

Mt. Vernon Airport Authority
Regular Meeting of the Board of Commissioners
Held October 12, at 6:00 PM

Present:	Marty Cox	Chairman
	Mike Ancona	Vice Chairman
	Carey Lipps	Secretary
	Gary Chesney	Commissioner

Absent: Greg Martin Treasurer

Staff: Chris Collins
 Sheila Jolly-Scrivner

Guests: Steve Modert, Don Lewis, Ruth Ann Strawn, and Mike & Carla Payne

PUBLIC INPUT

Those in the room commented about the soccer game, the crowded parking lot (many people eating at the restaurant), and beautiful weather as they drove into the airport campus. All around the table agreed the airport is a special place.

Mr. Collins congratulated Dennis Cramer for achieving an Instrument Rating. Because of the standard photo opportunity associated with such accomplishments, Mr. Collins apologized for being a few minutes late to the meeting.

REPORTS

Minutes

Minutes were presented for the September 14th, 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 the Agenda and Meeting Minutes for the upcoming October Meeting of the Greater Egypt Regional Economic Commission. The September Edition of Outland News was also mentioned and distributed.

Mr. Collins invited the Commissioners to the airport's Annual Transportation Improvement Program Meeting at 1:00 p.m. on Tuesday, November 2, 2021. Although the meeting will take place on ZOOM, he expects Hanson's Barry Stolz to be at the airport to guide things.

OLD BUSINESS

Project/Grant Updates

Mr. Collins provided an update on current project/grant status:

Rehabilitate Interior Perimeter Service Road Project – I have little to report on this project this month. I expect Hanson's personnel are stepping through the design submittals for IDOT. The target is the January Letting.

Innovation Park Utility Upgrade Project (Sewer Portion) – I attended the Jefferson County Board's ARPA Committee Meeting on Thursday afternoon, October 7th. After receiving approvals from the County's Consultant, Bellwether, the Committee Members discussed and approved a list of projects to move forward. Good News! Our sewer upgrade project made the list of approved projects. The list must now be approved by the full Board. I am unaware if this list will be included on the next full Board Agenda or a following Agenda. I will be sure to monitor the meetings and be available to answer questions from the Board Members. I don't expect the full board to reject the ARPA Committee's recommendations. We will celebrate when everything is finalized. Included in your booklet is meeting coverage from the Sentinel.

Innovation Park Utility Upgrade Project (Electrical Portion) – Based upon a unanimous approval solicited via an individual telephone campaign, I gave KT Electric the green light to proceed with the electrical portion of the utility project. KT Electric's \$62,800 bid was about \$10,000 higher than the amount I had in my head, but certainly within the ballpark considering higher material costs. KT's bid was significantly lower than Hanson's Engineers' Estimate but that estimate included their involvement and State/Federal Participation. There was some concern over approving a lone bid, but Specifications were distributed to other contractors and the project was advertised in the local media. The airport's history of working with KT Electric, KT's prior work and knowledge of Innovation Park, and the project's "time is of the essence" (especially with the Ameren Transformer move) designation were good reasons for the unanimous approval.

KT Parking Lot Rehabilitation Project – At the Illinois Public Airport Association Conference in Galena, Illinois at the end of September, IDOT, IDA Director Clayton Stambaugh stated the State/Local (Rebuild Illinois Program) project list will be available just ahead of the TIP Meetings. Therefore, expect an announcement any day.

Innovation Park Turbine Center (IP Hangar #2) – The HondaJet owner was through the airport briefly last week and expressed excitement for the future of

KMVN. We discussed the EDA Grant Program and his proposal to purchase the Community Hangar. I provided a very rough draft of a Purchase/Lease/Build/Transfer Agreement and forwarded it to Legal Counsel for review. The HondaJet owner was also given a copy for his consideration. A proposal to provide financing for further capital development at the airport was expressed by the HondaJet owner. I invited him to our meeting but this week is too busy for him. He promises to appear in person soon. We may have to call a special meeting to accommodate his schedule.

GMR IFR Base – The Press Release for Air-Evac #172 – Jefferson County, Illinois is included in your booklet. Also included is a photo page of progress at the temporary base. Pre-arranged utility connections have been altered – definitely to the airport’s benefit. Before explaining, I must mention Air-Evac is a huge supporter of the airport and the Innovation Park Development. That being said, Air Evac installed a new water meter and service to the temporary modular building. This meter and partial line will be used for the future Innovation Park Hangar #2. The existing sewer line, that formerly served the old Fed-Ex building (removed in 2010), was utilized saving Air Evac some funds. Air Evac facilities folks did not find our power supply to Innovation Park Hangar #1 sufficient so the company opted for its own service connection. I firmly mandated the meter be installed outside the fence adjacent to the line running to Hangar #1. Doing so integrates this service into our Electrical Utility Project. Again, a portion of this Air Evac utility supply will be used for IP Hangar #2. But wait – there is more. Air Evac will soon have Clearwave install fiber optic internet service from their infrastructure running along Illinois Highway 15, north on Firebaugh Drive, and then West to Innovation Park Hangar #1. After I provided Clearwave with a drawing of all Innovation Park Hangar locations, Clearwave will place splice cans along Firebaugh Drive adjacent to the hangar build sites! Regarding the permanent base, I am still awaiting FAA 7460 Approval. Hanson’s Barry Stolz, IDOT, IDA’s Rob Hahn, and I met at Galena and decided to submit an Innovation Park Complex document instead of individual hangar studies. Rob Hahn mentioned the FAA prefers this route. With an anticipated January approval, I felt comfortable with this approach. We will need to begin development of the site plan, ensure the architect has what he needs to finalize the plans, and meet with the bank to secure the financing. Air Evac has Build/Lease/Finance Agreements from a recently constructed base in Ardmore, Oklahoma we could use as templates. I look forward to receiving these documents very soon. Once in hand, I can make the necessary changes and forward to Legal Counsel.

