



AGENDA

GMA – Airport Advisory Board Meeting

Gardner Senior Center – 128 E. Park Street -- Gardner, Kansas

February 11, 2019

7:00PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT AGENDA

1. Consider approval of the minutes for the January 14, 2018 meeting of the Gardner Municipal Airport Advisory Board

NEW BUSINESS

DISCUSSION ITEMS

1. Review Airport Projects
 - a. ALP – PEC
 1. Review CIP Projects
 - b. Runway Shortening
 - c. Sanitary Sewer - PEC
 - d. Addressing
 - e. Fire Extinguishers
 - f. Review Status of Airport Subleasing
2. Discuss Paragliders and Powered Parachutes
3. Airport Grounds and Fuel Status

OTHER BUSINESS

1. Discuss Paragliders and Powered Parachutes

COMMITTEE MEMBER UPDATES

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's Office at 913-856-0945 a minimum of 48 hours prior to the meeting.

AIRPORT ADVISORY BOARD MEETING
CITY OF GARDNER, KANSAS
Monday, January 14, 2019

CALL TO ORDER

The meeting of the Gardner Municipal Airport Board was called to order at 7:00 pm on Monday, January 14, 2019, by Board Member Gleiter.

Advisory Board Members present:

David Gleiter
David Hayden
Jerry Fifield (absent)
Kraig LaRosh

Council Member Lee Moore

Staff members present:

Michael Kramer, Public Works Director
Jim Holtgraver

PLEDGE OF ALLEGIANCE

Member Gleiter opened the Pledge of Allegiance.

PUBLIC COMMENT

Member Gleiter opened public comment:

CONSENT AGENDA

1. Approval of the minutes as written for the meeting on December 10, 2018.

Motion to approve the minutes was made by Member Hayden, seconded by Member LaRosh. Motion carried unanimous.

Discussion Items

1. Review Status of Airport Subleasing.

Based on the recommendation of the AAB, the City Council Approved the New sub-lease policy at the regular January 7th, 2019 City Council Meeting

New sub-lease policy:

- No Sub-Leasing shall be allowed without the written permission of the airport manager.
- Hangar tenants currently sub-leasing, as shown on the city records as of December 1, 2018, may continue to sub-lease through December 31, 2019.

Sub-leases will have a contract amendment/separate contract, signed by the sub-lessee, and payments shall be made directly to the city.²

- Hangar sub-lease, as shown on the city records as of December 1, 2018, may be transferred to existing sub-lessee, with the signing of a new lease, and payment of a transfer fee equal to one (1) months rent. Should the lease be transferred, the sub-lessee's name will be removed from the hangar wait list.

Next Steps, work with city legal advisors to implement the new policy. Implementation February or March.

2. Update on Airport Projects –
 - a. Review of Sewer and other projects may be delayed due to the Federal Government Shutdown.
3. Airport Grounds and Fuel
 - a. Snow removal has been difficult, Sheldon has provided some removals, and Jim is working with them to improve the placement of snow piles etc.
 - b. Fuel: 100ll – 4,096 gallons in tanks, MoGas -1,443 gallons of

OTHER BUSINESS

Paraglider Discussion:

Damon Turner, Kameron Klein, and Mark Palmer were present to discuss paragliders/paramotors and safe utilization of the GMA for those activities.

In the future, the GMA will look at this issue further to see if specific areas could be marked/designated for this activity.

COMMITTEE MEMBER UPDATES

Member Gleiter inquired about the status of the vacant positions. Applications are currently pending, but interviews and approval by council have not yet been conducted. The council may need to extend the process, and or current members.

ADJOURNMENT

Motion to adjourn made by Member LaRosh, seconded by Member Hayden. Motion carried unanimous, meeting adjourned around 8:05pm.



