JOHNSON COUNTY AIRPORT COMMISSION
MEETING MINUTES
March 27, 2019 – 9:00 a.m.

(Meeting location changed to the Board of County Commissioner’s Hearing Room 111 S. Cherry, Olathe)

Airport Commission

Present: Kissinger, Wittenborn, Weisenburger, Moore,

By Phone: Harris

Absent: Brockhaus, Spence

Staff: Dunham, Hiskey, Otto, Peet, Mansfield

Others: Mike Brown, 6th District County Commissioner
Joe Connors, Assistant County Manager

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

I. APPROVAL OF MINUTES
A. February 27, 2019 meeting

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. KISSINGER TO APPROVE THE MINUTES OF THE FEBRUARY 27, 2019 MEETING AS PRESENTED. APPROVED (5-0).

II. REPORT OF THE CHAIRMAN

No report of the Chairman.

III. EXECUTIVE SUMMARY

A. Executive Director Report

Mr. Otto presented the Royal Tractor temporary lease. The company, AGC Flat Glass, will be storing glass in the building. Mr. Otto commented that Howell Moldings is closing down their framing operations. Additionally, there will be some clarifications of their lease holds at New Century that will be discussed later in the agenda. Mr. Otto thanked Assistant County Manager
Joe Connors for coming out to see operations for all five cost centers.

B. Deputy Director Report

Mr. Peet commented that they are in discussions with the FAA of the possibility of installing a STARS Radar display in the New Century Air Center. Once it is approved by the FAA it will be about a 5 to 7 year process to get it installed.

Mr. Peet reviewed the Taxiway Alpha repair plan. They have been waiting for temperatures to get above an average of 50 degrees. They have a contract in place and will start in a couple of weeks.

IV. FINANCIALS

A. Summary of Financials

Mr. Hiskey submitted written financial documents. No further comments.

B. Consider ratifying the February 2019 expenditures as presented

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RATIFY THE FEBRUARY 2019 EXPENDITURES AS PRESENTED. APPROVED (5-0)

V. DISCUSSION ITEMS

a. Consider Adopting T-Hangar Lease (public comment was allowed on this issue prior to a vote)

Mr. Weisenburger introduced the topic and thanked staff for their work on the lease. Mr. Peet presented the revised lease updates. Chairman Weisenburger, opened public comment for this agenda item, and the courtesy of the floor was extended to:

Hangar tenants Jerry Gipner, Rick Grossman, Keith Grubill, Robert Mika, Brian Taylor, Brian Sullivan, and Mike Dolin. Andrew Radcliff, a Basehor resident but not a tenant, also made comments regarding the proposed T-Hangar lease.

In response to questions and comments, Mr. Otto commented that the billing discounts will apply and be inserted into Exhibit A and Mr. Peet stated that more than one plane is allowed in a hangar, but both parties should be on the lease.

A MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO RECOMMEND APPROVAL OF THE T-HANGAR LEASE SUBJECT TO THE LEGAL LANGUAGE AND THE RATES TO BE ADDED TO EXHIBIT A, WITH THE MODIFICATIONS PRESENTED BY STAFF. APPROVED (5-0)

Ms. Dunham summarized the changes, in section two change the wording in the last sentence to say "Landlord reserves the right to modify or amend the terms of this Agreement, including adjusting the rent, upon one month’s notice. In section three CPI second paragraph change wording to say "Under no circumstances shall the rental amount decrease from one two-year period to the next due solely to a CPI"
b. **Consider Termination of Howell Moldings Parking Area Lease**

Mr. Otto presented the Howell Moldings, Inc. parking area lease with written documents and pictures. Staff recommends terminating this lease as this road will become a public road in the future.

**A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RECOMMEND TERMINATION OF THE HOWELL MOLDINGS, INC. PARKING AREA LEASE. APPROVED (5-0)**

c. **Consider Termination of H & L Investments, Inc. Ground Lease**

Mr. Otto presented the H & L Investments, Inc. Ground Lease which is duplication of land in another existing lease. Staff recommendation is to cancel the 2015 lease and return payments made under this lease to the lease holder.

**A MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO RECOMMEND TERMINATION OF THE H & L INVESTMENTS, INC. GROUND LEASE. APPROVED (5-0)**

d. **Consider dedicating Lenexa Parkway, Mission Woods, and Aero Plaza streets to Johnson County**

Mr. Otto presented the reasons for dedicating Lenexa Parkway, Mission Woods, and Aero Plaza streets to Johnson County.

**A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RECOMMEND APPROVAL OF DEDICATING LENEXA PARKWAY, MISSION WOODS, AND AERO PLAZA STREETS TO JOHNSON COUNTY. APPROVED (5-0)**

Mr. Otto commented this will go to the Board of County Commissioners for final approval.

**VI. BUSINESS FROM THE FLOOR**

The Chairman, on behalf of the Board, opened the public comment portion of the meeting. Thereupon, the courtesy of the floor was extended to:

Rick Grossman, t-hangar tenant.

The Chairman called for further comments from the public and, hearing none, closed the public comment portion of the meeting.

**VII. EXECUTIVE SESSION**

**A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO RECESS THE OPEN SESSION AND CONVENE INTO EXECUTIVE SESSION AT 10:15 AM FOR A PERIOD OF FIVE (5) MINUTES, FOR THE PURPOSE OF RECEIVING ADVICE OF LEGAL COUNSEL AND TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE FOR COMMUNICATIONS RELATED TO A CLAIM AND POTENTIAL LITIGATION, AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT 10:20 AM OR AS SOON THEREAFTER AS THE EXECUTIVE SESSION MAY END. APPROVED (5-0)**
RECONVENE AT 10:20 AM

VIII. ADJOURNMENT

There being no further business, at 10:20 AM the meeting was adjourned.

A MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. WITTENBORN TO ADJOURN. APPROVED (5-0)

John Wittenborn, Secretary

Aaron Otto, Executive Director