

JOHNSON COUNTY AIRPORT COMMISSION

MEETING MINUTES

April 29, 2020 – 9:00 a.m.

Johnson County Airport Commission Boardroom
& Zoom Teleconference Meeting Online

Airport Commission

Present: Weisenburger

By Telepresence: Harris, Kissinger, Lehman, Moore, Spence, Wittenborn

Staff: Dunham, Hails, Hopper, Johnson, Otto, Peet, Schoenhofer, Whittaker

Others: Mike Brown, 6th District County Commissioner
Diane Wicklund, Johnson County Planning Department
Sean Pendley, Johnson County Planning Department

Chairman Weisenburger called the meeting to order at 9:05 a.m.

Roll Call taken.

I. APPROVAL OF MINUTES

A. March 25, 2020 meeting

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MS. LEHMAN TO APPROVE THE MINUTES OF THE MARCH 25, 2020 MEETING AS PRESENTED. APPROVED (7-0)

II. REPORT OF THE CHAIRMAN

No report given.

III. EXECUTIVE SUMMARY

A. Executive Director Report

Mr. Otto updated the commissioners on the CIP modifications for Taxiway Alpha at OJC airport. Per FAA recommendations, the design phase is now being completed in 2020 and construction phase to be complete in 2021, and Mr. Otto will be taking this CIP update to the Board of County Commissioners for approval.

B. Deputy Director Report

Mr. Peet gave an additional report on the COVID-19 situation. He explained that not much has affected operations, as staff continues mowing, patching, sealing, etc.

Chairman Weisenburger asked Mr. Peet about any potential delays to FAA grant funding, due to the COVID-19 outbreak. Mr. Peet explained that no delays have been experienced due to COVID-19.

IV. FINANCIALS

A. Summary of Financials

Mr. Schoenhofer made additional comments and submitted written financial documents for March 2020 expenditures.

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. MOORE TO RATIFY THE MARCH 2020 EXPENDITURES AS PRESENTED. APPROVED (7-0)

V. DISCUSSION ITEMS

a. Consideration for approval of City of Olathe application PAR19-0034 Final Site Development Plan, (Care Now, new commercial building), at 151st Street and S. Alden Road, Olathe, Kansas, within one (1) mile of the Executive Airport

Chairman Weisenburger opened the public hearing for this application.

Mr. Pendley presented the staff report from the Johnson County Planning Department. He explained that this final site development plan is consistent with the preliminary plan approved back in 2008 and is located outside the designated airport interest area. The City of Olathe approved this application in February 2020. Staff recommends approval with stipulations as presented.

Mr. Pendley announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 4, 2020.

No additional comments were heard. Public hearing was closed for this application.

A MOTION WAS MADE BY MR. MOORE AND SECONDED BY MR. HARRIS TO RECOMMEND THE APPROVAL OF THE CITY OF OLATHE APPLICATION NO. PAR19-0034 FOR A FINAL SITE DEVELOPMENT PLAN FOR CARE NOW, A SINGLE TENANT RETAIL BUILDING AND PARKING LOT, LOCATED AT THE INTERSECTION OF W. 151ST STREET AND S. ALDEN STREET (EAST OF BLACK BOB ROAD), OLATHE, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (7-0)

b. Consideration for approval of City of Gardner applications PP-20-02, FP-20-01, and SP-20-01, for a Preliminary and Final Plat (Frontier Community Park Plat), and a Final Development Plan/Site Plan

(Frontier Community Credit Union, new commercial building), at Moonlight Road and E. Madison, Gardner, Kansas, within one (1) mile of the New Century Airport

Chairman Weisenburger opened the public hearing for this application.

Ms. Wicklund presented the staff report from the Johnson County Planning Department. She explained that this is a preliminary and final site plan. The City of Gardner Planning Commission approved this application in February 2020 and City of Gardner City Council approved in March 2020. The plan is outside of the designated airport interest area. Staff recommends approval with stipulations as presented.

Ms. Wicklund announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 4, 2020.

No comments were heard. Public hearing was closed for this application.

A MOTION WAS MADE BY MS. LEHMAN AND SECONDED BY MR. WITTENBORN TO RECOMMEND THE APPROVAL OF THE CITY OF GARDNER APPLICATION NOS. PP-20-02, FP-20-01, AND SP-20-01, FOR A PRELIMINARY AND FINAL PLAT (FRONTIER COMMERCE PARK PLAT), AND A FINAL DEVELOPMENT PLAN, FOR A NEW COMMERCIAL BUILDING, FOR FRONTIER COMMUNITY CREDIT UNION, LOCATED AT MOONLIGHT ROAD AND E. MADISON STREET, GARDNER, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (7-0)

c. Consideration for approval of City of Overland Park Application No.'s PLT2019-00087 and PLT2019-00085 for a revised preliminary plat and final plat, Polo Fields South Subdivision at 165th and Quivira Road, Overland Park, Kansas, within one (1) mile of the Executive Airport

Chairman Weisenburger opened the public hearing for this application.

Ms. Wicklund presented the staff report from the Johnson County Planning Department. She explained that the plan is a revised preliminary plan and final plan from the previous preliminary plan approved last September 2019 by the Johnson County Airport Commission. The City of Overland Park Planning Commission approved this item in January 2020 and City of Overland Park City Council approved in February 2020. The plan is inside of the designated airport interest area although it is not in the flight corridor, not within the area of noise impacts, and is consistent with airport plan. Staff recommends approval with stipulations as presented.

