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

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members Greg Johnson and Paul Novak were in attendance. Board Member Todd Ashby joined the meeting electronically at 5:03. Board Member William Gardner arrived at 5:03. Dave Kalwishky (Exec 1) and Jay Pudenz (McClure) were in attendance. Airport Board Manager Nick Osborne, City Attorney Amy Beattie, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were also present.

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda without amendment. Ayes: 3.

Public Hearing – PH 2022-03

A. Chairman Wangsness announced that this is the time and place for a public hearing on the matter of approving and authorizing the execution of an Amendment to Land License Agreement with Exec 1 Aviation II, LLC. Notice of this hearing was published in the Des Moines Register on April 22, 2022. Attorney Amy Beattie reported this is an amendment to include additional property to the south of the existing maintenance facility. Chairman Wangsness then asked for any public comment regarding the proposed budgets. Hearing no comments, Board Member Johnson moved to close public hearing 2022-03, Novak seconded. Ayes: 5

B. **Resolution 2022-15** authorizing the execution of amendment to land license agreement with Exec 1 Aviation II, LLC with revision to exclude the land lease payment. Board Member Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 5/5/22 listing of bills. Jennifer Sease reported the FAA has put no restrictions on how the proceeds from the sale of property are used, as long as the funds are used at the Ankeny Regional Airport.

Consent Agenda Items

1. Approval of April 7, 2022, minutes.
2. Payment #50 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of $5,598.50.
3. Approval of Bills and Transfer of Necessary Funds, $816,952.25.
4. Approval of May 2022 Financial Reports

Approval of Consent Agenda Items

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

New Business

A. **Taxiway D Apron and Access Roadway Paving Phase 2:** Motion to approve a) Final Change Order #3 in the amount of $4,836.00; b) Statement of Completion c) **Resolution 2022-16** accepting the public improvements with Concrete Technologies, Inc. in the amount of $602,208.00; and d) Payment #4 Final/Retainage in the amount of $14,196.00 thirty days after project acceptance. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Novak, Wangsness.
B. **Resolution 2022-17** authorizing submittal of an Iowa DOT Grant Application to provide possible State of Iowa Aviation Program funding for the site work and construction of the North Property Line Box Hangar project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.

Reports

A. Engineering Report – Pudenz reported Taxiway D Phase 3 and the runway patching are on track to be finished next week, weather permitting.
B. Staff Report –
    a. Osborne led discussion on the request from ATI on possible additional ground purchase.
    b. Osborne led discussion on the proceeds from the land sale.
    c. Osborne introduced Paul Moritz as the new Airport Manager.
C. Legal Counsel Report – None
D. Board Report – None
E. Chair Report – Wangsness presented the Board with pictures pertaining to drainage, erosion and runoff issues from Casey's Headquarters that need addressed.

Adjournment

The meeting was adjourned at 5:57 p.m.

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

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