designed, can handle virtually any aircraft in the domestic fleet. The length becomes an issue on a hot, high-density altitude day where the aircraft is full of fuel and needs a lot of asphalt to land. The Airport Commission board has redirected Coffman Associates to re-evaluate the New Century AirCenter and provide some justification and recommendation that would attract a significant cargo carrier. Once that is complete, it will be brought back to the Airport Commission board for discussion. Mr. Peel made a suggestion that the Intermodal relationship to the New Century AirCenter might be part of that view on the chance that there may be scenarios that would either involve items to be shipped out or parts brought into the airport.
B. Discuss date and format for the Public Workshop on the Airport Master Plans.

Mr. Metcalfe briefed the board on the history and process of the previous public meeting for the Airport Master Plans. Chairman Shepard commented that the workshop format is a great idea and it would allow for a lot of honest feedback and input. Chairman Shepard asked the board if they would like to participate in the workshop sessions. Mr. Wittenborn commented that he would like to attend the workshop.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO TABLE DISCUSSIONS UNTIL THE NEXT MEETING IN JUNE. APPROVED (4-0).

C. Report of the President, Southwest Johnson County EDC.

Mr. Metcalfe updated the board on current projects and proposals.

VI. BUSINESS FROM THE FLOOR

VII. EXECUTIVE SESSION

MOVED BY MR. WITTENBORN AND SECONDED BY MR. DIXON TO GO INTO EXECUTIVE SESSION AT 10:18 A.M. FOR TEN MINUTES. AFTER A BRIEF BREAK, AT 10:28 A.M., THE SESSION RECONVENED, FROM 10:30 A.M. TO 10:40 A.M., FOR AN ADDITIONAL TEN MINUTES. APPROVED (5-0).

VIII. ADJOURNMENT

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO ADJOURN THE MEETING AT 10:41 A.M. APPROVED (5-0).
JOHNSON COUNTY AIRPORT COMMISSION
MINUTES – June 28, 2006, 9:00 a.m. – New Century, KS

Airport Commission

Present: Messrs. Dixon, Downing, Hansen, Moore, Shepard, Weisenburger and Wittenborn

Absent:

Staff: Dunham, Metcalfe, Perry, Helsel and Bellinger

Others: Gwynne Alspaugh, League of Women Voters of Johnson County
Angelo Fiaturelo, Kansas City Aviation Center
Randy Martis, RMC Investments, L.L.C.
Tony Mateer, Kansas City Aviation Center
Commissioner John Segale, Johnson County BoCC

Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE THE MINUTES, OF THE MAY 24, 2006 MEETING AS PRINTED AND DISTRIBUTED. APPROVED (7-0).

II. REPORT OF THE CHAIRMAN

No Report of the Chairman.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe announced that the Master Plan Public Workshop has been scheduled for 7:00 p.m. on Monday, July 24, at the Ball Conference Center, just south of 151st street and next to the new YMCA, in Olathe. Chairman Shepard asked Mr. Metcalfe if there were any updates from Coffman Associates to the Master Plan. Mr. Metcalfe responded that Coffman Associates contacted the FAA and was told that there isn’t a justification for adding runway length. The FAA is paying for the Master Plan and therefore they are recommending leaving the plan as is.

Mr. Weisenburger stated that whether the FAA pays for it or not, it shouldn’t be an issue to include the words of additional footage in the Master Plan. Mr. Downing asked if the Intermodal would change the Master Plan in any way. Mr. Metcalfe replied that if there were more significant distribution buildings, as part of this complex, then there may be more executive aircraft. He said the additional traffic would probably not be noticeable, perhaps one hundred more flights a year coming into New Century AirCenter. Mr. Dixon stated that the board should make a decision on whether to add additional length. Chairman Shepard asked that the board wait until the discussion items before making a motion on whether to add
additional footage to the Master Plan.

Mr. Perry commented that the FAA has accepted the runway reconstruction project completion. Holland Corporation, who has done all the reconstruction work, completed the project $143,000 under their original bid. Burns & McDonnell is working on getting the as-built, electronic and paper formats, complete. Traffic operations through the end of May were about 3,000 ahead of where it was last year. A large amount of traffic operations is due to the downtown airport being closed. Mr. Perry continued that he had received a letter from the FAA stating that the benefit cost analysis fell below 1.0 for the control tower at New Century AirCenter. This means the FAA will no longer fully fund the tower at New Century AirCenter and we will have to pick up five percent on the cost which is about $50,000. Mr. Perry stated that he is in the process of appealing that decision. He will show that the runway was closed for about four and a half months and that the military traffic had declined significantly due to the Schnook helicopters being deployed. Normally there are sixteen helicopters based here and we only have three now; due to the military action.

