

JOHNSON COUNTY AIRPORT COMMISSION

MEETING MINUTES

May 27, 2020 – 9:00 a.m.

Johnson County Airport Commission Boardroom
& Zoom Teleconference Meeting Online

Airport Commission

Present: Weisenburger, Wittenborn

By Telepresence: Harris, Kissinger, Lehman, Spence

Staff: Dunham, Hails, Otto, Peet, Schoenhofer

Others: Mike Brown, 6th District County Commissioner
Joe Connor, Assistant County Manager
Diane Wicklund, Johnson County Planning Department
Jay Leipzig, Johnson County Planning Department
Sean Pendley, Johnson County Planning Department
Greg Martinette, President SWJCEDC

Chairman Weisenburger called the meeting to order at 9:03 a.m.

Chairman Weisenburger announced that due to the current health emergency, we are taking action to minimize physical attendance at the Airport Commission meetings. The maximum number of attendees allowed in the conference room will be limited to the current State recommended levels, while maintaining the 6-foot social distancing guidelines. Public participation is limited to the planning item public hearings. There will be no general public comments.

I. APPROVAL OF MINUTES

A. April 29, 2020 meeting

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. HARRIS TO APPROVE THE MINUTES OF THE APRIL 29, 2020 MEETING AS PRESENTED. APPROVED (6-0)

II. REPORT OF THE CHAIRMAN

No report given.

III. EXECUTIVE SUMMARY

A. **Executive Director Report**

Mr. Otto updated the commissioners on the submission of the KDOT Rail Grant. He also provided updates on the completion of the Navy Pond Stormwater project.

CBRE commercial real estate brokers Mr. Mike Geraghty and Mr. Keith Baker of spoke on the progress of marketing the building located at 600 New Century Pkwy including their initial strategy. A copy of a nationally distributed brochure was provided to the commissioners for viewing.

B. Deputy Director Report

Mr. Peet provided an update on the bidding process for Taxiway A Reconstruction Project at Executive Airport. He informed the commissioners that a recommended vendor could be presented at the next board meeting for this project.

Mr. Peet also provided an update on the 2020 Air Show planning. He states that the Department of Defense should have a ruling soon for Thunderbird participation in a COVID-19 environment for the second half of 2020.

IV. FINANCIALS

A. Summary of Financials

Mr. Schoenhofer made additional comments about the presentation of this document and submitted written financial documents for April 2020 expenditures.

A MOTION WAS MADE BY MR. SPENCE AND SECONDED BY MR. HARRIS TO RATIFY THE APRIL 2020 EXPENDITURES AS PRESENTED. APPROVED (6-0)

V. DISCUSSION ITEMS

a. Consideration for approval of City of Overland Park applications PDP2019-00040 and DEV2019-00140 for a Preliminary and Final Development Plan to allow a new clubhouse and amenities for the Century Farms residential subdivision, located at 167th St. and Quivira Road, on property which is located within one (1) mile of the Johnson County 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 is a preliminary and final site development plan to include a clubhouse, pool, playground, multi-use court, turf field, and walking trail and is located outside the designated airport interest area. The City of Overland Park planning commission approved this application in February 2020. Staff recommends approval with stipulations as presented.

Aaron Dubois, City of Overland Park, announced himself as available for questions but had no further comments to provide.

Dave Rinne, applicant, announced himself as available for questions but had no further comments to provide.

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

A MOTION WAS MADE BY MS. LEHMAN AND SECONDED BY MR. HARRIS TO RECOMMEND THE APPROVAL OF THE CITY OF OVERLAND PARK APPLICATION NOS. PDP2019-00040 AND DEV2019-00140 FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO ALLOW A NEW CLUBHOUSE AND AMENITIES FOR THE CENTURY FARMS RESIDENTIAL SUBDIVISION, LOCATED AT 167TH STREET AND QUIVIRA ROAD, OVERLAND PARK, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (6-0)

Ms. Wicklund announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 25, 2020.

b. Consideration for approval of City of Olathe application RZ19-0023, for a rezoning from BP (Business Park) to C-2 (Community Center) District and a preliminary site development plan for a religious institution (Chinmaya Mission), located at 153rd St. and Pflumm Road, on property which is located within one (1) mile of the Johnson County 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 this is a rezoning and preliminary site development plan. The City of Olathe Planning Commission approved this application in March 2020 and City of Olathe City Council approved in April 2020. The subject property is inside of the designated airport interest area and has an airport compatible business designation. Plans include 3/4 parking and open space, which would be available as emergency landing areas. Staff recommends approval with stipulations as presented.

