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. HANSEN TO APPROVE THE MINUTES OF THE DECEMBER 3, 2008 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 reported that our biggest demand for capital is pavement on the airfields. On the operation side, we are somewhat recession-proof because the vast majority of our revenues are contractual. Typically, rents go up every five to ten years by whatever inflation is during that period. He added that he does anticipate a significant negative impact on the budget because of the economy. However, there is a reduction in the use of the rail business and fuel flowage fees. And, real estate and aviation is also down somewhat. He does anticipate a turnaround as the economy begins to come back.

Mr. Perry stated that FAA projects are scheduled to be approved before the BoCC on the initial grant for a slurry seal and taxiway at Executive Airport. FAA states there may be stimulus money available and the project to use those funds on would be the northeast tie down ramp at Executive. That will be 100% funds; no match involved. Mr. Downing asked about Homeland Security cracking down on larger aircraft and how would that impact our airports. Mr. Perry responded that it would not impact us as much as it would the FBOs. The operators of the large aircraft would be responsible for doing an in-depth background check on pilots. Mr. Metcalfe added that any general aviation aircraft, operating within the secure area of a commercial airport, pilot and crew would need to be badged as if they were pilot’s of commercial aircraft. Mr. Olsen, Ray Olsen, Inc., commented that this would greatly affect the general aviation population. Mr. Cotton, KCAC, agreed on the constraints and how it will affect their operations at Executive Airport.

B. Summary of Financials:

Mr. Perry commented that the Airport Commission, as of mid-year 2008, is now on the county’s Oracle© system.

C. Consider ratifying the December 2008 and January 2009 expenditures as presented:

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. HANSEN TO RATIFY THE DECEMBER 2008 AND JANUARY 2009 EXPENDITURES AS PRESENTED. APPROVED (5-0).

V. DISCUSSION ITEMS

A. Discuss options for locating a hangar at New Century for Butler National Corporation.

Mr. Metcalfe briefed the board on the options for consideration of a hangar site and lease agreement for Butler National Corporation. Of the three site options, Butler National would prefer site A. Mr. Metcalfe stated he and Mr. Meisinger had a gentlemen’s agreement, a joint understanding, that Executive Beechcraft would have first right to use site A as it is in the middle of their complex of hangars. There is no current option agreement on that site giving Executive Beechcraft any claim to it. Site B is on an existing ramp with tie downs that currently are administered by Executive Beechcraft. Site C would be the best green field site, but is elevated three or four feet from the adjacent ramp, which would require quite a bit of site work.
Mr. Reedy, Butler National Corporation, confirmed their interest and preference for site A. Ms. Dunham stated there is a legal Right of First Refusal in place with Butler National Corporation and the board has some legal obligation as it supersedes the prior agreement with Executive Beechcraft. Mr. Metcalfe replied that the Right of First Refusal was made with the condition of Executive Beechcraft having the opportunity to exercise their right of the oral agreement. Mr. Brock, Executive Beechcraft, responded that he would need to go back and discuss with management if they still have an interest in site A. Chairman Shepard asked if Mr. Brock would be able to give Mr. Metcalfe a response by Friday, March 6th. Mr. Brock replied that he would. Mr. Metcalfe stated, depending on whether Executive Beechcraft decided to pursue the oral agreement on site A, he would enter into an option agreement with Butler National. In addition, the agreements for either party would include performance requirements for construction.

B. Consider approving a lease extension agreement with Johnson County Fire District #1.

Mr. Metcalfe briefed the board on the history of the Johnson County Fire District #1.

MOVED BY MR. DIXON AND SECONDED BY MR. HANSEN TO APPROVE A LEASE EXTENSION AGREEMENT WITH JOHNSON COUNTY FIRE DISTRICT #1 AS PRESENTED. APPROVED (5-0).


Mr. Perry updated the board on the 2010 budget for the Airport Commission. He reminded the board that they would need to vote on the proposed budget at the March 25th meeting as it goes before the BoCC in April.

D. 2008 Audit Report

Mr. Metcalfe briefed the board on a recent internal audit. Audits are performed throughout Johnson County departments on a random basis. Commissioner Wood asked if the Airport Commission is on the Oracle© system. Mr. Perry replied that we now are on the Oracle© system. When the county purchased Oracle©, they did not purchase the modules that covered our rail, water and t-hangar accounts. The Oracle© system modules have now been customized to cover those accounts.

