

Minutes of the
POLK COUNTY AVIATION AUTHORITY
ANKENY, IOWA

The Polk County Aviation Authority held a regular meeting on Thursday, February 7, 2019, at the Ankeny City Hall, City Council Chambers, Ankeny, Iowa. The meeting was called to order at 5:05 P.M.

- Item 1) ROLL CALL – MEMBERS PRESENT:** ASHBY, GARDNER, NILLES, WANGSNESS
MEMBERS ABSENT: ANDERSON, BARBER, NOVAK
Chairperson, Jeff Wangsness, called the meeting to order. Present from the City of Ankeny were Airport Board Manager, Paul Moritz; Jennifer Sease, Administrative Services Director; Margaret Waldschmitt, PCAA Recording Secretary. Attorney, Amy Beattie was present. Dan Stull was present from EXEC 1.
- Item 2) PERFECTING AND APPROVAL OF THE AGENDA WITHOUT AMENDMENT.**
It was moved by Todd Ashby and seconded by Jake Nilles to approve the agenda without amendment. VOTE: YEA: ASHBY, NILLES, GARDNER, WANGSNESS
- Item 3) AUDIENCE WITH VISITORS**
Item 3A) “Flying Low” Corvette Club Event proposed for May 25 – 27, 2019, Dave Vance.
Dave Vance, representing the Corvette Club of Iowa, stated the Club is looking forward to a successful event this year over the Memorial Day weekend, May 25-27.
It was moved by Todd Ashby and seconded by Bill Gardner to approve the Corvette Club Event, pending approval by the FAA.
VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS
Mike Callison, President, Iowa Aviation Heritage Museum stated the committee for the Central Iowa Air Show will be meeting following the PCAA meetings to finalize details for their upcoming event August 23 through August 25, 2019.
Jay Pudenz and JR Boesen arrived at 5:10 p.m.
- Item 4) FBO REPORT**
Item 4A) Fuel Report
Item 4B) Inspection Report
Item 4C) Hangar tenant waiting list report
Item 4D) Tenant concerns and response report
Dan Stull reported the AWOS has been repaired. Stull stated they are still having problems with the gates. Jeff Wangsness asked Jay Pudenz to inform him of the warranty deadline for the gates, so they can be repaired if need be, before the warranty expires.
- Item 5) FINANCE / BUDGET REPORT**
Jennifer Sease reported Elder Corporation submitted a snow removal bill of \$3,645.00 for the first two weeks of January. Paul Moritz stated he received a call from EXEC 1 that another pallet of granular deicer was ordered in addition to the one purchased in January.
- Item 6) CONSENT AGENDA ITEMS**
CA-1 Approval of January 10, 2019 minutes.
CA-2 Consider motion to approve payment #12 to McClure Engineering Co., for services that include General On-Call Engineering Services in the amount of \$3,095.00.

- CA-3 Consider motion to approve payment #2 to McClure Engineering Co., for services that include Reconstruct Twys A/C N. Rehab Twys B, C T-Hgr Txin Const Admin & Obs in the amount of \$4,666.68.**
- CA-4 Consider motion to approve payment #2 to McClure Engineering Co., for services that include Rehabilitate Runway 18/36 (Design/Bidding Services) in the amount of \$12,727.55.**
- CA-5 Consider motion to approve payment #3 to HDR Engineering Inc., for services for the IKV Grading/Drain Plan in the amount of \$22,085.04.**
- CA-6 Consider motion to approve payment #12, FY2019 expenses to the City of Ankeny, for services for the SE Convenience Blvd. Extension Project, RISE, in the amount of \$5,631.69.**
- CA-7 Consider motion to adopt Resolution 2019-02, setting a Public Hearing on the Polk County Aviation Authority Proposed Fiscal Year 2018-2019 Revised Budget and the Proposed Fiscal Year 2019-2020 Budget. (Date of Hearing: March 7, 2019 – 5:00 P.M.)**
- CA-8 Approval of Bills and Transfer of Necessary Funds, \$61,630.77.**
- CA-9 February 2019 Financial Reports**
- CA-10 Accounts Receivable Aging Summary**
- Motion to approve consent agenda items CA-1 to CA-10**
- It was moved by Bill Gardner and seconded by Jake Nilles to approve consent agenda items CA-1 through CA-10. VOTE: YEA: GARDNER, NILLES, ASHBY, WANGSNESS

Item 7) REMOVED CONSENT AGENDA ITEMS: NONE

Item 8) OLD BUSINESS:

Item 8A) Motion to approve Larry Coppola's lease.