**Gardner Municipal Airport Advisory Board Meeting
Sign-In Sheet**

January 14, 2019

Name	Address	Phone #
JOHN BINGHAM	9300 Ensley Lane, Leawood, KS 66206	(913) 381-2329
ROGER THOMAS	300 N PERSIMMON DR 66061	913-780-2547
JOHN OSTMEYER	17461 WARD ST GARDNER, KS 66030	913-481-8504
STEVE ZIMMERMAN	2344 W. COTHRELL, OLATHE, KS 66061	913-302-4452
JOHN YOUNG	14643 S. HALSEY ST, OLATHE KS 66062	913-210-9793
Kameron Klein	35276 W. 95th, De Soto, KS 66018	913-269-7155
Damon Turner	8301 Twilight Lane, Lenexa 66219	913-568-1957
MARK PALMER	12648 S. Hallett, Olathe KS 66062	913-788-4209

Table B: Estimated Development Costs (1-5 Years)

Project Description	Unit	Quantity	Unit Cost	Local Cost (10%)	FAA Cost (90%)	Total Cost (100%)
Year						
2017						
1 Site Clearing Paulson Tract	LS	1.0	\$100,000	\$10,000	\$90,000	\$100,000
2 T-hangar door replacement	Each	4.0	\$12,500	\$50,000		\$50,000
3 Height and Hazard Airspace Zoning	LS	1.0	\$20,000	\$20,000		\$20,000
SUB-TOTAL COST				\$80,000	\$90,000	\$170,000
CONTINGENCY (15%)				\$12,000	\$13,500	\$25,500
TOTAL DEVELOPMENT COST				\$92,000	\$103,500	\$195,500
2018						
1 Dale Baker Trust Property - FEE Simple	Acre	17.0	\$40,000	\$68,000	\$612,000	\$680,000
2 Land Acquisition Services	LS	1.0	\$65,000	\$6,500	\$58,500	\$65,000
SUB-TOTAL COST				\$74,500	\$670,500	\$745,000
CONTINGENCY (15%)				\$11,175	\$100,575	\$111,750
TOTAL DEVELOPMENT COST				\$85,675	\$771,075	\$856,750
2019 NO PROJECT						
2020 NO PROJECT						
2021						
1 Lefman/Gordon Trust - Easement	Acre	16.0	\$5,000	\$8,000	\$72,000	\$80,000
2 Land Acquisition Services	LS	1.0	\$50,000	\$5,000	\$45,000	\$50,000
SUB-TOTAL COST				\$13,000	\$117,000	\$130,000
CONTINGENCY (15%)				\$1,950	\$17,550	\$19,500
TOTAL DEVELOPMENT COST				\$14,950	\$134,550	\$149,500
1-5 YEAR PROJECT TOTALS				192,625	1,009,125	1,201,750

Table C: Estimated Development Costs (6-10 Years)

