

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held November 12, 2013 at 5:00 PM

Present: Michael Ancona	Chairman
Greg Martin	Vice Chairman
Eddie Lee	Secretary
Gary Chesney	Treasurer
Joe Bob Pierce	Commissioner

Staff: Chris Collins  
Sheila Jolly-Scrivner

Guests: Greg Peterson, Robbie Edwards, Rich Carney, Rob Wielt, Paul Lynch, & Olivia Mejurin.

**PUBLIC COMMENTS**

There being none, Chairman Ancona moved forward with the meeting.

**REPORTS**

**Minutes**

Minutes were presented for the October 8th, Meeting for approval. There being no changes to the minutes, motion was made and seconded to approve the minutes as presented. Upon roll call vote, all were in favor.

**Treasurers' Reports**

There being no concerns with the Treasurer's Reports, motion was made and seconded to approve the Treasurer's Reports as presented. Upon roll call vote, all were in favor of the motion.

**Bills for Approval**

There being no questions or concerns with the Bills for Approval, motion was made and seconded to approve the bills as presented. Upon roll call vote, all were in favor.

**CORRESPONDENCE**

Mr. Collins presented invitations to the Annual Hanson Open House. The event will be held on Thursday, November 22<sup>nd</sup> from 5:00 p.m. to 7:00 p.m. at the Hanson offices in Springfield, Illinois.

Chairman Ancona noted that at last month's meeting, the Commissioners failed to properly welcome new Commissioner Eddie Lee. After an official welcome, Chairman Ancona asked Commissioner Lee if he would accept the vacant Secretary office. Commissioner Lee agreed to perform the Secretary duties. Motion was made by Commissioner Chesney and seconded by Commissioner Pierce to nominate

Commissioner Lee for the Secretary position. Upon roll call vote, Commissioners Martin, Chesney, Pierce, and Chairman Ancona were in favor.

### **2014 Home Show**

*For consideration of guests, this Old Business Line Item was moved forward on the Agenda.* Chairman Ancona introduced Mr. Paul Lynch, Vice President of the Jefferson County Chamber of Commerce (JCCC) Small Business Development Council. Mr. Lynch introduced Ms. Olivia Mejurin, JCCC Executive Director. Mr. Lynch formally thanked the Commissioners for the use of the Community Hangar for last year's JCCC Home Show held in February. The event was very successful. Exhibitor space was sold out early and there were over 1300 visitors. Mr. Lynch asked for permission to hold the 2014 event at the airport with an expansion request. In addition to the Community Hangar, Mr. Lynch asked for permission to utilize the A-1100 hangar. He stated permission from the hangar's tenant has already been granted. Mr. Lynch noted that he understands that in addition to paying utility bills, there may be additional fees associated with the relocation of some aircraft. Mr. Lynch noted that the additional building will allow approximately 40 additional exhibitor spaces. Entrance to both buildings will be from the Community Hangar with some sort of tented walkway between the buildings on the flightline. No ingress or egress will be permitted through the A-1100 offices. If the Commissioners approve, the event will be on Saturday, February 8<sup>th</sup> and Sunday, February 9<sup>th</sup>. Mr. Collins noted how successful the 2013 was for the airport and recommended the request be approved. Motion was made by Commissioner Pierce and seconded by Commissioner Lee to approve the 2014 Jefferson County Chamber of Commerce Home Show. Upon roll call vote, all were in favor.

### **Natural Gas Proposal**

*For consideration of guests, this New Business Line Item was moved forward on the Agenda.* Chairman Ancona introduced Mr. Rob Wielt of Mt. Vernon based Affordable Gas & Electric (AGE). Affordable Gas & Electric has over 500 accounts in southern Illinois including schools, Churches, and factories. Mr. Wielt presented a proposal for his firm to be the airport's natural gas consultant. Mr. Wielt described many variables with the way natural gas is supplied and priced through the airport's current supplier Ameren. Since Ameren's default rates are variable, accurate costs savings are difficult to calculate. Using variable contract rates for a historical usage amount of 5800 therms, Mr. Wielt believes AGE can save the airport between \$581 to \$872 annually as priced through Centerpoint and Constellation Energy. Mr. Wielt explained AGE recommends its clients purchase a percentage of their historical usage in advance each year at a contract price. For the airport, Mr. Wielt recommended a purchase of 80% at a fixed rate. The remaining 20% would be purchased on the open market (as is done now). Discussion ensued regarding demand charges, timelines, and AGE's desire to be the airport's energy consultant on the electric side as well. Mr. Wielt presented a sample agreement for the Commissioners to study. All agreed that after some research, a decision would be made at a future meeting to enter into an agreement with Proliance Energy, Affordable Gas & Electric, or continue purchasing from Ameren.

