



301 S. 10th Street • Adel, IA 50003

**The West Metro Regional Airport Authority
Meeting Minutes
Tuesday, March 25th, 2008 at 9:00am**

The regular meeting of the West Metro Regional Airport Authority was held on Tuesday, March 25th, 2008 at 9:00am at Adel Public Library.

In attendance were authority members Randy Hefner, Larry Lyon, and Mo Warford. Guests included Terry Lutz and Derick Anderson from McClure Engineering.

Interim Administrator Chad Bird and Board Attorney John Reich were also present.

Agenda

Approval of Agenda

Lyon moved to approve the agenda

Warford seconded.

Motion passed unanimously

Approval of Minutes

October 29th, 2007

Lyon moved to approve the minutes of October 29th, 2007

Warford seconded.

Motion passed unanimously

New Business

1) Presentation from McClure Engineering

Hefner introduced Terry Lutz and Derick Anderson from McClure Engineering and said that McClure provided a recommendation to the Authority several months ago to move the official site. Hefner then asked Mr. Lutz to recap the recommendation for the Authority.

Mr. Lutz gave a brief overview of the reason behind the recommendation and concluded that the recommended runway site and new configuration proved the least amount of impact on the least number of land owners. He said that approximately one-third to one-half the land is owned by one willing seller. Lutz displayed several site configurations and said site G, configuration Alternate 5C was the best alignment.

Lutz then distributed copies of cost comparisons for sites A and G and showed that site G would have lower construction costs overall.

Lutz concluded his remarks by saying the project is on hold until an official site is selected by the Authority at which time this phase could be completed and an application for the environmental phase could be prepared.

Hefner thanked Lutz and Anderson for the presentation and asked if the Authority had any questions.

Lyon asked what the current status with the FAA was and if there was any change in the project's position in the National Plan of Integrated Airport Systems (NPIAS). Lutz responded and said there is no change in the status until action on the project.

Hefner asked about expansion options for site G, Alt 5C. Lutz said there is plenty of room for expansion and he added an explanation of the RPZ zones and other areas.

Lyon asked if the zones identified on the map are approximates. Lutz said they are actual zone locations as required by the FAA for the IAP system.

Hefner asked about the north / south configuration of the proposed layout and if that presented any problems. Lutz said that although that configuration is not ideal from a pilot's perspective it does work. He cited Ankeny as an example of one such airport having that configuration.

Hefner also asked how the alignment might affect development. Lutz said development would not be affected and reiterated this was the best site and configuration for the project and said he formally recommends it for the Authority to consider.

There were no further comments or questions from the Authority.

2) Public Input

Hefner opened the public input portion of the meeting and asked that comments and question be limited to current site and configuration as recommended.

Jeff Kooistra, City Administrator for the City of Waukee shared with the Authority Waukee Resolution #07-133 which states the City of Waukee does not support the project and that it does not present a benefit to Waukee or its citizens.

Gary Stevens, council person from Dallas Center addressed the Authority and shared that City's resolution of March 13th, 2007 in which the City opposed and opposes the project. Stevens added that he feels opposition has increased and that economic impact would be detrimental to the City.

Tom Coffey, asked if the crosswind runway was being approved or if it was conceptual and if it was being approved was there room for it to move as it currently is shown right in his residence. He also read a portion of the first report that showed the FAA did not recommend the project. Lutz responded by saying there is some flexibility in the crosswind layout and offered to meet with Coffey later to discuss options. He also said the report and notation Coffey was referring to was an outdated original report.

John Harkrader, Said the number of homes impacted by this project should be studied and considered.

Eldred Kingery, Said he lives across the street from Coffey and said this project will affect the value of his home in a negative way.

Tom Barrett, Said he is an unwilling seller and asked if the main runway can be moved any time similar to the crosswind runway in Coffey's situation? Lutz said technically yes, but the site submitted will be the site because of the calculations necessary for any adjustments take quite a bit of time.

Dave Sulkey, He is a pilot and is in favor of the project. He said Des Moines Intl has changed to a business model and does not favor personnel aircraft.

Richard Rogers, Has been a pilot since 1966 and sees this project as a huge benefit to the area. He is concerned about the length of the runway and wished it was longer.

Peter James, Is a pilot from Clive and supports this project. He said there is a need for more hangars in the area. He also asked if there would be any "through the fence" access. Lutz said the FAA discourages that practice but it was too early in this project to decide that issue.

Robert Harkrader, He said there is not enough difference in cost between the two sites. He is also concerned about the affect this project may have on roads in the area.

Jeannie Hettinga, Said she is concerned about development and infrastructure costs. Asked if Adel was prepared to take on the additional infrastructure and said is Xenia capable of meeting needed demand in the area.

Linda Schaut, Stated that the area is a planned business park and that all the infrastructure is in place and she has assurances from Xenia that they can meet required demand for any of the businesses that may go in. She also said there are sewer lagoons in place and gas, fiberoptics, electric and other infrastructure needs. She stated this area was developed for this type of development and believes the area will support the anticipated growth.

Hefner stated that this location is ideally situated because of the infrastructure mentioned by Schaut and because of the proposed Western By-pass.

Dave Felt, Said if Dallas Center and Waukee have no interest how can Adel continue to pursue this. He said Adel can not do it alone and asked if others are interested in joining.

Dave Hill, Is a pilot from Clive and said that Des Moines Intl is not a friendly place for private pilots and supports this site and location. He said he would like to see a better alignment but said this can work.

Joyce Schultz, Is the CEO of Spurgeon Manor and is opposed to this project.

Hefner said any technical questions about the project may be addressed to McClure. He then closed the public input section of the meeting.

3) Discussion and Possible Action on Site Selection

Lyon said the recommendation sound good and he was pleased with the input from everyone. He said he flies and believes that site G, configuration 5C is good and he is in favor of approving the recommendation.

**Lyon moved to select site G, alt 5C.
Warford appreciated the work done by McClure and seconded the motion.**

**Roll: Ayes – Lyon, Warford, Hefner. Nays – none.
Motion passed unanimously.**

Hefner closed by saying he believes this is a good project and professed continued cooperation and hoped the Authority can work with local municipalities on this in the future.

Other Business

There was no other business brought before the Authority

The board's next regular meeting date is to be determined.
There being no further business, meeting adjourned at 10:22am.

Randy Hefner
Chair

Attest: _____
Chad Bird
Interim Administrator