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

Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. EXECUTIVE SESSION – Personnel Matters

MOVED BY MR. DIXON AND SECONDED BY MR. WEISENBURGER TO GO INTO EXECUTIVE SESSION AT 10:28 A.M., FOR 10 MINUTES, FOR PERSONNEL MATTERS.
APPROVED (5-0).

VIII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:38 a.m.

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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. HANSEN AND SECONDED BY MR. MOORE TO APPROVE THE MINUTES OF THE FEBRUARY 25, 2009 MEETING AS PRESENTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

A. Lee Metcalfe – 20 Year Anniversary.

Chairman Shepard congratulated Lee Metcalfe and expressed the board’s appreciation for his twenty years of dedicated service.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe briefed the board on stimulus funds through the Kansas Department of Transportation that may be available for our short line railroad. The railroad track is in constant need of rehabilitation as it was designed to handle railroad cars in the 1940’s that were half as long and weighed half as much as the cars of today. $200,000 of the $300,000 will go toward track rehabilitation. The remaining $100,000 is for a truck-rail transload facility.

Chairman Shepard asked Mr. Metcalfe if there was an update on Rural Water District #7. Mr. Metcalfe replied that active conversations are ongoing and Rural Water District #7 is still interested in purchasing the Airport Commission water system.
Mr. Perry reported that FAA AIP funding is still on track for the rehabilitation of the T2 taxiway and slurry seal at Executive Airport. There is also Aviation Stimulus Package funds available.

B. Summary of Financials:

Mr. Metcalfe stated that the Airport Commission is not as vulnerable to the economic swing as some of the other municipal agencies. The bulk of revenue received is contractual and would not change unless there is a cost of living adjustment rate or some of the businesses run into significant financial problems.

C. Consider ratifying the February 2009 expenditures as presented:

MOVED BY MR. HANSEN AND SECONDED BY MR. WITTENBORN TO RATIFY THE FEBRUARY 2009 EXPENDITURES AS PRESENTED. APPROVED (4-0).

V. DISCUSSION ITEMS

A. Consider approving a lease for office space in the airport administration building at New Century for BJS Pilot Ground School.

Mr. Metcalfe briefed the board on a request to lease office space from BJS Pilot Ground School and gave background history of the business. They have asked for a six month relief with paying higher rent at the end of the six months. Ms. Dunham commented that fair market value needs to be looked into and there should be a clause in the lease to include deferred rent.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. HANSEN TO APPROVE A LEASE FOR OFFICE SPACE IN THE AIRPORT ADMINISTRATION BUILDING AT NEW CENTURY FOR BJS PILOT GROUND SCHOOL SUBJECT TO THE CONDITIONS OF FAIR MARKET VALUE AND A DEFERRED RENT CLAUSE INCLUDED IN THE LEASE AGREEMENT AS PRESENTED. APPROVED (4-0).

B. Consider approving JCAC Budget for 2010.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO APPROVE THE JOHNSON COUNTY AIRPORT COMMISSION BUDGET FOR 2010 AS PRESENTED. APPROVED (4-0).

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

Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. EXECUTIVE SESSION – Performance Review of Executive Director
MOVED BY MR. HANSEN AND SECONDED BY MR. WITTENBORN TO GO INTO EXECUTIVE SESSION AT 9:48 A.M., FOR 20 MINUTES TO DISCUSS PERFORMANCE REVIEW OF THE EXECUTIVE DIRECTOR. APPROVED (4-0).

VIII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:08 a.m.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO ADJOURN. APPROVED (4-0).

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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. DOWNING AND SECONDED BY MR. WEISENBURGER TO APPROVE THE MINUTES OF THE MARCH 25, 2009 MEETING AS PRESENTED. APPROVED (5-0).

II. REPORT OF THE CHAIRMAN

A. Award/Plaque presentation – Bill Hansen, April 2006 thru 2009.
   Chairman Shepard presented Bill Hansen a plaque and recognized his outstanding dedication and service in representing the Johnson County Airport Commission from April 2006 through April 2009.

B. Introduction of Airport Commission board member (4th District) – Bill Raynor
   Introduction of the new Airport Commission board member, Bill Raynor, filling the 4th District position, replacing Bill Hansen.

