

June 11, 2015 Airport Commission Meeting held at 7:00pm

Conducted by Dennis Hansen

- 1. Present at the Meeting:** Dennis Hansen, Mitch Bond, Kris Glaser, Richard Lindell, Jane Wollenzien, Mike Cherry, and Dale Guimond.
Guests: Dianne Folksy, Larry Hansen
Absent: Tim Kangas
- 2. Approval of the Last Meeting Minutes:** Motion to approve the May 2015 meeting minutes by Mitch Bond and seconded by Jane Wollenzien, motion carried.
- 3. Review of Financial Reports for May 2015:** Mitch Bond asked about the high YTD expenses for the repair/maintenance of hangars. Mike Cherry explained that it had to do with the timing of paying the invoices from T-hangar floor repairs completed in the prior fiscal year. There were no bills to approve at the present time. Motion was made to approve the report by Mitch Bond and seconded by Dennis Hansen, motion carried.
- 4. Reports and Announcements:** Review of the traffic movements and fuel sales for May. It was noted by Dale Guimond that activity was down due to the many windy and rainy days in May. Motion was made to approve the report by Mitch Bond and seconded by Dennis Hansen, motion carried.
- 5. Unfinished Business:** None
- 6. New Business:**

 - a. Runway Reconstruction
Bid opening was on May 21, 2015 and we received 5 competitive bids. The lowest responsive and responsible bidder was Allied Manatts Group LLC of Charles City, Iowa. Bid Alternate No. 1 was to use all new aggregate base for runway. Bid Alternate No. 2 was to use recycled concrete and bituminous aggregate base for runway. Bid Alternate No. 3 was to make runway 11 turnaround larger. Base Bid (Runway 11/29 Reconstruction) and Bid Alternates No. 2 and No. 3 was recommended to the City Council. Proposed commencement date by Allied Manatts Group was July 20, 2015.

Dale Guimond voiced concerns over the timing of the commencement of the reconstruction due to agriculture field spraying that requires that spray aircraft use the airport until Mid-August. Shutting down the airport any earlier would affect the agriculture sprayers and Cedar Valley Aviation (CVA). Mike Cherry offered to talk to Allied Manatts Group to see if they are able to move the commencement to Mid-August.
 - b. Tenant Rent Abatement – General Tenants
Dale Guimond indicated that through discussion with various tenants that those who were removing their aircraft during runway reconstruction were wanting rent relief and those tenants that would not move their aircraft during reconstruction would still pay rent. The Commission discussed the options and a motion was offered that “hangar tenants that relocate their aircraft shall get hangar rent abated during the period when the Waverly airport is closed due to

reconstruction and that those tenants that relocate their aircraft would retain their tenant hanger upon return. All rent will be prorated for commencement and completion dates that do not occur at the end or beginning of a month". Motion was made to approve the rent abatement for general tenants as described above by Mitch Bond and seconded by Dennis Hansen, motion carried.

c. **Tenant Rent Abatement – Cedar Valley Aviation (CVA)**

Dale Guimond indicated that CVA leases the main hangar and that they sublease some main hangar space to others (i.e. ASI). ASI has indicated that they plan to move the majority of their aircraft during the reconstruction period and a few may remain to have work completed on them. CVA will take a hit on revenue from rental aircraft during the reconstruction period unless they are able to find an airport to move them to so they can continue to be rented, although that was unlikely. A motion was offered to "treat CVA that same as the general tenants that are relocating aircraft during the airport reconstruction period with regards to rent abatement for the bulk hangar since a majority of CVA's aircraft would have to be relocated. CVA would continue to abide by the contract with operating the airport during normal business hours during the airport construction period. CVA can continue to do maintenance on the few aircraft remaining in the bulk hangar during the time of airport closure". Motion was made to approve the rent abatement for CVA as described above by Mitch Bond and seconded by Richard Lindell, motion carried.

7. Tabled Items: None

8. Project Status Report:

Runway Safety Area - Property Acquisition: One of the properties agreed to an easement on his property and the two remaining property hold-outs may be able to do easements on their respective properties, if approved by the FAA. Any eminent domain would be for easements only. The City Council will be meeting on Monday to discuss the Airport Funding Agreement.

Insulation Repairs in Mechanical Room: Mike Cherry indicated that repairs may be able to be made while airport is shut down for reconstruction.

Runway Rehab/Reconstruction: See #6a above for update.

9. Group Discussion: Reminder of the Fly-in breakfast to be held on Sunday, July 19, 2015.

10. Adjournment: Motion by Dennis Hansen and seconded by Jane Wollenzien, motion carried at 8:00pm.

*Minutes taken by Kris Glaser