Mr. Wittenborn questioned the applicant on potential for large gatherings of crowds on the exterior of the buildings. Raji Prakash, applicant, assured the commissioners that they had no expectations for crowds to exceed 375 persons, which is under the staff recommended 500 persons.

Zachary Moore, City of Olathe, announced himself as available for questions but had no further comments to provide.

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

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO RECOMMEND THE APPROVAL OF THE CITY OF OLATHE APPLICATION RZ19-0023, FOR A REZONING FROM BP (BUSINESS PARK) TO C-2 (COMMUNITY CENTER) DISTRICT AND A PRELIMINARY SITE DEVELOPMENT PLAN FOR A RELIGIOUS INSTITUTION (CHINMAYA MISSION), LOCATED AT 153RD STREET AND PFLUMM ROAD, OLATHE, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (6-0)

Ms. Wicklund announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 25, 2020.

c. Consideration for approval of City of Olathe Application Nos. PR20-0007 and PAR20-0016 for a revised Preliminary Site Development Plan and a Final Site Development Plan, for the new Olathe Fire Station No. 8, located at 14700 Lakeshore Drive, on property which is located within one (1) mile of the Johnson County New Century Airport

Chairman Weisenburger opened the public hearing for this application.

Mr. Leipzig presented the staff report from the Johnson County Planning Department. He explained that the plan is a revised preliminary site development plan and final site development plan. The City of Olathe Planning Commission approved the preliminary site development plan in March 2020. By City Charter, Final Site Development Plan will be approved by Olathe staff administratively. The plan is inside of the designated airport interest area. Staff recommends approval with stipulations as presented.

Chad Foster, City of Olathe, announced himself as available for questions but had no further comments to provide.

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

A MOTION WAS MADE BY MR. HARRIS AND SECONDED BY MS. LEHMAN TO RECOMMEND THE APPROVAL OF THE CITY OF OLATHE APPLICATION NO. PR20-0007 FOR PRELIMINARY SITE DEVELOPMENT PLAN AND APPLICATION NO. PR20-0016 FOR FINAL SITE DEVELOPMENT PLAN FOR FIRE STATION NO. 8, LOCATED GENERALLY NORTH OF 148TH STREET AND WEST OF LAKESHORE DRIVE, OLATHE, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (6-0)

Mr. Leipzig announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 25, 2020.

d. Consideration for approval of City of Olathe application PR20-0009, for a Revised Preliminary Development Plan (I-35 Logistics Park) for a warehousing storage, wholesale and distribution facility, located South of 155th Street and West of Old 56 Highway, on property which is located within one (1) mile of the Johnson County New Century Airport

Chairman Weisenburger opened the public hearing for this application.

Mr. Leipzig presented the staff report from the Johnson County Planning Department. He explained that this is a revised preliminary site development plan. The City of Olathe Planning Commission approved this application in April 2020. The subject property is inside of the designated airport interest area. Revised plans include a reduction in square footage of the building. Staff recommends approval with stipulations as presented.

No public comments were heard. 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 OLATHE APPLICATION NO. PR20-0009 FOR REVISED PRELIMINARY DEVELOPMENT PLAN FOR I-35 LOGISTICS PARK, ON ABOUT 213 ACRES, GENERALLY LOCATED SOUTH OF 155TH STREET AND WEST OF OLD 56 HIGHWAY, OLATHE, KANSAS, FOR THE REASONS AND SUBJECT TO THE STIPULATIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (6-0)

Mr. Leipzig announced that the application is scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 25, 2020.

e. Consideration for approval of City of Gardner applications for the Prairie Trace Development, located at the Southeast corner of 1-35 and 175th St. on property which is located within one (1) mile of the Johnson County New Century Airport

Mr. Harris announced a possible conflict of interest and abstained from discussing and voting on this agenda item.

Chairman Weisenburger opened the public hearing for the applications.

Mr. Pendley explained that there are four applications involved with this subject property. The applications are for three rezoning applications and one preliminary development plan. All applications are listed together as part of a mixed-use development.

Mr. Pendley presented the staff report from the Johnson County Planning Department for applications No. Z-20-01 and PP-20-01 to include rezoning and preliminary development plans. The City of Gardner Planning Commission approved these applications in March 2020 and City of Gardner City Council approved in April 2020. The subject property is inside of the designated airport interest area. There is one flight corridor in the subject property, although not within the rezoning application area for RP-1 or RP-2. To mitigate wildlife hazards, staff has recommended applicant replace wet detention plans with alternatives. Applicant has submitted a letter to request detention as proposed for proper stormwater management. Staff recommends approval with stipulations as presented, including wildlife mitigation efforts in wet detention basins.