	Project Description	Unit	Quantity	Unit Cost	Local Cost (10%)	FAA Cost (90%)	Total Cost (100%)
2022	NO PROJECT						
2023							
	1 Mike Gardner Property - FEE Simple	LS	1.0	\$300,000	\$30,000	\$270,000	\$300,000
	2 Land Acquisition Services	LS	1.0	\$50,000	\$5,000	\$45,000	\$50,000
	SUB-TOTAL COST				\$35,000	\$315,000	\$350,000
	CONTINGENCY (15%)				\$5,250	\$47,250	\$52,500
	TOTAL DEVELOPMENT COST				\$40,250	\$362,250	\$402,500
2024	Construct 20 unit T-Hangar W/O FAA Funds						
	1 Earthwork/Excavation/Compaction	C.Y.	1,000.0	\$5.00	\$5,000	\$0	\$5,000
	2 20 unit T-Hangar w/concrete floors	Each	20.0	\$25,000.00	\$500,000	\$0	\$500,000
	3 Asphalt Taxilane pavement	S.Y.	8,000.0	\$35.00	\$280,000	\$0	\$280,000
	4 Engineering Design	L.S.	50,000.00	\$1.00	\$40,000	\$0	\$50,000
	SUB-TOTAL COST				\$825,000	\$0	\$835,000
	CONTINGENCY (15%)				\$123,750	\$0	\$123,750
	TOTAL DEVELOPMENT COST				\$948,750	\$0	\$948,750
2025	AGIS Survey						
	Complete AGIS Survey	LS	1.0	\$100,000	\$10,000	\$90,000	\$100,000
2026	RUNWAYS						
	Construct New Concrete Primary Runway 17-35 (3,200' x 60'; 12,500 lbs. swg)						
	Mobilization/Site Preparation	L.S.	1.00	\$50,000.00	\$5,000	\$45,000	\$50,000
	Earthwork/Excavation/Compaction	C.Y.	50,000	\$4.00	\$20,000	\$180,000	\$200,000
	Install Runway Lighting System	L.S.	1	\$250,000.00	\$25,000	\$225,000	\$250,000
	Perforated P.V.C. Underdrain - 4"	L.F.	9,000	\$10.00	\$9,000	\$81,000	\$90,000
	Fly Ash Treated Subgrade (6")	S.Y.	20,000	\$2.50	\$5,000	\$45,000	\$50,000
	4" Crushed Aggregate Base Course	S.Y.	20,000	\$8.00	\$16,000	\$144,000	\$160,000
	Portland Cement Concrete Pavement - 5"	S.Y.	20,000	\$90.00	\$180,000	\$1,620,000	\$1,800,000
	Seeding and Mulching	Acres	10	\$1,500.00	\$1,500	\$13,500	\$15,000
	Pavement Marking - Non-Precision (NPI)	L.F.	4,500	\$7.50	\$3,375	\$30,375	\$33,750
	Engineering Design	L.S.	300,000	\$1.00	\$30,000	\$270,000	\$300,000
	SUB-TOTAL COST				\$294,875	\$2,653,875	\$2,948,750
	CONTINGENCY (15%)				\$44,231	\$398,081	\$442,313
	TOTAL DEVELOPMENT COST				\$339,106	\$3,051,956	\$3,391,063
2026	RUNWAYS						
	Construct New Turf Runway 08-26 (2,800' x 100)						
	Mobilization/Site Preparation	L.S.	1.00	\$20,000.00	\$2,000	\$18,000	\$20,000
	Temporary Marking, and Barricades	L.S.	1.00	\$5,000.00	\$500	\$4,500	\$5,000
	Earthwork/Excavation/Compaction	C.Y.	10,000.00	\$8.00	\$8,000	\$72,000	\$80,000
	Seeding and Mulching	Acres	20.00	\$1,500.00	\$3,000	\$27,000	\$30,000
	Engineering Design	L.S.	40,000.00	\$1.00	\$4,000	\$36,000	\$40,000
	SUB-TOTAL COST				\$17,500	\$157,500	\$175,000
	CONTINGENCY (15%)				\$2,625	\$23,625	\$26,250
	TOTAL DEVELOPMENT COST				\$20,125	\$181,125	\$201,250
6-10 YEAR PROJECT TOTALS					1,358,231	3,685,331	5,043,563

Table D: Estimated Development Costs (11-20 Years)