B. Summary of Financials:

There were no questions or comments on the financials.

C. Consider ratifying the May 2006 expenditures as presented:

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DOWNING TO RATIFY THE MAY 2006 EXPENDITURES AS PRESENTED. APPROVED (7-0).

V. DISCUSSION ITEMS

A. Discussion to review hangar expansion for Kansas City Aviation Center.

Mr. Fiaturelo readdressed the board regarding a hangar expansion at Executive Airport. Chairman Shepard thanked Mr. Fiaturelo for coming to the meeting and expressing his concerns.

B. Report of the President, Southwest Johnson County EDC.

Mr. Kindle announced that he has accepted a position as Manager of Economic Development with KCP&L and his last day with Southwest Johnson County EDC will be Friday, July 7, 2006.

VI. BUSINESS FROM THE FLOOR

Mr. Wittenborn made a motion to direct Coffman Associates to include a total of 9,000 feet for the New Century AirCenter runway and complete appropriate surveys for that expansion. Mr. Metcalfe will contact Coffman Associates to determine if they would be able to complete prior to the Master Plan Public Workshop on Monday, July 24, 2006.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. HANSEN TO DIRECT COFFMAN
ASSOCIATES TO INCLUDE A TOTAL OF 9,000 FEET FOR THE NEW CENTURY AIRCENTER RUNWAY AND COMPLETE APPROPRIATE SURVEYS. APPROVED (4-1-2). CHAIRMAN SHEPARD AND MR. WEISENBURGER OPPOSED; MR. DIXON ABSTAINED.

VII. EXECUTIVE SESSION

Mr. Metcalfe requested going into Executive Session for a preliminary discussion of land acquisition.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO GO INTO EXECUTIVE SESSION AT 10:01 A.M. FOR FIFTEEN MINUTES TO DISCUSS LAND ACQUISITION. APPROVED (7-0).

VIII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:16 a.m.
JOHNSON COUNTY AIRPORT COMMISSION
MINUTES – July 26, 2006, 9:00 a.m. – New Century, KS

Airport Commission

Present: Messrs. Dixon, Downing, Hansen, Shepard, Weisenburger and Wittenborn

Absent: Mr. Moore

Staff: Dunham, Metcalfe, and Bellinger

Others: Dan Claassen, ExecHangar LLC
Ray Olsen, Ray Olsen LLC
Commissioner John Segale, Johnson County BoCC
Brian Thompkins, HNTB

Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE JUNE 28, 2006 MEETING, WITH THE EXCEPTION OF A CORRECTION STATING THAT MR. DIXON HAD ABSTAINED FROM VOTING FOR THE IXD MASTER PLAN EXTENDING RUNWAY 18-36 TO 9,000 FEET. APPROVED (5-0).

II. REPORT OF THE CHAIRMAN

A. Election of officers at August meeting – appointment of Nominating Committee

Chairman Shepard asked Mr. Dixon and Mr. Downing to form a committee for selecting a slate of officers to present for election at the next regularly scheduled meeting in August.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Weisenburger, at 9:05 a.m., joined the Airport Commission meeting. Ms. Dunham updated the board on the Midwest Soccer Complex. She stated that a breach letter notifying them that they are in default was sent to Midwest Soccer and the bank. Chairman Shepard asked what other liability options were available to the Airport Commission. Ms. Dunham responded that we were still the underlying owners of the land and it is the responsibility of Midwest Soccer and the bank to make sure the building is secure and safe. It is also their responsibility for mowing and upkeep of the property. Ms. Dunham stated that if we, JCAC, mowed and performed weed control on the property then we would charge the bank for those services.

Mr. Metcalfe updated the board on the Southwest Johnson County EDC position. There is a strong candidate and genuine interest from both sides. If that doesn’t work out then we’ll do a full-scale search.
Mr. Metcalfe updated the board on the control tower issues and that Mr. Perry had filed a protest, which included supporting documentation, with the FAA. If that doesn’t resolve the issues with the FAA then another option would be to begin contacting members of congress.