Mr. Pendley presented the staff report from the Johnson County Planning Department for application No. Z-20-02 to include rezoning. The City of Gardner City Council approved this application in April 2020. The subject property is inside of the designated airport interest area. There is one flight corridor in the subject property where RP-3's western edge encroaches approximately 125 feet of that corridor. Staff has recommended that the applicant exclude any structures or development within the 125 ft overlay of the flight corridor. Staff recommends approval with stipulations as presented.

Mr. Pendley presented the staff report from the Johnson County Planning Department for application No. Z-20-03 to include rezoning. The City of Gardner City Council approved this application in April 2020. The subject property is inside of the designated airport interest area. There is one flight corridor in the subject property where C-3's western edge encroaches approximately 125 feet of that corridor. Staff has recommended that the applicant exclude any

structures or development within the 125 ft overlay of the flight corridor. Staff recommends approval with stipulations as presented.

Robert Case, City of Gardner, announced himself as available for questions but had no further comments to provide.

Travis Schram, applicant, announced himself and addressed the commissioners on the stipulations provided in the county staff report. He stated his disagreement with stipulation #5 regarding the removal of wet detention basins from the plan or netting the wet detention basins. He considers the basins to be a necessary piece for proper stormwater runoff, while the netting will present a public safety hazard to residents. He agreed that language regarding mitigation, should a problem arise, is acceptable.

Commissioners agreed that a revision to stipulation #5 could be considered with proper language included in the final development plan to address wildlife mitigation efforts only if a future problem arises.

No public comments were heard. Public hearing was closed for the applications.

Mr. Harris left the meeting at 10:50 am.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO RECOMMEND THE APPROVAL OF THE CITY OF GARDNER APPLICATION NO. Z-20-01, REZONING FROM COUNTY RUR, PRB2, AND PEC3 DISTRICTS TO CITY DISTRICTS RP-1 AND RP-2 AND ASSOCIATED PRELIMINARY DEVELOPMENT PLAN FOR PRAIRIE TRACE; AND APPLICATION NO. PP-20-01, PRELIMINARY PLAT FOR 356 SINGLE-FAMILY RESIDENTIAL LOTS FOR PROPERTY LOCATED IN THE VICINITY OF THE SOUTHEAST CORNER OF 175TH STREET AND I-35 HIGHWAY, GARDNER, KANSAS, FOR THE REASONS AND SUBJECT TO THE CONDITIONS RECOMMENDED IN THE STAFF REPORT WITH REVISIONS TO STIPULATION NO. 5 TO ADDRESS MITIGATION PLANS AND RESPONSIBILITIES IN THE FINAL SITE DEVELOPMENT PLANS AND FINAL PLATS FOR STORMWATER BASINS. APPROVED (5-0)

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO RECOMMEND THE APPROVAL OF THE CITY OF GARDNER APPLICATION NO. Z-20-02, REZONING 31.9 ACRES FROM COUNTY PRB2 (PLANNED RESIDENTIAL NEIGHBORHOOD RETAIL BUSINESS) DISTRICT AND PEC-3 (PLANNED LIGHT INDUSTRIAL PARK) DISTRICT TO CITY R-3 (GARDEN APARTMENT) DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF 175TH STREET AND I-35 HIGHWAY, FOR THE REASONS AND SUBJECT TO THE CONDITIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (5-0)

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO RECOMMEND THE APPROVAL OF THE CITY OF GARDNER APPLICATION NO. Z-20-03, REZONING OF 100.4 ACRES FROM COUNTY PRB2 (PLANNED RESIDENTIAL NEIGHBORHOOD RETAIL BUSINESS) DISTRICT AND PEC3 (PLANNED LIGHT INDUSTRIAL PARK) DISTRICT TO CITY OF GARDNER DISTRICT C-3 (HEAVY COMMERCIAL) DISTRICT, LOCATED AT THE SOUTHEAST CORNER OF 175TH STREET AND I-35 HIGHWAY, FOR THE REASONS AND SUBJECT TO THE CONDITIONS RECOMMENDED IN THE STAFF REPORT. APPROVED (5-0)

Mr. Pendley announced that the applications are scheduled to be presented to the Board of County Commissioners at their regularly scheduled meeting on June 25, 2020.

