

Mt. Vernon Airport Authority  
Regular Meeting of the Board of Commissioners  
Held September 14, 2010, at 6:00 PM

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

Staff: Chris Collins  
Mary Barnett-Johnson

Legal Counsel: Julie Quinn

Guests: See Attached

### **PUBLIC COMMENTS**

Mr. Don Lewis provided a recap of the recently completed Ercoupe National Convention held at the airport. Mr. Lewis and Mr. Steve Watts worked the ramp all three days.

### **REPORTS**

#### **Minutes**

Minutes were presented for the August 10, 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**

Although there were no items of Correspondence, Mr. Collins informed the Commissioners that the airport's annual Transportation Improvement Program Meeting is scheduled for Friday, October 8, 2010 at 1:30 p.m. in Springfield. Lunch with IDOT, IDA and Hanson representatives will precede the meeting.

#### **American Red Cross**

In order to facilitate guests, Chairman Ancona moved this New Business Item forward on the Agenda. Chairman Ancona introduced Ms. Cindy Erickson, Executive Director of

the American Red Cross St. Louis Chapter and offered her the floor. Ms. Erickson introduced the other members of her party: Ms. Nancy Bates, Mr. Scott Janning, and Mr. Michael Loyd. Ms. Erickson then addressed the Commissioners. Ms. Erickson apologized for not contacting the airport prior to the press release announcing the American Red Cross' intent to close their office suite at the airport. She stated that the American Red Cross had "no idea of future economic conditions when the Lease Agreement was signed for the airport suite". Ms. Erickson explained that the American Red Cross owns the residence that serves as an office in Centralia. She defined costs associated with operating two offices 20 miles apart. Ms. Erickson stated that the American Red Cross is prepared to do whatever the Mt. Vernon Airport Authority Board of Commissioners desires regarding the remainder of the Lease Agreement Term, but asked for forgiveness of the remaining rent. Ms. Erickson noted that the Centralia office would become a St. Louis Chapter Service Center and vowed that no American Red Cross services would change in the local area once the Mt. Vernon office is closed. The Commissioners asked Ms. Erickson why an annual cost of \$18,000 for the Mt. Vernon office was reported in the press release, when the annual rental amount is approximately half of the stated amount. Ms. Erickson noted that overhead and other costs such as communications and mileage made up the difference. Chairman Ancona addressed the American Red Cross officials and reminded them that it was not a flip of the coin that they landed at the airport almost two years ago. Mt. Vernon Outland Airport is recognized by IDOT and others as the northernmost airport with sufficient infrastructure to accommodate large transport aircraft in the time of a natural disaster or other emergency. Much planning and negotiation occurred on both sides and a purpose built suite was constructed for long-term service to the region. Chairman Ancona thanked the American Red Cross officials for coming and informed them that an Executive Session is scheduled later in the meeting to discuss the Lease Agreement. The American Red Cross guests were invited to stay for the decision or be notified via e-mail or telephone after the meeting.

## **OLD BUSINESS**

### **New Hangar**

Construction Manager Mr. Carey Lipps of Lipps Construction Company provided a project update. The building foundation area has been brought up to grade and piers will be dug tomorrow. Compaction tests on the foundation area have yielded very good results. Top soil has been moved and blended back into the borrow area. The borrow area will be seeded in the next week or so. The building components are set to be delivered on October 18, and the hangar door is scheduled to be delivered on October 25, 2010.

Mr. Lipps presented two change orders for the Commissioners to consider: new paint on the existing A-1100 hangar door and frame and upgraded insulation in the new hangar. Change Order #1 is for Power Wash, Prime, Paint with Direct to Metal Paint, and Final Coat Paint. The price for Change Order #1 is \$4726. The intent of the painting is to match the color of the door on the New Hangar so as to not have a contrast in the two buildings standing 50 feet apart. Mr. Collins stated that the door frame on A-1100 is in dire need of attention due to faded paint and rust. Discussion ensued with some of the

Commissioners asking if painting is a valid solution on the metal building. Mr. Lipps ensured the Commissioners that if the project was done correctly, with proper preparation, quality could be achieved. He listed several buildings around Mt. Vernon, including the Vanex Color Building, as a reference. Motion was made by Commissioner Chesney and seconded by Commissioner Martin to approve Change Order #1 in the amount of \$4726. Upon roll call vote, all were in favor. Change Order #2 is for upgrading the Insulation Facing from WMP 10 to WMP 50. Change Order #2 is for \$1230. Mr. Lipps presented his thoughts on the upgrade and the Commissioners were convinced that the costs were small for such a large building. Motion was made by Commissioner Martin and seconded by Commissioner Dickerson to approve Change Order #2 in the amount of \$1230. Upon roll call vote all were in favor.