B. Summary of Financials:

There were no questions or comments on the financials.

C. Consider ratifying the June 2006 expenditures as presented:

**MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO RATIFY THE JUNE 2006 EXPENDITURES AS PRESENTED. APPROVED (6-0).**

V. **DISCUSSION ITEMS**

A. **Consider approving an executive hangar development proposal by ExecHangar LLC for new Century AirCenter.**

Mr. Metcalfe briefed the board on an executive hangar proposal at New Century AirCenter by Dan Claassen of ExecHangar LLC. Mr. Claassen presented to the board his concept of building an executive, corporate-type hangar that will be more of a condominium approach. People that own and operate aircraft would buy into and enjoy the benefits of the facility, as an owner, by purchasing their own fuel and services at cost. There can be offices and operational or maintenance personnel on site. Or, they can simply purchase a space in the hangar and they would have access to all the common areas (oversized restrooms, lobby and conference rooms for pre and post flights). It will be a corporate hangar that will be shared in an ownership position and operation status, not just one or two owners. The interest is already there for the phase 1 level of the operation. In addition, it will not be a facility that will be open or staffed 24 hours a day and will not be open to the public. The fuel will be used for our own purposes and not sold to the general pilot community. The staffing, line and concierge services will be available on an as needed basis. The parking lot will be open for anyone to drive in, but, the door to the facility and the gate to the tarmac will be coded entry. There will be cameras located inside and outside so you’ll be able to log on to the internet and view the facility at anytime. Mr. Wittenborn asked Mr. Claassen how the bulk storage will be handled and who will be the operator. Mr. Claassen responded that they would license themselves and provide all the safety tests. They are planning to use Zarsky underground tanks, a 40-year fibreglass tank within a tank, which includes built-in monitors. If there is a purge in the system, including the piping, it all feeds back and the alarms go off and will shut everything down. There is underground containment for any primary breach in the system. It looks better and through the years does not need repainting. The whole concept is to look like an executive terminal. Mr. Weisenburger asked Mr. Metcalfe if we would receive a fuel fee and how it would be monitored. Mr. Metcalfe responded that the current fee is .08 for every gallon dispensed and the way we’ve applied it is to ask for a copy of the invoice when the fuel is delivered. Mr. Shepard asked Mr. Claassen if location would be a limitation to where phase 2 would be located. Mr. Claassen showed the layout of the facility and where phase 1 and 2 would be located. Chairman Shepard asked Mr. Metcalfe, in his opinion, if the plan was viable. Mr. Metcalfe replied that with all the proposals that he has seen, so far, that Mr. Claassen had one of the most sophisticated proposals and the one most likely to succeed. Ms. Dunham commented that this was the first she had heard of the proposal and requested to review the lease before the
MOVED BY MR. DIXON AND SECONDED BY MR. WEISENBURGER TO APPROVE A LEASE AGREEMENT FOR AN EXECUTIVE HANGAR DEVELOPMENT PROPOSAL BY EXECHANGAR LLC FOR NEW CENTURY AIRCENTER, PENDING REVIEW BY LEGAL AND MR. METCALFE AND AUTHORIZING SIGNATURE APPROVAL BY THE CHAIRMAN AS PRESENTED. APPROVED (6-0).

B. Continue discussion of IXD Master Plan to extend Runway 18-36 to 9,000 feet.

Mr. Dixon asked the board if the additional 500 sq. ft. to extend the runway on the Master Plan at New Century AirCenter was worth the cost of $8,000, if the FAA would not cover the cost of the extension. Mr. Wittenborn commented that it should be a consideration to extend the runway. We’re looking at a long-term plan and our facility is geographically one that air cargo may look at and should be included. Mr. Metcalfe stated his concerns, if the Airport Commission board would approve the extension and it would go before the BoCC for approval, and that there already were conflicting developments on the ground. In addition, tacking on the additional 500 feet beyond 8500 sq. ft. could be a credibility issue. Mr. Wittenborn commented that 9,000 feet is still a gate for heavier planes to operate long distance. Aircraft will perform better as time goes and would require less runway, but, his plan and vision would be to extend it for future use. Mr. Downing asked if it would be a time constraint if we decided years down the road to extend the runway. Mr. Metcalfe responded that the timing to make an amendment to the Master Plan would be around two months. Commissioner Segale stated that the issue, as he sees it, is protecting the runway on a land use principal. And, if technology is improving that would allow aircraft to take off and land in shorter spaces then it would be hard to argue for extending the runway.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. DIXON TO APPROVE THE MASTER PLAN AS ORIGINALLY PRESENTED AT THE JUNE MEETING, FOR A TOTAL OF 8,500 SQ. FT. ON RUNWAY 18-36 AT NEW CENTURY AIRCENTER. APPROVED (5-1). OPPOSED BY MR. HANSEN.