IV. EXECUTIVE SUMMARY

A. Review staff reports:
   Mr. Metcalfe gave an update on the BNSF Intermodal Crane Storage project. New Century AirCenter has been selected for the site location and they have retained an engineer to do a site
plan for a conditional use permit. Planning has been very cooperative and is fast tracking through their process. In addition, BNSF is buying the old Danisco corporate building to store electronics, controls, electric motors and other items they want to protect from the weather. They are projecting completion will be three to five years.

Mr. Metcalfe stated talks were ongoing for an agreement with Rural Water District No. 7.

Mr. Perry commented there is a coal tar seal project on the northeast apron at Executive Airport. The project falls under the ARRA (American Recovery & Reinvestment Act) or stimulus funding. Because it is tied in with slurry seal and T-2 taxiway reconstruction projects, the amount exceeds FAA’s $250,000 limit. Therefore, DBE (Disadvantaged Business Enterprise) are required, which mean they need to come up with 10% of the project costs. Bids were opened on May 1st and are now complete. Musselman & Hall was the lowest, Tandem, second lowest with Inland being the third lowest. DBE was an issue and there was not sufficient documentation showing DBE qualifications. The difference in cost is an estimated $20,000 between the lowest and third lowest companies. Chairman Shepard asked if the lowest bidder thought they had met the qualifications even though our engineer did not. Brett Wood replied that the lowest bidder only contacted two contractors out of a twenty-three page list of contractors. That was not deemed a reasonable, good faith effort. The contract was awarded to Inland Construction for the coal tar seal project.

Mr. Dixon asked Mr. Perry if there were funds available to resurface the short piece of road that runs east and west of the north most set of t-hangars at Executive Airport. Mr. Perry responded there were no additional funds. Mr. Metcalfe commented that airport capital funds could be used for patching the road and would have staff look into the request.

Mr. Perry stated that the County recently approved a change in their approval process that allows the department’s Executive Director or governing board to accept and sign grants.

B. Summary of Financials:

No additions to the Summary of Financials.

C. Consider ratifying the March and April 2009 expenditures as presented:

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBURGER TO RATIFY THE MARCH AND APRIL 2009 EXPENDITURES AS PRESENTED. APPROVED (5-0).

V. DISCUSSION ITEMS

A. Consider approving an Amendment to the Driver’s Training Area Lease Agreement with Risk Management Division of Johnson County, KS.

Ms. Dunham briefed the board on the current practices and variety of government training’s on the property leased. The amendment, requested by County auditors, is to update current practices of subleasing to other government entities for training purposes.
MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DOWNING TO APPROVE AN AMENDMENT TO THE DRIVER’S TRAINING AREA LEASE AGREEMENT WITH RISK MANAGEMENT DIVISION OF JOHNSON COUNTY, KS. AS PRESENTED. APPROVED (5-0).

B. Consider approval of a Water Development Agreement between the Airport Commission & US Industrial REIT II, a Texas real estate investment trust, for the Midwest Commerce Center (Paul Licausi).

Mr. Metcalfe stated that US Industrial REIT II is currently paying for the extension of the Airport Commission’s water main that ends on Conestoga street. The Airport Commission stubbed the main line near the end of the street and LS Commercial will pick up the line and it will become a transmission line as opposed to a water main line. Easements have been prepared for the water and gas lines.

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBURGER TO APPROVE THE WATER DEVELOPMENT AGREEMENT WITH US INDUSTRIAL REIT II SUBJECT TO FINAL MODIFICATIONS AND APPROVAL BY AIRPORT STAFF AND COUNTY LEGAL, SUBJECT TO AND CONDITIONED UPON THE BOARD OF COUNTY COMMISSIONERS’ (1) APPROVAL OF THE AGREEMENT TO SUPPLY WATER TO RURAL WATER DISTRICT NO. 7 AND (2) EXTENSION OF THE EXISTING WATER SUPPLY AGREEMENT BETWEEN THE COUNTY AND THE CITY OF GARDNER.  APPROVED (5-0).

C. Consider approval of an agreement between the Airport Commission and Rural Water District No. 7 for sale of water.

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DIXON TO APPROVE AN AGREEMENT BETWEEN THE AIRPORT COMMISSION AND RURAL WATER DISTRICT NO. 7 WITH THE RECOMMENDATION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AS PRESENTED. APPROVED (5-0).

D. Consider approval of an extension of the City of Gardner water agreement with the recommendation that the Board of County Commissioners approve it.