Jennifer Sease stated we need to have the number for his airplane before this lease can be approved. This motion was deferred to the March 7, 2019 meeting.

Item 9) NEW BUSINESS

Item 9A) Motion to approve Listing Agreement for Sale with Denny Elwell Company L.C.

It was moved by Todd Ashby and seconded by Jake Nilles to approve the Listing Agreement for Sale with Denny Elwell Company, L.C.

VOTE: YEA: ASHBY, NILLES, WANGSNESS ABSTAIN: GARDNER

Item 9B) Resolution 2019-03, authorizing the execution of a farm lease with I-80, Inc.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Resolution 2019-03, to authorize the execution of a farm lease with I-80, Inc. VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 9C) Resolution 2019-04, authorizing the execution of a farm lease with Dennis Miller.

Amy Beattie stated the signed lease has not been returned yet, but the lease can be approved by the Board.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Resolution 2019-04, to authorize the execution of a farm lease with Dennis Miller. VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 9D) Resolution 2019-05, authorizing the execution of a farm lease with Johnson Bros. of Ankeny, LTD.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Resolution 2019-05, to authorize the execution of a farm lease with Johnson Bros. of Ankeny, Ltd. VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 9E) Resolution 2019-06, authorizing the execution of a farm lease with Jeffrey Wangsness.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Resolution 2019-06, to authorize the execution of a farm lease with Jeffrey Wangsness. VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 9F) Resolution 2019-07, authorizing the execution of a land lease with John G. Jensen.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Resolution 2019-07, to authorize the execution of a farm lease with John G. Jensen VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 9G) Resolution 2019-08 accepting the proposal for the demolition of the property located at 2108 SE Oralabor Road.

Paul Moritz stated there was a lot of interest in this project, with a wide range of quotes from \$23,000 through \$132,400. The contract was awarded to JDA Construction, Marshalltown, Iowa, for \$23,000.00. JDA will give the Board a Cashier's check to be held in escrow in lieu of submitting a performance bond.

It was moved by Jake Nilles and seconded by Bill Gardner to approve Resolution 2019-08, accepting the proposal for the demolition of the property located at 2108 SE Oralabor Road. VOTE: YEA: NILLES, GARDNER, ASHBY, WANGSNESS

Item 9H) Consider motion to approve Change Order No. 1 to Sternquist Construction increasing the contract amount for the South Apron Access Road and Utilities – Phase 1 Project by \$9,240.00.

Paul Moritz stated Change Order No.1 is because the water main passes through a contaminated plume. Iowa DNR recommends changing the pipe material from PVC to Ductile Iron.

It was moved by Todd Ashby and seconded by Bill Gardner to approve Change Order No. 1 to Sternquist Construction increasing the contract amount for the South Apron Access Road and Utilities Phase 1 Project by \$9,240.00.

VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

Item 10) REPORTS

Item 10A) Engineering Report

a. Rehabilitate Runway 18/36.

b. Drainage Channel Improvements Project.

Jay Pudenz, McClure Engineering, stated his goal is to coordinate the projects the best he can to minimize the time the runway is closed.

Item 10B) STAFF REPORT

a. Rezoning of 16 Acres – Schedule.

Paul Moritz stated the final approval for the rezoning will be at the March 4, 2019 City Council meeting.

b. Discussion regarding land lease with Todd Volz.

Paul Moritz confirmed with Todd Volz that he will have the same terms as the other land tenants, paying \$50 per acre for the acres he farms along with a yearly lease, rather than the three year lease he's had in the past.

c. Negotiations for farm lease for property at 2108 SE Oralabor Road.

Jeff Wangsness stated he would contact John G. Jensen to see if he is interested in farming the property at 2108 SE Oralabor Road since he farms the adjacent property.

Item 10C) LEGAL COUNSEL REPORT: NONE

a. Rezoning of 16 Acres – Schedule.

Attorney, Amy Beattie, stated the FAA has changed the rules for appraisals. A second full appraisal is required before a review appraisal. The estimated cost is \$2,500. An appraisal is required every six months until the property is sold.

Item 10D) BOARD REPORT: NONE

Item 10E) CHAIR REPORT: NONE

Item 11) ADJOURN

There being no further business, it was moved by Todd Ashby and seconded by Bill Gardner to adjourn the meeting. VOTE: YEA: ASHBY, GARDNER, NILLES, WANGSNESS

The meeting adjourned at 5:50 p.m.

Attest: _____ Signed: _____
Todd Ashby, Secretary Jeff Wangsness, Chairperson

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