C. Discuss IXD Taxiway Lighting Project.

Mr. Metcalfe commented that the FAA will fully fund the project.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:16 a.m.
JOHNSON COUNTY AIRPORT COMMISSION

MINUTES – September 13, 2006, 9:00 a.m. – New Century, KS

Airport Commission

Present: Messrs. Dixon, Downing, Moore, Shepard and Weisenburger

Absent: Messrs. Hansen and Wittenborn

Staff: Dunham, Metcalf, Perry, Helsel and Bellinger

Others: Randy Mardis, RMC Investments, L.L.C.
Andy Maysent, HNTB
Kenneth Perkins, private citizen
Commissioner John Segale, Johnson County BoCC
Jason Tally, private citizen
Bob White, Tower Chief New Century AirCenter (IXD)

Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DOWNING AND SECONDED BY MR. DIXON TO APPROVE THE MINUTES OF THE JULY 26, 2006 MEETING AS PRESENTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

A. Election of officers – Report of the Nominating Committee

Chairman Shepard asked the Nominating Committee what were their recommendations for election of officers. Mr. Downing stated that the Nominating Committee recommended that the current officers remain in office for this next term.

MOVED BY MR. DOWNING AND SECONDED BY MR. DIXON TO APPROVE RECOMMENDATIONS BY THE NOMINATING COMMITTEE TO HAVE THE CURRENT OFFICERS REMAIN IN OFFICE FOR THIS NEXT ONE YEAR TERM. (4-0).

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Weisenburger, at 9:05 a.m., joined the Airport Commission meeting. Mr. Metcalf briefed the board on the Master Plan Public Workshop.

Mr. Perry requested having a member of the Airport Commission sit in on a rating committee for selecting a Retainer Engineer for future FAA Grant Eligible projects. This is routinely done every three years. Mr. Dixon asked if the airport was allowed to pre-qualify. Mr. Perry replied, no, we were not. Mr. Weisenburger volunteered to be on the rating committee and Mr. Dixon
volunteered as a back-up.

B. Summary of Financials:

There were no questions or comments on the financials.

C. Consider ratifying the July and August 2006 expenditures as presented:

MOVED BY MR. WEISENBERGER AND SECONDED BY MR. DIXON TO RATIFY THE JULY AND AUGUST 2006 EXPENDITURES AS PRESENTED. APPROVED (5-0).

V. DISCUSSION ITEMS

A. Consider approving a 6-month extension of RMC Investments L.L.C. (Randy Mardis) Right of First Refusal for a hangar site at Johnson County Executive Airport.

Mr. Metcalfe updated the board members on the request by Mr. Mardis for a 6-month extension on a Right of First Refusal. Mr. Mardis stated that he was bringing in a couple more people to help with modifying and redesigning the original hangar site to accommodate a large twin aircraft. Mr. Moore asked if a 6-month extension would be sufficient or would they be back requesting additional time. Mr. Jason Talley replied that a 6-month extension would be sufficient in completing this project. Mr. Dixon asked whether Right of First Refusals should be brought before the board and not handled by the Executive Director as a day-to-day operation. Mr. Weisenburger commented that he preferred being made aware of such requests. Chairman Shepard stated that this discussion should be placed under new business or an agenda item for the next monthly meeting.

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBERGER TO APPROVE A 6-MONTH EXTENSION OF RMC INVESTMENTS L.L.C. (RANDY MARDIS) RIGHT OF FIRST REFUSAL AS PRESENTED. APPROVED (5-0).

B. Consider a T-hangar Rate Adjustment for 2007.

Mr. Perry presented to the board financial numbers of a recommendation to increase t-hangar rates by five percent and information on what the surrounding airports charge. Mr. Kenneth Perkins asked how many people were currently on the waiting list for t-hangars. Mr. Perry replied there were 180-190 people. Mr. Weisenburger stated that he was in favor of the increase.