Mr. Collins presented an Engineering Agreement between the Mt. Vernon Airport Authority and Hanson Professional Services. The agreement covers Design and Construction Engineering Services for the aircraft ramp extension and vehicular road extension/parking lot. The amounts specified in the Engineering Agreement are defined and covered in the Participation Agreement between the Mt. Vernon Airport Authority and IDOT, IDA previously approved and executed. Mr. Collins asked for a motion to approve. Motion was made by Commissioner Martin and seconded by Commissioner Pierce to approve the Engineering Agreement with Hanson Professional Services. Upon roll call vote, all were in favor.

Mr. Collins informed the Commissioners that a Pre-Construction Meeting for the aircraft ramp and vehicular parking lot project was held on Wednesday, September 8, 2010. The meeting included, IDOT, IDA, Hanson, and contractor, Kieffer Brother's Construction Company, personnel. Work is scheduled to begin on September 27, and end on approximately November 15, 2010. One item that surfaced in the meeting is the construction material used on the roadway and parking lot portion of the project. It appears that asphalt prices may be higher than concrete, so the new roadway/parking lot may be constructed using concrete.

### **RSA Project**

Mr. Collins touched on the \$125,000 Discretionary Grant recently publicized by Congressman Shimkus for the RSA Project Environmental Assessment. He noted it is big news because the airport can use the local money that would have paid for the Environmental Assessment to initiate some of the RSA Project design work.

### **SPCC/Mobile Fueler Containment Project**

Mr. Collins presented the contract between the Mt. Vernon Airport Authority and Shores Builders Incorporated for construction of the containment pit foundation, flatwork, plumbing, and electrical portions of the project. The contract amount is \$26,215. Mr. Collins asked for a motion to approve the contract as presented. Motion was made by Commissioner Martin and seconded by Commissioner Dickerson to approve the contract between the MVAA and Shores Builders in the amount of \$26,215. Upon roll call vote, all were in favor.

## **NEW BUSINESS**

### **Entry Roadway Project**

Mr. Collins explained that this line item covers a project that has been completed. Airport Maintenance removed the old curbed/landscaped “eye-sore” area several weeks ago after large chunks of concrete began to spall out and fall into the roadway. Mr. Collins stated that through individual telephone calls, the Commissioners instructed him to accept the proposal from Jax Asphalt to fill the 10’ width by 100’ length island area with compacted gravel, binder course, and new asphalt. The proposal from Jax Asphalt was for \$4679. Work was completed ahead of the Continental Tire of the Americas Picnic over the Labor Day Weekend. Mr. Collins stated that he would like to have formal approval at the meeting for the expenditure. Motion was made by Commissioner Dickerson and seconded by Commissioner Pierce to accept the proposal by Jax Asphalt for \$4679. Upon roll call vote, all were in favor.

### **Cash Farm Lease**

Mr. Collins stated that he and Commissioner Dickerson opened bids for the 2011-2013 Cash Farm Lease at 1:00 p.m. today. Only two bids were received. The high bid was submitted by Kent Donoho at \$24,600 annually. The second highest bid was submitted by current tenant farmer Harlan Sledge at \$23,574.40 annually. Mr. Collins and Commissioner Dickerson checked Mr. Donoho’s supplied references after the bid opening. Mr. Collins recommended awarding the three year contract to Mr. Donoho. Discussion ensued and a motion was made by Commissioner Martin and seconded by Commissioner Dickerson to accept Mr. Donoho’s bid in the amount of \$24,600 annually. Upon roll call vote, all were in favor. Mr. Collins stated that he appreciated working with Mr. Sledge for the last several years and that Mr. Sledge has done a great job working with airport staff and keeping the farm ground in good condition.

### **Property & Equipment Insurance**

Mr. Collins presented quotations submitted by local insurance agent Mike Beard of the Insurance Store for the airport’s Property and Equipment Insurance Renewal. The lowest cost premium was supplied by the current underwriter, Chubb Insurance, at \$21,696. The expiring premium is \$21,771. Mr. Collins noted that the new quote is good news in that it is less than expiring plus includes coverage for the new hangar and the Builders Risk Coverage for the construction! Motion was made by Commissioner Chesney and seconded by Commissioner Dickerson to approve the Property and Equipment Insurance Renewal in the amount of \$21,696. Upon roll call vote, all were in favor.

### **American Red Cross**

Chairman Ancona moved this line item forward on the Agenda to accommodate guests.

## **OTHER BUSINESS**

No items of Other Business were presented.

### **EXECUTIVE SESSION**

There being no further business to discuss under Other Business, motion was made and seconded to enter into Executive Session for the purpose of discussing contracts and litigation. Upon roll call vote, all were in favor.

Motion was made by Commissioner Pierce and seconded by Commissioner Dickerson to deny the American Red Cross, St. Louis Chapter's request for forgiveness of their monthly rent through the remainder of their Lease Agreement term as discussed in Executive Session. Upon roll call vote, all were in favor.

Motion was made by Commissioner Pierce and seconded by Commissioner Dickerson to begin legal proceedings against Mr. & Mrs. Nathan Davis for the collection of their outstanding balance with the Mt. Vernon Airport Authority as discussed in Executive Session. Upon roll call vote, all were in favor.

There being no further items for discussion on the Agenda, and no further 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.