

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)  
Thursday, December 9, 2021 - 5:00 PM  
Ankeny Kirkendall Library – City Council Chambers

---

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members Dr. Paul Novak, Greg Johnson and William Gardner were in attendance. Board Member Todd Ashby joined the meeting electronically. Dave Kalwishky (Exec 1) was in attendance. Jay Pudenz (McClure) joined the meeting electronically. Airport Board Manager Nick Osborne, City Attorney Amy Beattie, Administrative Services Director Jennifer Sease, and Recording Secretary Diane Klemme were also present.

### **Perfecting and Approval of the Agenda without amendment**

Board Member Novak moved, second by Gardner, to approve the agenda without amendment. Ayes: 5.

### **Engineering Report**

Jay Pudenz (McClure) reported on the electrical issues with Runway 18/36 lights. Van Maanen Electric has been trouble shooting the issue. They provided a proposal with a breakdown of material and labor that they would require to fix the lights in question. The board agreed to move ahead with their proposal to get the lights functioning again.

### **FBO Report**

Dave Kalwishky reported that most of the 2022 leases have been returned and that he will follow up with the ones still outstanding. He presented the board with a letter he received from Paul Reinke regarding violations found with his lease. The board agreed to leave Mr. Reinke off the 2022 lease list which will be approved at the 1/6/22 meeting.

### **Finance / Budget Report**

Novak reported on the 12/9/21 listing of bills.

### **Consent Agenda Items**

1. Approval of November 4, 2021, minutes.
2. Motion to approve a Cooperative Service Agreement with the United States Department of Agriculture for the control of bird and wildlife activity during the calendar year 2022 at the Ankeny Regional Airport.
3. Payment #3 in the amount of \$44,551.96 to Concrete Technologies, Inc. for services that include Taxiway D Apron & Access Roadway Paving – Phase 3.
4. Payment #45 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$5,592.50.
5. Payment #2 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 3 in the amount of \$20,085.38.
6. Approval of Bills and Transfer of Necessary Funds, \$140,802.39.
7. December 2021 Financial Reports

### **Approval of Consent Agenda Items**

Board Member Gardner moved, second by Ashby, to approve Consent Agenda Items CA-1 through CA-7. Ayes: Gardner, Ashby, Johnson, Novak, Wangsness.

## New Business

- A. **Taxiway D Access Road and Utilities Phase 2:** Motion to approve a) Final Change Order #3 in the amount of \$6,534.07; b) Statement of Completion c) **Resolution 2021-42** accepting the public improvements with Sandstone Management LTD in the amount of \$568,300.40; and d) Payment #6 Final/Retainage in the amount of \$29,085.71 thirty days after project acceptance. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
- B. **Resolution 2021-43** authorizing the execution of the 2022 Management Agreement with Exec 1 Aviation II, LLC, as fixed base operator. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Johnson, Wangsness.
- C. **Resolution 2021-44** authorizing the farm lease with Jeffrey Wangsness. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Johnson. Abstain: Wangsness.
- D. **Resolution 2021-45** authorizing the execution of a land lease with I-80 Farms, Inc. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Johnson, Wangsness.
- E. **Resolution 2021-46** approving a lease agreement early termination date of November 30, 2021 for Blue Sky Flying Club and Chuck Henze for hangar number F-10 and I-05. Approving lease agreement for Greg Long and Winterset Aero Club, LLC for hangar number F-10 and I-05, with an effective date of December 1, 2021 and termination date of December 31, 2021. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
- F. **Resolution 2021-47** authorizing the execution of Addendum No. 1 to land lease agreement with Acme Aviation, LLC to facilitate the construction of a private box hangar on the Phase 2 – Taxiway D site at the Ankeny Regional Airport. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.
- G. **Resolution 2021-48** authorizing the execution of Addendum No. 3 to land lease agreement with AllEnergy, Aircraft, LLC for purposes of construction of a hangar. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.

## Reports

- A. Staff Report
  - a. Runway Electricity
- B. Legal Counsel Report
- C. Board Report – None
- D. Chair Report

## Adjournment

The meeting was adjourned at 5:58 p.m.

Attest: \_\_\_\_\_  
Diane Klemme, Recording Secretary

Signed: \_\_\_\_\_  
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 23<sup>rd</sup> day of December, 2021.