

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE INDIAN WELLS VALLEY AIRPORT DISTRICT  
OCTOBER 8th, 2020 @ 6:00 PM (Held via Teleconference)**

**1. CALL TO ORDER AND ROLL CALL**

Paul Valovich called the meeting to order at 6:00 PM. Present were: Directors Paul Valovich, Russ Bates, Jim Paris, Axel Alvarez, Steve Morgan, Office Administrator Demi Mace, Airport General Manager Scott Seymour, District Counsel Scott Nave, District Engineer John Smith, all via teleconference, Dave McDaniel who is a member of the public

**2. PLEDGE OF ALLEGIANCE TO THE FLAG WAS LED BY Paul Valovich**

**3. CONSENT CALENDAR:**

**A: APPROVAL OF MINUTES OF REGULAR BOARD MEETING August 13<sup>TH</sup>, 2020 AND WAIVE FURTHER READING OF THE MINUTES**

**B: APPROVAL/RATIFICATION OF PAYMENT REGISTERS FOR AUGUST 2020**

**C: FINANCIAL REPORT: AUGUST 2020**

**D: APPROVAL/RATIFICATION: UNION CREDIT CARD STATEMENTS JULY**

Motion was made by Director Bates

**TO APPROVE CONSENT CALENDAR ITEMS AS PRESENTED**

Motion was passed by roll call vote: 5 ayes

**4. PUBLIC COMMENT:**

**5. COMMITTEE REPORT:**

**6. BUSINESS ITEMS:**

**A: APPROVAL: AWARD OF FEDERAL AVIATION ADMINISTRATION GRANT NUMBER AIP 3- 06-0110-034-2020 IN THE AMOUNT OF \$207,809.00 FOR RUNWAY 2-20 RECONSTRUCTION**

-Scott Seymour explains that the reason this grant is split into two is because the FAA required that the district use the previous entitlement money in this amount first.

Motion was made by Director Morgan, Seconded by director Bates

**TO APPROVE AWARD OF FAA GRANT NUMBER 3-06-0110-034-2020 IN THE AMOUNT OF \$207,809.00**

Motion was passed by roll call vote: 5 ayes

**B: APPROVAL: AWARD OF FEDERAL AVIATION ADMINISTRATION GRANT NUMBER AIP 3- 06-0110-035-2020 IN THE AMOUNT OF \$11,030,222.00 FOR RUNWAY 2-20 RECONSTRUCTION**

-Scott Seymour says that this is the grant the airport has been working on since 2011 and that we are very excited to start it this year. Hopefully sending Granite a notice to proceed if they get their contract approved. Steve Morgan asks John Smith to explain the contingency the AIP program does not allow for contingency, the grants are down to the penny based on the costs presented. The grant offer that we have has a provision for 15percent over in the case of unforeseen circumstances, usually only made available at the end of the project by asking for an amendment. Director Valovich adds that this is big money for a small airport and we should run it with understanding and scrutiny.

Motion was made by Director Morgan, Seconded by Director Paris

**TO APPROVE AWARD OF FAA GRANT NUMBER 3-06-0110-035-2020 IN THE AMOUNT OF \$11,030,222.00**

Motion was passed by roll call vote: 5 ayes

**C: APPROVAL: AWARD OF CONTRACT TO LOWEST RESPONSIBLE BIDDER FOR RUNWAY 2-20 RECONSTRUCTION (AIP 34/35) TOTAL COMPENSATION NOT TO EXCEED \$9,316,350.00**

-Scott Seymour explains that Granite construction was the low bidder on this runway project and that they will be doing all the work, he has worked with them 3 times in the last 28 years at the airport and they have always done a great job. They are good company in his opinion. John Smith adds that through the bid process, granite was engaged and asked many questions showing that they are in tune with our expectations, his firm has also had good interactions with Granite and we expect a great outcome. Director Valovich asks if there may be shortage of workers because of the base reconstruction, but John Says there is no indication of that. Director Morgan says he has gotten a couple of calls about the grant project and how this one is a little different, why did we go to bid before officially getting the grant awarded. Scott explains that you never know when the FAA will release funds and asks John to elaborate. John Says generally the FAA bases grants on bids received, until you get the grant you are working on the hope that you will get it awarded. You sometimes get indication that the grant you are working for may be funded in the upcoming year, Scott and John submitted the project and they got indication that the FAA was on board and then pushed forward with bids and so on. It's very challenging from Scotts point of view to give the board a good idea of whether the airport will actually get the grant until it is awarded. Scott Seymour adds that this is actually supplemental funding from the FAA, and that other airports had gotten their grants awarded weeks before ours so it was nerve wracking. Director Paris asks what the contingency is able to be used for, john explains that it has to be for something that conforms with the project as shown on the CatEx, but if something comes up that was not foreseen the 15% contingency could be the fall back and if there were more funds needed above and beyond the 15% they would go and have a sit down meeting with the FAA. Director Alvarez asks what the plan is for the contractor to control debris and keep it off the other runways. In phase 1 contractor access is not on airfield pavement, Phase 2/3/4 the contractor crosses taxiway Alpha in proximity to the threshold of 10-28 at that point he will be cleaning daily. That is the only point where there is potential for aircraft and the project to cross. There will be delineators between the project and runway

areas. There will be a preconstruction conference to review methods and procedures for completing the project and go through all phases and provide ample time to answer all questions. There will be materials given out by the airport staff to airport users so they are informed. Director Alvarez asks what the work schedule will look like. John explains that it should be a normal day shift for the most part but that isn't restricted by the airport. All delineation and fencing will remain over weekends. There is one portion of the project where we anticipate 5 nights of work, phase 5B when an intersection will be grooved.