MOVED BY MR. WEISENBURGER AND SECONDED BY MR. DOWNING TO APPROVE AN EXTENSION OF THE CITY OF GARDNER WATER AGREEMENT WITH THE RECOMMENDATION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS AS PRESENTED. APPROVED (5-0).

E. Consider an approval of an Addendum to the CCHL ground lease to add .3829 acres to their existing leasehold to accommodate the construction of a second hangar at Executive Airport.

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBURGER TO APPROVE AN ADDENDUM TO THE CCHL GROUND LEASE TO ADD .3829 ACRES TO THEIR EXISTING LEASEHOLD TO ACCOMMODATE THE CONSTRUCTION OF A SECOND HANGAR AT EXECUTIVE AIRPORT AS PRESENTED.  APPROVED (5-0).

F. Consider an approval of an Option Agreement with Butler National Corporation covering the
proposed hangar construction site near Executive Beechcraft.

Mr. Metcalfe briefed the board on an Option Agreement with Butler National Corporation. The Option Agreement includes a timeline showing the due diligence that they are moving forward with the project. Mr. Dixon questioned why it would be a concern of the Airport Commission that Butler National Corporation show step-by-step progress as long as they are completed by the end deadline of March 31, 2010.

MOVED BY MR. DIXON AND SECONDED BY MR. WEISENBURGER TO APPROVE AN OPTION AGREEMENT WITH BUTLER NATIONAL CORPORATION WITH THE EXCEPTION OF REMOVING TIMELINE ITEMS OF TOPOGRAPHIC ENGINEERING DATA, SOILS BORING AND SOILS REPORTS. APPROVED (5-0).

G. Discuss FAA Grant Approval Procedures.

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBURGER TO GIVE THE EXECUTIVE DIRECTOR AUTHORITY TO SIGN ALL GRANTS, ONCE APPROVED BY AIRPORT BOARD CHAIRMAN OR VICE CHAIRMAN AS PRESENTED. APPROVED (5-0).

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

Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:25 a.m.

MOVED BY MR. DOWNING AND SECONDED BY MR. WEISENBURGER TO ADJOURN. APPROVED (5-0).

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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. MOORE TO APPROVE THE MINUTES OF THE MAY 27, 2009 MEETING AS PRESENTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

Chairman Shepard appointed John Dixon to preside as Secretary for today’s meeting, as Mssrs. Weisenburger, Secretary, and Wittenborn, Treasurer, were not in attendance.

IV. EXECUTIVE SUMMARY

A. Review staff reports:

   No additions to the staff reports.

B. Summary of Financials:

   No additions to the Summary of Financials.

C. Consider ratifying the May and June 2009 expenditures as presented:

MOVED BY MR. MOORE AND SECONDED BY MR. RAYNOR TO RATIFY THE MAY AND JUNE 2009 EXPENDITURES AS PRESENTED. APPROVED (3-0-1). MR. DIXON ABSTAINED.

V. DISCUSSION ITEMS
A. **Consider approving a lease agreement with BNSF.**

Mr. Metcalfe updated the board on a lease agreement with BNSF. This project has been ongoing for the past year and he praised the planning folks for expediting it through their system. He proposed that the airport board allow 50% credit to BNSF on their investments and the total value of improvements made to the Business Park. Essentially, over a three year term, the project would generate $121,000 in revenue and an inherited $400,000 worth of improvements. Commissioner Eilert asked if the operation would mainly be a holding place, for the cranes, until BNSF is ready to move forward with the intermodal project. Mr. Metcalfe replied that this will be specifically for storage until the intermodal is ready to gear up over the next three to five years. Chairman Shepard asked if the benefits would be better, for BNSF, the longer it took for the intermodal project. Mr. Metcalfe responded that the benefits would be better for the Airport Commission.

**MOVED BY MR. MOORE AND SECONDED BY MR. RAYNOR TO APPROVE A LEASE AGREEMENT WITH BNSF SUBJECT TO FINAL APPROVAL OF AIRPORT STAFF, LEGAL, RISK MANAGEMENT AND SIGNATORY AUTHORIZATION OF THE CHAIRMAN. APPROVED (4-0).**

B. **Consider approving the amendment of leases and service agreement for Vestcom.**

**MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE THE AMENDMENT OF LEASES AND SERVICE AGREEMENT FOR VESTCOM AS PRESENTED. APPROVED (4-0).**