Project Description	Unit	Quantity	Unit Cost	Local Cost (10%)	FAA Cost (90%)	Total Cost (100%)
2027 NO PROJECT						
2028 NO PROJECT						
2029 TERMINAL APRON						
Reconstruct Apron						
Earthwork/Excavation/Compaction	C.Y.	5,000.0	\$3.00	\$1,500	\$13,500	\$15,000
Fly Ash Treated Subgrade	S.Y.	8,000.0	\$2.50	\$2,000	\$18,000	\$20,000
Crushed Aggregate Base Course - 4"	S.Y.	8,000.0	\$4.25	\$3,400	\$30,600	\$34,000
Portland Cement Concrete Pavement - 5"	S.Y.	8,000.0	\$75.00	\$60,000	\$540,000	\$600,000
Seeding and Mulching	Acres	3.0	\$1,200.00	\$360	\$3,240	\$3,600
Pavement Marking	L.F.	5,000.0	\$5.00	\$2,500	\$22,500	\$25,000
Engineering	L.S.	1.0	\$125,000.00	\$12,500	\$112,500	\$125,000
SUB-TOTAL COST				\$82,260	\$740,340	\$822,600
CONTINGENCY (15%)				\$12,339	\$111,051	\$123,390
TOTAL DEVELOPMENT COST				\$94,599	\$851,391	\$945,990
2030 Master Plan and ALP Update						
Complete Master Plan Update	LS	1.0	\$100,000	\$10,000	\$90,000	\$100,000
2031 Environmental Assessment						
Complete Environmental update	LS	1.0	\$80,000	\$8,000	\$72,000	\$80,000
2032 NO PROJECT						
2033 Taxiways						
Construct Runway 17-35 Parallel Taxiway						
Earthwork/Excavation/Compaction	C.Y.	10,000.0	\$3.00	\$3,000	\$27,000	\$30,000
Fly Ash Treated Subgrade	S.Y.	9,000.0	\$2.50	\$2,250	\$20,250	\$22,500
Crushed Aggregate Base Course - 4"	S.Y.	9,000.0	\$4.25	\$3,825	\$34,425	\$38,250
Portland Cement Concrete Pavement - 6"	S.Y.	9,000.0	\$75.00	\$67,500	\$607,500	\$675,000
Seeding and Mulching	Acres	5.0	\$1,200.00	\$600	\$5,400	\$6,000
Pavement Marking	L.F.	15,000.0	\$5.00	\$7,500	\$67,500	\$75,000
Install Taxiway Edge/Centerline Reflectors	Each	20.0	\$80.00	\$160	\$1,440	\$1,600
Engineering	L.S.	1.0	\$150,000.00	\$15,000	\$135,000	\$150,000
SUB-TOTAL COST				\$99,835	\$898,515	\$998,350
CONTINGENCY (15%)				\$14,975	\$134,777	\$149,753
TOTAL DEVELOPMENT COST				\$114,810	\$1,033,292	\$1,148,103
2034 NO PROJECT						
2035 Taxiways						
Taxiway Lighting System-Runway 17-35						
Install Runway Edge and Threshold Lights (MIRL)						
Pavement Cable Duct	L.F.	7,000.0	\$1.50	\$1,050	\$9,450	\$10,500
Cable Trench	L.F.	7,000.0	\$1.50	\$1,050	\$9,450	\$10,500
Install Electrical Vault/Regulator/Controls	Each	1.0	\$40,000.00	\$4,000	\$36,000	\$40,000
Install Runway Edge Lights (MIRL)	Each	32.0	\$800.00	\$2,560	\$23,040	\$25,600
Install Threshold Lights (NPI)	Each	16.0	\$800.00	\$1,280	\$11,520	\$12,800
Engineering	L.S.	1.0	\$50,000.00	\$5,000	\$45,000	\$50,000
SUB-TOTAL COST				\$14,940	\$134,460	\$99,400
CONTINGENCY (15%)				\$2,241	\$20,169	\$14,910
TOTAL DEVELOPMENT COST				\$17,181	\$154,629	\$171,810
2036 Crackfill/Seal/Mark Airport Pavements						
Crackfill/Seal Runway 17-35	S.Y.	20,000.0	\$5.00	\$10,000	\$90,000	\$100,000
Crackfill/Seal Arpon	S.F.	8,000.0	\$5.00	\$4,000	\$36,000	\$40,000
Mark Runway and Apron	L.S.	1.0	\$25,000.00	\$2,500	\$22,500	\$25,000
Engineering	L.S.	1.0	\$50,000.00	\$5,000	\$45,000	\$50,000
SUB-TOTAL COST				\$21,500	\$193,500	\$215,000
CONTINGENCY (15%)				\$3,225	\$29,025	\$32,250
TOTAL DEVELOPMENT COST				\$24,725	\$222,525	\$247,250
11-20 YEAR PROJECT TOTALS				269,315	2,423,837	2,693,153
20 YEAR CIP TOTAL				\$1,820,172	\$7,118,294	\$8,938,465