MOVED BY MR. MOORE AND SECONDED BY MR. DOWNING TO APPROVE A T-HANGAR RATE ADJUSTMENT EFFECTIVE JANUARY 1, 2007 AS PRESENTED. APPROVED (5-0).

C. Consider a proposal from Global Signal (successor to Sprint Spectrum in a ground lease for a cell tower at New Century) to buy out the remaining term of the lease for a lump-sum payment and to modify the lease agreement.

Mr. Metcalfe presented background information on cell tower leases at New Century AirCenter. As a requirement, New Century AirCenter would receive 50% of the revenue on rent collected for additional cell set-ups on the tower. To date, Global Signal has added two additional set-ups with the possibility of adding four more. Ms. Dunham stated that Global Signal’s proposal to
buy out the remaining term of the lease, around 30 years, is very favorable. However, she is not comfortable, on a legal basis, with Global Signal wanting an outright assignment of the lease. Mr. Metcalfe added that if we considered Global Signal’s proposal there would be a one-time payout of $367,000. Mr. Dixon asked what the footprint is of the lease. Mr. Perry replied that it is a little over an acre. Mr. Metcalfe asked the board if they were in favor of cashing in on the one-time payout, continue to lease or do further research. It was recommended by the board for Ms. Dunham to counter Global Signal’s offer on their proposal.

D. Consider approving an Amendment to the Steel & Pipe Supply Company lease to add 17.2 acres to the existing leasehold.

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO APPROVE AN AMENDMENT TO STEEL & PIPE SUPPLY COMPANY’S EXISTING LEASE, PER THE SURVEY, AS PRESENTED. APPROVED (5-0).

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:16 a.m.

Brad Weisenburger, Secretary

R. Lee Metcalfe, Executive Director
Airport Commission

Present: Messrs. Dixon, Downing, Hansen, Moore, Shepard, Weisenburger and Wittenborn

Absent:

Staff: Dunham, Metcalfe, Perry, Helsel and Bellinger

Others: Steven Baldwin, Danisco
        Andy Maysent, HNTB
        Ray Olsen, Ray Olsen, L.L.C.
        Tom Riederer, Southwest Johnson County EDC

Chairman Shepard called the meeting to order at 9:00 a.m.

(NOTE: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DIXON AND SECONDED BY MR. WEISENBURGER TO APPROVE THE MINUTES OF THE SEPTEMBER 13, 2006 MEETING AS PRESENTED. APPROVED (7-0).

II. REPORT OF THE CHAIRMAN

A. Blanka Bellinger – 5 year anniversary.

   Chairman Shepard congratulated Blanka Bellinger and expressed the board’s appreciation for her five years of dedicated service.

B. Discuss combining the November and December Airport Commission meetings.

APPROVED BY ALL TO COMBINE THE NOVEMBER AND DECEMBER MEETINGS TO WEDNESDAY, DECEMBER 6, 2006 AS PRESENTED. APPROVED (7-0).

IV. EXECUTIVE SUMMARY

A. Review staff reports:

   Mr. Metcalfe stated that New Century AirCenter is one of three finalist sites for a 450,000 sq. ft. consumer goods distribution operation. This is being handled by a local broker who has stated that NCAC, so far, is their first choice. Mr. Metcalfe updated the board on a rumor about the Midwest Soccer Facility, Gary Hammack, and that there may be a new lender. Mr. Metcalfe added that no lender has contacted him. Chairman Shepard asked Ms. Dunham how the court date on the foreclosure would affect the site if there is a new lender. Ms. Dunham said that there was an informal hearing with the judge and she did not expect it to go to trial until next spring. Chairman Shepard asked Ms. Dunham if there was an update on the Global Signal telephone tower. Ms. Dunham replied that she has been in discussions with Global
Signal and she still is not comfortable with the documentation. Mr. Metcalfe introduced new EDC President, Tom Riederer.

Mr. Perry reported that the selection committee is in process of reviewing the engineering RFP’s. Mr. Wittenborn asked Mr. Perry the reason for the decrease in traffic count at OJC. Mr. Perry responded that economics, primarily the cost of fuel, were affecting the count at OJC.

B. Summary of Financials:

There were no questions or comments on the financials.