Motion was made by Director Paris, Seconded by Director Bates

**TO APPROVE AWARD OF CONTRACT TO GRANITE CONSTRUCTION FOR RUNWAY 2-20 RECONSTRUCTION (AIP 34/35) TOTAL COMPENSATION NOT TO EXCEED \$9,316,350.00**

Motion was passed by roll call vote: 5 ayes

**D: APPROVAL: AWARD OF CONTRACT TO TARTAGLIA ENGINEERING FOR RUNWAY R2- 20 RECONSTRUCTION (AIP 34/35) TOTAL COMPENSATION NOT TO EXCEED \$1,775,532.20**

-Scott Explains that this will be the cost of the design, management etc. for the project. That John and staff will be spending a lot of time at the airport and staying at hotels in town. Scott says he feels this price tag is fair especially in contrast with other engineer costs for much smaller projects. Scott says that the District Council approved of it and Scott Nave agreed. Director Morgan asks about the compensation summary and asks John to explain and about the cost estimates for BSK and their scope of service, which is the company doing the compacting. John Smith explains that BSK does not do HMA coring because they are the quality assurance team and it can bring along legal issues. John addresses BSK's compensation for travel and that BSK will modify their per mile charges. John says the numbers in the compensation summary are from the spreadsheet in the back pages of the grant and that they are estimates of compensation needed, but not to exceed those amounts.

Motion was made by Director Morgan, Seconded by Director Paris

**TO APPROVE AWARD OF CONTRACT TO TARTAGLIA ENGINEERING FOR RUNWAY R2- 20 RECONSTRUCTION (AIP 34/35) TOTAL COMPENSATION NOT TO EXCEED \$1,775,532.20**

Motion was passed by roll call vote: 5 ayes

**7. MANAGERS REPORT:** Scott says that we've had 2 days of filming since the last meeting and one Kia commercial scheduled upcoming for film. Staff will be starting AIP 32 south hangar complex crack fill project, taxi lanes from gate 3 south to gate 2 between McGee's hangar and Hickle's hangar and that we will be notifying all tenants of when the work will take place in front of the hangars. This project really needs to be done because there is a severe lip where the asphalt meets concrete that will have to be sawed out and hot mix will be poured in and this should allow man doors on that row of hangars to be opened. We are using the crack fill machine procured through excess property and the city is sending someone out to help teach

us how to use it being that they have the same machine. Tomorrow Kevin McCarthy is having a meeting with community leaders that Scott will be speaking about airport updates. We have two more military events scheduled that are smaller than before and they will be the last events 160<sup>th</sup> will have with us, they are moving on to a different location.

**8. BOARD COMMENT:** Axel Alvarez says thank you to everyone who put in time and work on the runway project. Director Paris thanks John Smith for the updates on the grant. Director Bates thanks John Smith as well. Director Paris thanks the staff and congratulates all and the board on the project and says he is very proud of this accomplishment and that all the pilots on the board have put up with him, an ex-traffic controller, for 8 long years and thanks them. Director Valovich says we will be paying close attention to the project in making sure it is done right and that the tenants and pilots are extremely important to the airport.

**9. CLOSED SESSION:**

A: Real Property Negotiations Property: 7100 Monache Mountain Blvd, Inyokern Airport  
Party: Ahern Rentals, Inc.  
Negotiator: Legal Counsel, General Manager  
Terms: Lease provisions

All board members are present on a private line along with Demi Mace Scott Seymour and Scott Nave

Scott explains that a sign airport staff had put up on the highway for our building that was available for lease and a rep from Ahern had starting discussions with Scott about leasing the building, which is an office/garage. A prior tenant added a second floor to the building which made the 16 foot roll up doors useless. Scott also has had discussions with Mercy Air about leasing the building but that did not work out. GTMR left in December of last year. The upstairs will be removed with the tenant improvements so that the tenant can use them to service equipment. The building will be getting some capital improvements that won't come out of the abatement. Ahern also wants to paint the building so it is not the same color as a rival rental company. They also want to put up some fencing but Scott told them that will not come out of the abatement the district is allowing. Scott Nave explains that the copy of the lease that is in the packet is the standard lease that the district would use and the changes made to that standard lease are in red font. Director Morgan asks that wording be changed regarding the abatement terms, specifically section 4.1.2, the document reads "if tenant performs the work rent shall be abated in the amount of \$35,000" and Director Morgan would like it to be changed to "up to or equal to \$35,000", but he doesn't want the company to do less than 35k of work and still be able to get 35k credit. Scott explains that all work will go through him and he will have control over the situation and Scott Nave says he will be happy to change this provision, but that they would have to do the work that will be described in Exhibit B in order to get the abatement. Scott Nave explains that we have not received exhibit B from Ahern yet. Aherns council is working on it but they haven't sent it to us. Scott Seymour explains that attachment B

will be an R&R of the ducting and electrical of the garage portion of the building and show the removal of the second floor to make the area into a working garage again. Outside of that the only other work is to bring bathrooms up to ADA compliance. Scott Seymour asks that the board grant permission to Scott Seymour and Scott Nave to finalize the lease without seeing Exhibit B as described by Scott Seymour. Scott Nave says the board can authorize Seymour to finalize the agreement and then the board will not have to meet tomorrow morning. Scott Nave explains that the lease is a public document and can be viewed at request. The board decides to have a public meeting the next day 10/9/20 and approve the agreement then.

**10. DISTRICT COUNSEL: Scott Nave announces that in closed session the board discussed lease negotiations with Ahern rentals, Inc. no action was taken.**

**11. ADJOURNMENT: TO ADJOURN THE MEETING AT 7:34PM**

Approved at the  
Airport District

Regular meeting of the board of directors of the Indian Wells Valley

Board Clerk: \_\_\_\_\_