C. **Consider approving an extension to the Gardner Water Agreement.**

Mr. Metcalfe gave background history of the water agreement with the City of Gardner. In addition to distributing the water, the Airport Commission operated the water treatment plant at Gardner Lake until May of 1992. The Airport Commission assigned the water treatment plant to the City of Gardner, at that time, with the agreement that they would supply us with water. That agreement expired at the end of 2007. The original proposal was to do an extension because we were in the middle of negotiations with Rural Water District 7 to purchase the water system. However, the City of Gardner wanted a new agreement which included a significant increase in the water rate charges, $1.75 to $2.50 per gallon. The rate increase with the City of Gardner would be justification to raise rates for our customers. Chairman Shepard asked how this affects negotiations with Rural Water District 7 to purchase our water system. Mr. Metcalfe responded that negotiations are ongoing with Rural Water District 7 and he is keeping them informed as to the agreement with the City of Gardner.

**MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO APPROVE AN EXTENSION TO THE GARDNER WATER AGREEMENT SUBJECT TO FINAL APPROVAL OF THE WATER RATE INCREASE WITH THE CITY OF GARDNER, CONTINUED COMMUNICATIONS INVOLVING RURAL WATER DISTRICT 7 AND AUTHORIZING LEE, AIRPORT STAFF AND CHAIRMAN TO NEGOTIATE THE AGREEMENT. APPROVED (4-0).**

D. **Report of the President, Southwest Johnson County EDC.**
Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 10:07 a.m.

MOVED BY MR. DIXON AND SECONDED BY MR. MOORE TO ADJOURN. APPROVED (4-0).

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

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO APPROVE THE MINUTES OF THE JULY 22, 2009 MEETING AS PRESENTED. APPROVED (4-0).

II. REPORT OF THE CHAIRMAN

A. Melvin Filkins – 40 Year Anniversary/Retirement

Mr. Filkins was not at today’s meeting to receive his award and recognition from the Airport Commission board. Mr. Metcalfe will meet with Mr. Filkins, on behalf of the board, to present the award for 40 years of dedicated service to the Airport Commission.

B. Election of Officers – Report of Nominating Committee

The Nominating Committee recommended the following slate of officers. Chairman, David Shepard; Vice Chairman, Mike Moore; Secretary, Bill Raynor; and Treasurer, John Wittenborn.

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO APPROVE THE ELECTION NOMINATIONS AS PRESENTED. APPROVED (4-0).

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe gave an update on discussions with Rural Water District #7 taking over the operation of the New Century water utility.
B. Summary of Financials:

Mr. Dixon asked Mr. Perry if he could explain why Executive’s gain so closely parallels New Century’s loss on aircraft operations. Mr. Perry responded that it appears to be itinerant operations at New Century, and local operations at Executive. Recreational flyers might be seeing an improvement in the economy and starting to fly more. Mr. Metcalfe asked Mr. Dixon what his thoughts would be, as to aircraft operations at both airports. Mr. Dixon responded that flight school operations have picked up at Executive and that might be the connection. Mr. Wittenborn asked what is the project Taxiway Alpha-Charlie rehabilitation. Mr. Perry explained that the taxiway has been a safety issue and grant funds will be used for rehabilitating thirty-five feet of that taxiway.

C. Consider ratifying the July and August 2009 expenditures as presented:

MOVED BY MR. WITTENBORN AND SECONDED BY MR. RAYNOR TO RATIFY THE JULY AND AUGUST 2009 EXPENDITURES AS PRESENTED. APPROVED (4-0).

V. DISCUSSION ITEMS

A. Consider approving a lease amendment for CCH.

Mr. Metcalfe updated the board on a lease amendment for CCH to adjust the amount of square footage for the second hangar being developed by Tom Cunningham.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. RAYNOR TO APPROVE A LEASE AMENDMENT FOR CCH AS PRESENTED. APPROVED (4-0).

B. Consider approving a lease extension for Hillsdale Water Quality Project.

MOVED BY MR. RAYNOR AND SECONDED BY MR. DIXON TO APPROVE A LEASE EXTENSION FOR HILLSDALE WATER QUALITY PROJECT AS PRESENTED. APPROVED (4-0).

C. Consider approving an Amendment to the Drivers’ Training Area Lease Agreement with Risk Management Division of Johnson County, KS.

