

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, August 4, 2022 - 5:00 PM
Ankeny Kirkendall Library – City Council Chambers

Acting Chairman Todd Ashby joined the meeting electronically and called the meeting to order at 5:00 P.M. Board Members William Gardner, Greg Johnson and Paul Novak were in attendance. Chairman Jeff Wangsness was absent. Dave Kalwishky (Exec 1) and Andy Maysent (McClure) were in attendance. Airport Board Manager Paul Moritz, City Attorney Amy Beattie, Administrative Services Director Jennifer Sease, and Recording Secretary Diane Klemme were also present.

Approval of Agenda

Board Member Gardner moved, second by Novak, to approve the agenda with amendment, moving New Business Item 5. to Item 1. Ayes: 4.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 8/4/22 listing of bills.

Consent Agenda Items

1. Approval of July 7, 2022, minutes.
2. Payment #53 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$2,941.88.
3. Approval of Bills and Transfer of Necessary Funds, \$18,862.43.
4. Approval of August, 2022 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-4. Ayes: Johnson, Novak, Ashby, Gardner.

New Business

1. Motion to approve the construction plans for the Exec 1 Aviation Maintenance Hangar Addition as prepared by Jensen Builders and Snyder & Associates. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Johnson.
2. Motion to approve the bid from Des Moines Steel Fence Company in the amount of \$2,2200.00 for making numerous repairs to the perimeter fence in two locations. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Johnson.
3. **RESOLUTION 2022-23** authorizing the execution of a professional services agreement with Construction Materials Testing (CMT) in the amount of \$25,785.00 for geotechnical services needed for the Runway 18/36 Strengthening – Preliminary Engineering Design project. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak.
4. **RESOLUTION 2022-24** authorizing the execution of an agreement in the amount of \$22,202.00 with Applied Pavement Technology (APT) for the optional testing of the existing

pavement for the Runway 18/36 Strengthening – Preliminary Design project. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak.

5. Motion to approve the Amendment to the Amended and Substituted Land License Agreement for the Maintenance Facility to facilitate the planned expansion of the building by Exec 1 Aviation. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Novak.
6. Motion to approve the proposal in the amount of \$13,900 plus hourly fees from Dave's Dozing to complete the 2022 Silt Removal/Cleanup project along Taxiway D at the Ankeny Regional Airport. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson.
7. **RESOLUTION 2022-25** approving the lease agreements with the individuals and/or organizations. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
8. **RESOLUTION 2022-26** approving the lease agreement with the Iowa Department of Administrative Services. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak.

Reports

- A. Engineering Report – Maysent
 - a. Column Replacement adjacent to the new hangar door on the terminal building.
 - b. Update on Runway 18/36 Strengthening Project – Preliminary Engineering.
- B. Staff Report – Moritz
 - a. Motion to approve a proposal from Baker Electric in the amount of \$24,360.00 for new power connection needed for the Overhead Line Obstruction Lights. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Novak
 - b. Proposal/Inquiry from an agricultural company to lease Airport Farm Property.
 - c. Update on the Requests for Proposals: 5-year Engineering Services and 5-year Planning Services.
 - d. ACME Aviation Box Hangar Construction Schedule.
 - e. Proposed Annexation – DRA Properties, LC and Tyler Investment Inc.
 - f. 4 States Airport Conference – August 25 and 26 at the Marriott in Kansas City.
 - g. Update on Snow and Ice Removal Agreements.
- C. Legal Counsel Report - None
- D. Board Report – None
- E. Chair Report – None

Executive Session – per City Attorney, Beattie, Closed Session was not warranted.

- A. Consider motion to go into Executive Session pursuant to the provisions of Iowa Code Section 21.5(1)(j) “to discuss the purchase or sale of particular real estate only where the premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property”.

Adjournment

The meeting was adjourned at 5:55 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Todd Ashby, Acting Chairperson

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