C. Consider ratifying the September 2006 expenditures as presented:

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO RATIFY THE SEPTEMBER 2006 EXPENDITURES AS PRESENTED. APPROVED (7-0).

V. DISCUSSION ITEMS

A. Consider a policy for use of Rights of First Refusal and Options on Ground Leases at New Century AirCenter and Executive airports.

Mr. Metcalfe briefed the board on the current process for establishing a Right of First Refusal or Option on Ground Lease for the New Century AirCenter and Executive airports. Besides a timing issue, typically, a company doesn’t want their name mentioned in a public meeting and if it is brought before the board it would be a matter of public record. Mr. Dixon asked Mr. Metcalfe if there is a fee for an Option Lease and has the current system been working. Mr. Metcalfe responded that there is a fee charged and the system has been working well. Ms. Dunham stated that she would like a simple motion approving the continued practices of Right of First Refusal and Options on Ground Leases.

MOVED BY MR. HANSEN AND SECONDED BY MR. DOWNING TO APPROVE CONTINUING CURRENT PRACTICES FOR RIGHTS OF FIRST REFUSAL AND OPTIONS ON GROUND LEASES AT NEW CENTURY AIRCENTER AND EXECUTIVE AIRPORTS AS PRESENTED. APPROVED (7-0).

B. Consider approving a termination agreement for Heartland Cement Company.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE A TERMINATION AGREEMENT FOR HEARTLAND CEMENT COMPANY AS PRESENTED. APPROVED (7-0).

C. Report of the President, Southwest Johnson County EDC.

New EDC President, Tom Riederer, updated the board on current projects and proposals.

VI. BUSINESS FROM THE FLOOR

Mr. Downing asked Mr. Metcalfe if the property on the east side of the airport at New Century was available for leasing. Mr. Metcalfe responded there is about 700 acres of raw ground that could be developed mostly on the north and east side of the airport. Mr. Dixon asked Mr.
Mr. Metcalfe what the current consideration is for employing a permanent engineering staff member and the status on improving security. Mr. Metcalfe replied that there is not really a need for a permanent staff member and contracting for engineering services on an as need basis seems to be working well. Mr. Perry added that there are specific FAA projects that require engineering monitoring services and are paid with FAA funding. Mr. Dixon asked about the status of the security study. Mr. Metcalfe stated that staff had met with a fence contractor and would follow-up on those results. Mr. Dixon asked if the board could revisit the discussion of meeting monthly versus meeting quarterly. Chairman Shepard requested that the discussion of board meetings be added to the next meeting’s agenda.

Ms. Dunham briefed the board on the recent Airport Law Workshop she attended.

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:00 a.m.

______________________________  ________________________________
Brad Weisenburger, Secretary    R. Lee Metcalfe, Executive Director
Chairman Shepard called the meeting to order at 9:00 a.m.

(Note: Heading, paragraph numbers and letters correspond to agenda numbers and letters. Items are listed in order of discussion.)

I. APPROVAL OF MINUTES

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO APPROVE THE MINUTES OF THE OCTOBER 25, 2006 MEETING AS PRESENTED. APPROVED (5-0).

II. REPORT OF THE CHAIRMAN

No report of the Chairman.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe informed the board that plans are to extend the electric and natural gas to make all utilities available to all the sites on Highland Street. The water and sewer lines have already been extended on Highland.

Mr. Dixon asked what the relationship between the intermodal, our waste treatment plant and what Gardner or Johnson County may do about a new wastewater treatment plant. Mr. Weisenburger replied that discussion would include Gardner, Johnson County and possibly Spring Hill.

B. Summary of Financials:

There were no questions or comments on the financials.
B. Consider ratifying the October and November 2006 expenditures as presented:

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO RATIFY THE OCTOBER AND NOVEMBER 2006 EXPENDITURES AS PRESENTED. APPROVED (5-0).

V. DISCUSSION ITEMS

A. Consider a request from Heartland Golf (Prairie Highlands) to extend the deadline of the proposed wastewater effluent pipeline project at New Century AirCenter.

Mr. Orr, attorney representing Heartland Golf, requested a one-year extension to their deadline of the proposed wastewater effluent project at New Century AirCenter, subject to a callback for project updates. First of all, there is a possibility that the treatment plant may move. If that would occur soon enough then it would not be in Heartland Golf’s best interest to proceed with the project. Step one, will be to talk with the wastewater folks to determine how soon the move will occur. Step two, will be to discuss the most economical ways to minimize the intrusions and possible dangers of this project to the airport.