Anne Hays, City of Overland Park, made comments relating to the plan presented. Dave Rinne, engineer on the project, made himself available for further questions but none were heard.

Ms. Wicklund announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 4, 2020.

Public hearing was closed for this application.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO RECOMMEND THE APPROVAL OF THE CITY OF OVERLAND PARK APPLICATION NOS. PLT2019-00087 AND PLT2019-00085, FOR A REVISED PRELIMINARY PLAT AND A FINAL PLAT FOR A 22-LOT SINGLE FAMILY RESIDENTIAL

SUBDIVISION (POLO FIELDS SOUTH), ON 16 ACRES, LOCATED AT THE SOUTHWEST CORNER OF 165TH STREET AND QUIVIRA ROAD, OVERLAND PARK, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (7-0)

d. Consideration for approval of lease amendment for Altiras Rail Service Agreement

Mr. Otto explained the only change made from the current lease agreement to the new agreement is removing the termination date on the agreement and adding open ended monthly based agreement language that could be terminated for convenience by either party with 30 days notice.

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MR. MOORE TO APPROVE THE LEASE ADMENDMENT FOR ALTIRAS RAIL SERVICE AGREEMENT AS PRESENTED. APPROVED (7-0)

e. Consideration of G-B Construction LLC to rebuild Sumner Way street, curb and stormwater

Mr. Otto presented this item as a deferred action from the March 25, 2020 meeting. He explained that staff recommends deferring action until further notice, due to the economic impact of carrying expenses from the 600 New Century Parkway building in order to retain cashflow.

Commissioners agreed to defer action on this item and no vote was taken.

f. Consideration of Kansas Department of Transportation Shortline Rail Grant submittal for New Century Shortline Railroad

George Hopper, JCAC Operations Supervisor, gave an overview of the grant to the board. He explained the 40% sponsor/60% KDOT split. He added that the staff, if approved, is planning to apply for total grant dollars not to exceed \$555,000 on May 15, 2020, with Airport Commission portion at 40% of that total.

Mr. Otto explained that the sponsor funding would be targeted to come from the rail budget.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. MOORE TO APPROVE THE APPLICATION FOR THE KANSAS DEPARTMENT OF TRANSPORTATION SHORTLINE RAIL GRANT FOR UP TO \$555,000 FOR REPLACEMENT RAIL WORK AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ACCEPT THE GRANT AND TO EXECUTE THE GRANT AGREEMENTS AND RELATED DOCUMENTS ON BEHALF OF THE AIRPORT COMMISSION. APPROVED (7-0)

g. Consideration of CARES Grant for New Century and Johnson County Executive Airport

Mr. Peet explained the basis of the grant is for operating expenses and overall betterment of airports. He explained that Executive Airport was qualified for \$30,000 and New Century Air Center was qualified for \$69,000, per the FAA's calculations.

Mr. Peet further explained that the money is accepted in lump sum form and can be allocated to any work done within the Airport Commission's scope of responsibility. He is currently working with the FAA on a recommended project list.

A MOTION WAS MADE BY MS. LEHMAN AND SECONDED BY MR. HARRIS TO APPROVE THE APPLICATION FOR THE CARES GRANT FOR \$99,000 FOR OPERATIONS AND DEVELOPMENT AT NEW CENTURY AND EXECUTIVE AIRPORTS AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ACCEPT THE GRANT AND TO EXECUTE THE GRANT AGREEMENTS AND RELATED DOCUMENTS ON BEHALF OF THE AIRPORT COMMISSION. APPROVED (7-0)

h. Discussion of JCAC Wildlife Plan

Frankie Whittaker, JCAC Airfield Maintenance Specialist, presented the preliminary Wildlife plan requesting directional guidance and feedback from the commission. He laid out a summary of wildlife currently affecting both airports, and the mitigation efforts required for each species.

Mr. Whittaker explained that some efforts were already underway including repairing fencing, non-lethal harassment, habitat modification, and egg oiling. He states that many of these efforts have proven to be effective in population management, specifically calling out the reduction in permanent geese residents at New Century Air Center. He states that migratory activity is still considered a concern because we are in the migratory flyway.

Commissioners voiced their appreciation for the work done thus far and gave further guidance to continue developing a final Wildlife Plan.

i. Southwest Johnson County Economic Development Corporation President's Report

No report was given.

VI. BUSINESS FROM THE FLOOR

The Chairman announced that during this time of health emergency, the Airport Commission will be prudent with our business agenda, deferring action when feasible, and we will not be accepting open Public Comments for this emergency period.

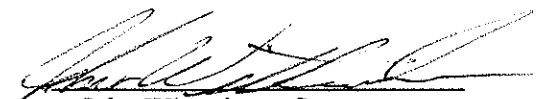
VII. EXECUTIVE SESSION

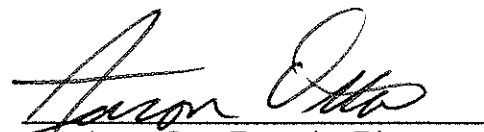
No Executive Session was held.

VIII. ADJOURNMENT

There being no further business, at 10:26 am the meeting was adjourned.

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


John Wittenborn, Secretary


Aaron Otto, Executive Director