Chairman Ancona noted that at last month's meeting, the Commissioners failed to properly welcome new Commissioner Eddie Lee. After an official welcome, Chairman Ancona asked Commissioner Lee if he would accept the vacant Secretary office. Commissioner Lee agreed to perform the Secretary duties. Motion was made by Commissioner Chesney and seconded by Commissioner Pierce to nominate Commissioner Lee for the Secretary position. Upon roll call vote, Commissioners Martin, Chesney, Pierce, and Chairman Ancona were in favor.

## **OLD BUSINESS**

### **Innovation Park**

Mr. Collins stated that with the exception of the hangar bay box fan, the building perimeter of Hangar #1 is "in the dry, all specified work inside the hangar bay is complete. He presented several Change Orders for the finishing of the office.

Change Order #7 is from Mid-Eastern Plumbing & Heating and includes all finish plumbing. The total cost of Change Order #7 is \$7800. Change Order #7 has been reviewed and approved by the Construction Manager and Architect. Motion was made by Commissioner Chesney and seconded by Commissioner Lee to approve Change Order #7 for \$7800 with Mid-Eastern Plumbing & Heating. Upon roll call vote, all were in favor.

Change Order #8 is from KT Electric and covers all electrical work necessary inside the office. The total cost for Change Order #8 is \$7842. Change Order #8 has been reviewed and approved by the Construction Manager and Architect. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve Change Order #8 for \$7842 with KT Electric. Upon roll call vote, all were in favor.

Change Order #9 pertains to HVAC. Mr. Collins presented a proposal from incumbent contractor Mid-Eastern Plumbing & Heating. He stated that after review by the Construction Manager & Architect, all decided to seek an alternate proposal for comparison. Mr. Collins noted that although two contractors that currently work at the airport were contacted, he did not have alternate proposals for the Commissioners to review. In addition to this dilemma, Mr. Collins presented another decision that needs to be made regarding the office HVAC. He noted that conservation and efficiency are desired so that utility bills can be minimized for the tenant (especially since the office will see heavy utilization and now is the time to install such measures). Three separate options are listed in the proposal submitted by the incumbent contractor. Option #1 covers standard spec-type building equipment. Option #2 includes slightly more efficient equipment. Option #3 includes high efficiency dual fuel equipment (like in the Koziara Terminal). He noted the upgrade only costs an additional \$2426 over the baseline equipment specified in Option #1. Mr. Collins suggested the Commissioners take a strong look at approving the dual fuel equipment regardless of who proposes it. Discussion ensued regarding the lack of alternate proposals and the dual fuel equipment. All agreed the dual fuel equipment is worth an additional \$2426. Since time is of the essence, Chairman Ancona suggested that when Mr. Collins receives the additional proposals he contact each Commissioner individually for approval of the low bid.

Motion was made by Commissioner Pierce and seconded by Commissioner Martin to approve the upgrade to dual fuel equipment and approve the low HVAC bid pending a majority telephone vote. Upon roll call vote all were in favor.

Mr. Collins noted that he will have a Change Order at the December Meeting regarding additional conservation measures in the office. Change Order #10 will most likely cover batt insulation installed by airport maintenance.

As for the State/Federal portion of the project, Mr. Collins noted all hard items are nearly complete. In fact, only a few calendar days remain and that is due to some rainy days extending the deadline. All that remains is marking, sealing, and fencing. Those items will be completed later in the week. Temporary seeding with winter wheat is scheduled to occur on those days as well. Mr. Collins noted the project will officially be suspended until Spring, 2014. Final seeding will occur at that time. The rains held off so that all dirtwork could be completed, but not long enough for the entire scope to be accomplished.