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DOWNING TO APPROVE A REQUEST BY HEARTLAND GOLF (PRAIRIE HIGHLANDS) FOR A ONE-YEAR EXTENSION, SUBJECT TO A CALLBACK FOR PROJECT UPDATES OF THE PROPOSED WASTEWATER EFFLUENT PIPELINE PROJECT AT NEW CENTURY AIRCENTER AS PRESENTED. APPROVED (5-0).

B. Report of consulting water system engineer Gary Hamilton on the 3,000,000 gallon main storage tank.

Mr. Metcalfe stated that New Century AirCenter is the only water utility source and supplies water to the industrial users, Sheriff, Jail facility, Community Corrections and the 400-500 apartment complex facility. Gary Hamilton, Hamilton Inspections, briefly described the coating project and costs, $320,000 to $330,000, associated with the cleaning and painting of the 3,000,000 gallon main storage tank and $80,000 for the replacement of manifolds and pumps. Chairman Shepard asked what percentage of the cost would be the exterior of the storage tank. Mr. Hamilton replied that it would be 25 percent. The majority of the work would be in the interior of the tank where it will be necessary to drill a large hole in the side of the tank to get the equipment, rigging and rafter’s set-up for cleaning. Mr. Hamilton will go back to the subcontractor to getting a better pricing on the bid.

C. Consider approving a request to the BoCC to increase our 2007 budget authority by the total cost of estimated water system repairs.

MOVED BY MR. DIXON AND SECONDED BY MR. WEISENBURGER TO APPROVE REQUESTING THE BOCC TO INCREASE AND REPUBLISH OUR 2007 BUDGET AUTHORITY BY $400,000 FOR CAPITAL EXPENDITURES AS PRESENTED. APPROVED (5-0).

D. Update on security at New Century AirCenter and Executive Airport.
Mr. Metcalfe updated the board on the meeting with Mike Neely, Mann Fence, regarding estimates for supplying materials and installation of gates for $114,952. This does not include any additional fencing or Jersey barriers or electrical connections. To include electrical connections would be an additional cost of $5,000 to $15,000 per gate. Also, there would be maintenance and repair issues on an ongoing basis as well as increase in electrical costs. Part of the costs to the gates would be ground detection motts that would be located in the pavement to tell when a vehicle has passed through and it would close automatically. Fire, medical and police would also need access to the gates. Mr. Metcalfe added that one of the options to consider is coded cards that could be issued to individuals. However, a huge factor to consider is the administrative load of administering original cards and the ongoing re-issuance of lost cards. Mr. Dixon stated that Executive airport is very vulnerable because 151st Street has an enormous amount of traffic and access is wide open from both 151st and Pflumm. Mr. Downing recommended using a time-delayed pad for access to the airport. Mr. Metcalfe suggested exploring the mechanics and electrical costs, for now, of security at Executive Airport.

E. Discussion for the Airport Commission Board to continue monthly meetings or change to meeting on a quarterly basis.

MOVED BY MR. DIXON AND SECONDED BY MR. HANSEN TO APROVE CHANGING THE AIRPORT COMMISSION MONTHLY MEETINGS TO BI-MONTHLY MEETINGS, WITH THE ABILITY TO CALL SPECIAL MEETINGS WHEN NEEDED, COMMENCING IN FEBRUARY 2007 AS PRESENTED. APPROVED (4-1). MR. WEISENBURGER OPPOSED.

F. Report of the President, Southwest Johnson County EDC.

New EDC President, Tom Riederer, updated the board on current projects and proposals.

VI. BUSINESS FROM THE FLOOR

Mr. Baldwin, Danisco USA, commented that the Johnson County Railroad is vital to their business and recommended a long-term plan to make arrangements of a locomotive back-up. In addition, he added that they are a large water user of three to five million gallons a month.

VII. EXECUTIVE SESSION

MOVED BY CHAIRMAN SHEPARD AND SECONDED BY MR. DIXON TO GO INTO EXECUTIVE SESSION AT 10:40 A.M. FOR 15 MINUTES.

A. Update on pending litigation (Midwest Soccer).

B. Discuss land acquisition.

VIII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:55 a.m.