f. Consideration for approval of 2021 Blue Angel's Air Show

Mr. Peet announced that KC Air Shows is looking to bring in the Blue Angels for an airshow in 2021 at New Century AirCenter. Current dates would be for the weekend of the fourth of July. The airshow operator has submitted the application.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MR. SPENCE TO APPROVE THE HOSTING OF THE 2021 BLUE ANGEL'S AIR SHOW. APPROVED (5-0)

g. Consideration for approval of application for the FRA Rail Grant

Mr. Otto explained that staff would like to delay potential action on this item until a future commission meeting.

h. Consideration for approval of office lease agreement at 1 New Century Pkwy, Room 113

Mr. Otto presented this new lease with JIG Commercial as a one-year lease starting June 1, 2020. He stated that the leased office space is located in the New Century Administrative Building.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO APPROVE THE OFFICE LEASE AGREEMENT AT 1 NEW CENTURY PARKWAY, ROOM 113. APPROVED (5-0)

i. Consideration of approval of a contract with Delta Innovative Services, Inc. for roof replacement and masonry repairs at the New Century AirCenter Maintenance Building

Mr. Otto provided details on the current options for the maintenance building at New Century AirCenter which included information regarding the roof which is beyond its service life. The first two options, completely rebuilding or adding square footage, require multi-million dollar investments. With the expense pressures due to tenant's vacating 600 New Century Pkwy, staff recommends addressing the aging limitations of the subject building to include the roof, electrical, ventilation, and restrooms. He explains that the bid selected came in at the lowest price point which was also below the roofing consultant's estimate of probable cost (\$450,000) and the company was considered competent for the work required. He states that the funding set aside for this expense is from the sale of the Fire Station building located at New Century to FD#1.

A MOTION WAS MADE BY MS. LEHMAN AND SECONDED BY MR. SPENCE TO AUTHORIZE A CONTRACT WITH DELTA INNOVATIVE SERVICES, INC FOR ROOF REPLACEMENT AND MASONRY REPAIRS AT THE NEW CENTURY AIRCENTER MAINTENANCE BUILDING, FOR A TOTAL AMOUNT NOT TO EXCEED \$425,000 PER INVITATION FOR BID (IFB) NO. 2020-028. APPROVED (5-0)

j. Consideration for approval of a new Rail Storage Agreement with AGP

Mr. Otto provided details on AGP as a biofuel producer who needs storage areas for unused non-hazardous rail cars. He explained that the desire is have an operational trial run for 4 months in order to determine the level of added complexity this type of arrangement would place on current rail availability.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO APPROVE THE NEW RAIL STORAGE AGREEMENT WITH AGP. APPROVED (5-0)

k. Consideration for approval of Amendment to Lease for New Century Air Service, Inc

Mr. Otto explained that this amendment would move the construction start date for New Century Air Service's new hangar 12 months out to April 2021. He detailed that NCAS would continue to pay a reduced land lease rate through that extension period.

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO APPROVE THE AMENDMENT TO THE LEASE FOR NEW CENTURY AIR SERVICE, INC. APPROVED (5-0)

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

Mr. Martinette presented the Southwest Johnson County Economic Development Corporation President's Report.

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

Executive Session

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO RECESS THE OPEN MEETING AND RECONVENE INTO EXECUTIVE SESSION AT 11:35 AM FOR A TOTAL PERIOD OF TEN (10) MINUTES, FOR THE PURPOSE OF RECEIVING THE ADVICE OF COUNSEL IN ORDER TO PROTECT ATTORNEY/CLIENT CONFIDENTIALITY, AND TO RECONVENE IN OPEN SESSION IN THIS ROOM AT 11:48 AM OR AS SOON THEREAFTER AS THE EXECUTIVE SESSION MAY END, WHICH ALLOWS FOR 3 MINUTES TO RECONVENE USING ZOOM MEETING APPLICATION. APPROVED (5-0)

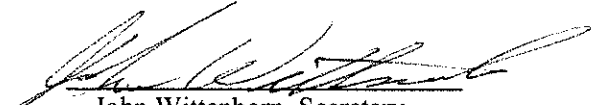
RECONVENED AT 11:48 AM

A MOTION WAS MADE BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE DOCUMENTS AND AGREEMENTS AS NECESSARY FOR THE WINDING DOWN OF THE CENTURYLINK TENANCY SUBJECT TO LEGAL COUNSEL'S APPROVAL. APPROVED (5-0)

VIII. ADJOURNMENT

There being no further business, at 11:50 am the meeting was adjourned.

MOVED BY MR. WITTENBORN AND SECONDED BY MS. LEHMAN TO ADJOURN. APPROVED (5-0)


John Wittenborn, Secretary


Aaron Otto, Executive Director