### **Farm Contract**

Mr. Collins presented five bids for the 2014-2015 Farm Contract. From low to high are the following: Derek Moore, \$26,307; Tony Hall, \$28,265.04; TJ Burnett, \$29,970; Alan & Lori Bowers, \$30,487.26; and Kent Donoho, \$38,000. Mr. Collins noted that after the bids were opened, he contacted Mr. Donoho regarding his interest, his financial ability to fulfill the pending contract, and other issues related to the last three years of farming the airport's ground. Mr. Collins recommended the approval of Mr. Donoho's bid. Motion was made by Commissioner Lee and seconded by Commissioner Martin to approve the bid of \$38,000 by Kent Donoho. Upon roll call vote, all were in favor.

### **2014 Home Show**

This Agenda item was moved forward ahead of Old Business.

## **NEW BUSINESS**

### **Natural Gas Proposal**

This Agenda item was moved forward ahead of Old Business.

### **Avionics Lab**

Mr. Collins noted that the airport promised SRT Aviation's Avionics Manager Jimmy Case that it would assist SRT with the implementation of an avionics lab. Mr. Collins stated Mr. Case and SRT have been very patient. Projects are increasing and the need for new space is growing. Mr. Collins asked Mr. Rich Carney, SRT Aviation President, to highlight the projects currently in place. Mr. Carney noted that hundreds of avionics jobs from pitot/static tests to radio installs have been completed over the last three years. SRT Aviation completes avionics work on the 36 aircraft fleet at SIU-Carbondale. Mr. Carney noted nearly all ground level space in the FBO building is being utilized. Options for lab space are in the underutilized upstairs areas, just outside the building perimeter, or on the actual shop floor. All options have positives and negatives and discussion ensued about each. Mr. Collins noted that he has been researching outside building options and all

appear to be costly due to the finish and HVAC work required. The Commissioners were adamant that if a structure was built outside the existing building, SRT Aviation would have to partner with the airport on all costs. Mr. Carney noted that he will begin discussions with his partners as well as Mr. Case and report back to the Commissioners at the December Meeting. Mr. Collins stated that he was very proud to see a growing inventory of radios and instruments that SRT Aviation has stored on shelves – serviceable equipment that has been removed by SRT Technicians and replaced with newer or upgraded equipment. Mr. Collins noted that he remembers when there was no such equipment on the same shelves!

### **Replacement Windows**

Mr. Collins stated that back in 2009/2010, the airport completely renovated the Loss house located on Sheila Road. The house appears to have been constructed in the 1950's. One of the few items the airport did not address was the windows. Bowen Insulation blew in insulation in the ceiling and walls at the time of the renovation. Last winter, airport maintenance insulated the crawl space. The tenant has still been experiencing high utility bills and asked Ameren to conduct an Energy Audit. The Ameren expert suspects the windows are the culprit of the energy losses. Mr. Collins presented two quotations for replacement windows from window replacement contractors for the thirteen suspect windows. Superior Windows provided a quotation in the amount of \$3500. Window World provided a quotation for \$3725. Mr. Collins recommended approval of the quote from Superior Windows. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve the quotation provided by Superior Windows. Upon roll call vote, all were in favor.

### **OTHER BUSINESS**

Chairman Ancona expressed his disappointment in the condition of the Koziara Terminal entry doors. He noted the literal connection of the doors being the front door to the best building on the campus and the airport deserves to have a better front door. Mr. Collins noted that a door professional visited several months back and that ADA compliant replacement options would be very costly. Commissioner Martin provided several options including reducing the eight door vestibule to two doors. The area could be used as additional office space. Commissioner Martin stated that he would research cost effective ideas to improve the airport's front door.

There being no additional items to discuss in Other Business, Chairman Ancona moved forward with the meeting.

### **EXECUTIVE SESSION**

There being no items to discuss in Executive Session, Chairman Ancona moved forward with the meeting.

There being no further business to discuss under Other Business, no further items for discussion on the Agenda, and no items to be taken from Executive Session, motion was made and seconded to adjourn the meeting. Upon roll call vote, all were in favor and the meeting was adjourned.

