

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, June 4, 2026 - 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 Members William Gardner, Greg Johnson and Dr. Paul Novak were in attendance. Todd Ashby was absent. Airport Board Manager Dave Kalwishky joined the meeting electronically. Jay Pudenz (McClure), City Attorney Erin Clanton, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were present.

Approval of Agenda

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

Public Hearing – 2026-02

- 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 Maintenance Building Construction project. Notice of this hearing was published in the Des Moines Register on May 22, 2026. Jay Pudenz reported there were four bidders. The lowest bidder was Jensen Builders, Ltd. of Des Moines, Iowa, with a total of \$1,359,700. The engineer's estimate of cost was \$1,526,906.00.

Chairman Wangsness then asked for any public comment regarding the proposed project, and there were none. Board Member Johnson moved to close Public Hearing 2026-02, Novak seconded. Ayes: Johnson, Novak, Gardner, Wangsness.

- B. Board Member Johnson moved, second by Novak, to receive and file Report of Bids received on May 14, 2026. Ayes: Johnson, Novak, Gardner, Wangsness.
- C. Board Member Novak moved, second by Johnson to adopt **RESOLUTION 2026-22** awarding the construction contract to Jensen Builders, Ltd. of Des Moines, Iowa, in the amount of \$1,359,700.00 for the proposed Maintenance Building at the Ankeny Regional Airport. Ayes: Novak, Johnson, Gardner, Wangsness.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 6/4/26 listing of bills.

Consent Agenda Items

1. Approval of May 7, 2025 minutes.
2. Payment #41 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$3,105.00.
3. Payment #10 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$131,076.37.
4. Payment #5 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$17,148.50.
5. Payment #8 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$2,554.21.
6. Payment #2 to Manatt's for construction services for the Reconstruct Runway 18/36 project in the amount of \$752,283.98.
7. Approval of Bills and Transfer of Necessary Funds, \$929,835.68.
8. Approval of June 2026 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-8, with removal of payment to HDR Engineering in the amount of \$3370.52 from the bill listing. Ayes: Johnson, Novak, Gardner, Wangsness.

New Business

1. Terminal Building Exterior Painting – Exec1 will present quotes and have designs available to the Board at the July 9 meeting.
2. Motion to approve Change Order No. 1, pending FAA concurrence, with Manatt's, Inc. for the Reconstruct Runway 18/36 project in the amount of \$318,729.50 for changes to the construction scope related to the localizer and glidescope facilities. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.
3. **RESOLUTION 2026-23** granting an electric easement to MidAmerican Energy Company for the installation of a new primary line to serve the relocated RW 36 Localizer at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.
4. **RESOLUTION 2026-24** authorizing Task Order No. 17 to the Master Agreement for construction management, administration, and observation services for the Construct Maintenance Storage Facility project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Gardner, Wangsness.

Reports

1. FBO Update

2. Engineering Report – Pudenz
 - a. Runway 18/36 Update
 - b. Maintenance Building Update
 - c. Ankeny Regional Airport – South Corporate Terminal Area – Funding & Marketing Support
3. Staff Report - Kalwishky
 - a. Fuel Sales
 - b. T-Hangar Waiting List
 - c. Phase 3 Box Hangar Update
 - d. Taxiway D Hangar Update
 - e. T Hangar Lease Update
 - f. IKV Development Proposal
 - g. Main Ramp and Taxiway C Patching
4. Legal Counsel Report - City Attorney Erin Clanton
 - a. Beech 18 Parked Along Taxiway D
5. Board Report
6. Chair Report

Adjournment

The meeting was adjourned at 5:54 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

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