Mr. Metcalfe briefed the board on the current practices and variety of government training’s on the leased property. Mr. Dixon asked Mssrs. Metcalfe, Perry and Wittenborn, as pilots, how they feel about activity in that traffic pattern. Mr. Perry responded that it was not under an approach and he did not have a problem with leasing the property. Mr. Wittenborn replied, in an emergency, he would prefer landing on the grass then that segment of property.

MOVED BY MR. WITTENBORN AND SECONDED BY MR. RAYNOR TO APPROVE AN AMENDMENT TO THE DRIVERS’ TRAINING AREA LEASE AGREEMENT WITH RISK MANAGEMENT DIVISION OF JOHNSON COUNTY, KS. AS PRESENTED. APPROVED (3-1). OPPOSED BY MR. DIXON.
D. Report of the President, Southwest Johnson County EDC.

Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

VII. ADJOURNMENT

There, being no further business, the meeting was adjourned at 9:39 a.m.

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO ADJOURN. APPROVED (4-0).

__________________________________________  ________________________________________
William J. Raynor, 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. Wittenborn to approve the Minutes of the September 23, 2009 meeting as presented. Approved (7-0).

II. REPORT OF THE CHAIRMAN

IV. EXECUTIVE SUMMARY

A. Review staff reports:

Mr. Metcalfe gave an update on discussions with Rural Water District #7 taking over the operation of the New Century water utility.

B. Summary of Financials:

Mr. Wittenborn asked Mr. Perry if the airport was on track with fuel flowage costs at Executive. Mr. Perry responded that both airports were low in fuel flowage costs. New Century AirCenter will be about 6,000 operations short and at 3,000 at Executive Airport. Mr. Dixon commented that there are two flight operations located at Executive that contribute to increased fuel flowage costs.

C. Consider ratifying the September and October 2009 expenditures as presented:
MOVED BY MR. MOORE AND SECONDED BY MR. WEISENBURGER TO RATIFY THE SEPTEMBER AND OCTOBER 2009 EXPENDITURES AS PRESENTED. APPROVED (7-0).

V. DISCUSSION ITEMS

A. Consider increasing water rates from $3.28 per 1,000 gallons to $3.58 per 1,000 gallons of usage effective January 1, 2010.

Mr. Perry stated the last increase in water rates was in 2006. Currently, no money is made on the water system, due to the debt service, and the water rate increase will cover cost increases passed on from the city of Gardner; one of our water suppliers. The Airport Commission has been in discussions with Rural Water District #7 to purchase the water system.

MOVED BY MR. DIXON AND SECONDED BY MR. DOWNING TO APPROVE INCREASING WATER RATES FROM $3.28 PER 1,000 GALLONS TO $3.58 PER 1,000 GALLONS OF USAGE EFFECTIVE JANUARY 1, 2010 AS PRESENTED. APPROVED (7-0).

B. Consider approving a new ground lease for KHP, LLC (Tom Cunningham, agent) for a multi-unit hangar project at 501 Highland Street, New Century AirCenter.

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO APPROVE A NEW GROUND LEASE FOR KHP, LLC (TOM CUNNINGHAM, AGENT) FOR A MULTI-UNIT HANGAR PROJECT AT 501 HIGHLAND STREET, NEW CENTURY AIRCENTER, PENDING LEGAL AND RISK MANAGEMENT’S OUTCOME FOR REQUIRING CONTENT INSURANCE FOR THE HANGAR PROJECT. APPROVED (7-0).

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

Mr. Riederer updated the board on current projects and proposals for the Southwest Johnson County EDC.

VI. BUSINESS FROM THE FLOOR

Robert Abrams of Advanced Aviation, L.L.C., stated there was a ramp at New Century AirCenter, they and their customer’s use, that needs patched or repaved. Mr. Metcalfe responded that there are several areas that require pavement work and our engineers prioritize what needs rehabilitation. In this particular case, this ramp may be eligible for FAA funding and he would have staff check with them.

Mr. Wittenborn stated that he still had concerns regarding instrument issues now that the Coleman facility is up and running. He would like the flight testing repeated now that they are fully operational. Mr. Moore commented that his big concerns were the trucks, which will deflect the signal. Mr. Metcalfe will follow-up with FAA on the request.

VII. ADJOURNMENT
There, being no further business, the meeting was adjourned at 9:39 a.m.

MOVED BY MR. DIXON AND SECONDED BY MR. WITTENBORN TO ADJOURN.
APPROVED (7-0).

_________________________________  ____________________________________
William J. Raynor, Secretary        R. Lee Metcalfe, Executive Director