T Hangar A-900 Rehabilitation Project - Rolla from Powerlift Doors looked at the project while at the Midwest LSA Expo. I need to reach out to Rolla and obtain a budgetary estimate so that we can determine if and when we could complete this project.

Replace High Intensity Runway Lights on Primary Runway, Replace Medium Intensity Runway Lights on Crosswind Runway, and Replace Medium Intensity

Taxiway Lights on all Taxiways. - I have little to report on this project this month. I expect Hanson's personnel are developing preliminary design plans at this time.

ARFF Station Upgrades – An asphalt overlay was installed in late September. The overlay connects the two Airport Road side garage doors to Airport Drive. Although not perfect, the overlay is quite a leap forward based on what things were previously.

Scrub Land to Farm Land (Tract #33) – No work has been done lately. Soon, expect further work to ready the site for planting in the Spring.

NEW BUSINESS

Hearing none, Chairman Cox moved forward on the Agenda.

OTHER BUSINESS

Mr. Collins presented a tabulation (compiled by Ms. Jolly-Scrivner) regarding the increased Personal Property Replacement Tax (PPRT) stream. The airport is closing in on one calendar year of additional receipts. Averaging PPRT receipts from 2016 – 2020 (five years) resulted in \$160,843. To date, the airport has received \$270,116 in 2021! This does not include the last payment of the year (December). Although the December payment is normally one of the smaller payments, the 2021 year to date total is still a 74.5% increase over an average year!

Mr. Collins mentioned he and Commissioner Chesney noticed some irregularities in the Innovation Park Lift Station recently. Upon inspection, the dry (pump) side of the station contained sewage/water. The specialty contractor arrived, and after removing the waste it was determined both pumps required service. The lone pump still functioning was left in place while the failed pump was removed and transported to the contractor's facility for rebuilding. After this pump is rebuilt and re-installed, the second pump will be removed and rebuilt. This effort was done back in 2005 and cost the airport several thousand dollars. In the words of the contractor – "16 years, you guys definitely got your money's worth!". We will need to watch this a little more closely in the future. Mr. Collins stated there are three items of vital equipment at the airport – airfield lighting, auxiliary generators, and lift stations.

Mrs. Jolly-Scrivner presented a report on the Flight Instruction Program. Aviation Programs Director Jay Grafton flew 47 hours in September accounting to 65% of his salary. Although he is on vacation this week, he has already logged 12 hours of flight time in October. There are new students joining nearly every week.

As discussed in Executive Session, motion was made by Commissioner Lipps and seconded by Commissioner Ancona to extend bonuses to the MVAA employees as follows: \$4600 to Jolly-Scrivner/\$4000 to Collins, Colvin, and Grafton. Upon roll call vote, all were in favor.

As discussed in Executive Session, motion was made by Commissioner Chesney and seconded by Commissioner Lipps to hire Mr. David King and Mr. Nekoda Colvin as part time maintenance department assistants. Upon roll call vote, all were in favor.

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

Executive Session

October 12, 2021

As promised in previous meetings, Mr. Collins brought forward a plan for raises for the MVAA employees. He explained the plan is actually for bonuses instead of raises. Mr. Collins acknowledged the additional revenue being received via Personal Property Replacement Taxes but still remains concerned about any fixed salary/wage increase. Doing so could burden the MVAA if the revenue stream reverts back to normal levels. Instead, he proposed a giving each employee an immediate \$3000 bonus. Discussion ensued. The Commissioners agreed to the bonuses but felt \$3000 was too low. All agreed to \$4000. Mr. Collins asked for an additional \$600 for Mrs. Jolly-Scrivner. Discussion ensued again with the Commissioners agreeing to \$4000 bonuses payable to Chris Collins, Matt Colvin, and Jay Grafton. Mrs. Jolly-Scrivner would receive \$4600.

Mr. Collins explained two young men were interviewed for the vacant Maintenance Assistant position. Commissioner Lipps, Maintenance Superintendent Matt Colvin, and Administrative Assistant Sheila Jolly Scrivner interviewed Mr. David King and Mr. Nekoda Colvin. Commissioner Lipps stated both young men did a fantastic job. Mr. Colvin has been working Mr. King Monday through Wednesday and Mr. Colvin on Thursday and Friday each week. He would like to officially hire both young men on a part time basis working this schedule for the foreseeable future. Discussion ensued with the Commissioners being agreeable to the proposal.