

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, July 6, 2023 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Member William Gardner was in attendance. Todd Ashby joined the meeting electronically. Dr. Paul Novak joined the meeting electronically and left the meeting at 6:07 pm. Greg Johnson was absent. Dave Kalwishky (Exec 1), Airport Board Manager Paul Moritz, City Attorney Amy Beattie and Recording Secretary Diane Klemme were in attendance. Jay Pudenz (McClure), joined the meeting electronically.

Approval of Agenda

Board Member Gardner moved, second by Ashby, to approve the agenda without amendment. Ayes: 4.

Public Hearing – 2023-02

- A. Chairperson Wangsness announced that this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contracts and opinion of probable costs for the construction of certain public improvements described as the North Property Line Box Hangars project. Notice of this hearing was published in the Des Moines Register on June 23, 2023. Airport Board Manager Paul Moritz reported there were two bidders. The lowest bidder was Jensen Builders, Ltd of Des Moines, Iowa, with a total of \$1,254,924.90 for the construction contract. The engineer's estimate of cost was \$1,093,510.00.

Chairman Wangsness then asked for any public comment regarding the proposed project. Austin Moran, McClure Engineering, updated the Board regarding project deadlines. Board Member Gardner moved to close public hearing 2023-02, Ashby seconded. Ayes: Gardner, Ashby, Novak, Wangsness.

- B. Board Member Ashby moved, second by Novak, to receive and file Report of Bids received on June 27, 2023 for the North Property Line Box Hangars project. Ayes: Ashby, Novak, Gardner, Wangsness.

Resolution 2023-16 awarding the construction contract for the North Property Line Box Hangars (site work and vertical infrastructure) project at the Ankeny Regional Airport to Jensen Builders Ltd with a total of \$1,254,924.90, accepting deduct Alt #1 (removal of one bathroom). Approval of the construction contract will take place at the August 10 meeting. Board Member Gardner moved, second by Ashby, to adopt Resolution 2023-16. Ayes: Gardner, Ashby, Novak, Wangsness.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 7/6/23 listing of bills.

Consent Agenda Items

1. Approval of June 8, 2023, minutes.
2. Task Order Two-Payment #3 to HDR Engineering, Inc. for Environmental Assessment Services in the amount of \$6,047.70.
3. Payment #8 to McClure Engineering Company for General On-Call Engineering Services in the amount of \$1,724.75.
4. Payment #8 to McClure Engineering Company for AIP Site & Infrastructure work on the North Property Line Box Hangars in the amount of \$20,277.50.
5. Payment #10 to McClure Engineering Company for services that includes Preliminary Engineering for Runway 18/36 in the amount of \$67,314.87.
6. Approval of Bills and Transfer of Necessary Funds, \$67,314.87.
7. Approval of July 2023 Financial Reports.

Approval of Consent Agenda Items

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

New Business

1. Motion to approve the proposal from Controlled Access Midwest to replace the automatic gate operator unit, operator stand, wiring, reversing loop and photo eyes on Fence Gate 4 next to the FSDO Building. Ashby moved, second by Gardner. Ayes: Ashby, Gardner, Novak, Wangsness.
2. Motion to receive and file report of bids received and project schedule for the Runway 18/36 Emergency Partial Depth Patches project. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Wangsness.
3. Motion to approve Task Order No. 2 with McClure Engineering to provide construction and administration services for the North Property Line Box Hangars (Site Work and Vertical Infrastructure) project at the Ankeny Regional Airport. Gardner moved, second by Ashby. Ayes: Gardner, Ashby, Novak, Wangsness.

Reports

- A. Engineering Report – Moritz
 - a. Environmental Assessment for Runway 18/36 Reconstruction
 - b. Taxiway D Apron and Access Roadway Paving – Phase 4: Status of Grant Application
- B. Staff Report – Moritz
 - a. Request from Baker Group to acquire 2.7 acres of airport property to support their facility expansion
 - b. Annual Tee Hangar Inspections
 - c. Tee Hangar Buildings – Gutter/Structural Repairs
- C. Legal Counsel Report - None
- D. Board Report – None
- E. Chair Report – None

Executive Session

- A. At 5:55 p.m. Gardner moved, second by Ashby, to go into Executive Session pursuant to the provisions of Iowa Code Section 21.5(1)(c) “to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely

to prejudice or disadvantage the position of the governmental body in that litigation". Ayes: Gardner, Ashby, Novak, Wangsness. The Board adjourned the Executive Session and reconvened to regular session at 6:08 p.m.

Adjournment

The meeting was adjourned at 6:09 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness Chairperson

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