

**DuPAGE AIRPORT AUTHORITY
SPECIAL BOARD MEETING
Wednesday, February 11, 2015**

A Special Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room; Wednesday, February 11, 2015. Chairman Davis called the meeting to order at 3:00 p.m. and a quorum was present for the meeting.

Commissioners Present: Chavez, Davis, Donnelly, Huizenga, LaMantia, Ledonne, Posch, Wagner
Commissioners Absent: None

DuPage Airport Authority Staff Present: David Bird, Executive Director; Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; John Schlaman, Manager of Prairie Landing Golf Club; Dan Barna, Procurement Manager; Pamela Miller, Executive Assistant and Board Liaison.

Others in Attendance: Phil Luetkehans, Schirott, Luetkehans and Garner; Michael Vonic, CH2M Hill; Ed Harrington, CenterPoint Properties; Dan Pape, Crawford, Murphy and Tilly, Inc.

Members of the Press:
None

PUBLIC COMMENT
None

NEW BUSINESS

Proposed Resolution 2015-1910; Authorizing the Modification of Compensation Rates for Fire Protection Services.

Approves an increase in the cost for Aircraft Rescue and Firefighting (ARFF) services provided by West Chicago Fire Protection District on a 24/7/365 basis through an existing Intergovernmental Agreement. Current monthly fees increased from \$30,334 to \$34,461 for the period of July 1, 2014 through May 31, 2015 and \$35,459 for the period of June 1, 2015 through December 31, 2015.

Executive Director Bird advised that the Airport Authority has in place an Intergovernmental Agreement (IGA) with the West Chicago Fire Protection District to provide aircraft rescue and firefighting services and this agreement will run through the end of 2015. He continued that a collective bargaining agreement has just gone into effect with West Chicago and the Airport Authority will in the future be entering into negotiations for the IGA. Executive Director Bird added that rates going forward would be based upon the rates contained in the new labor contract and the Airport Authority's future IGA will run concurrent with the rates established in the labor agreement. Discussion followed.

A **MOTION** was made by Commissioner Wagner to approve Proposed Resolution 2015-1910; Authorizing the Modification of Compensation Rates for Fire Protection Services. The **motion was seconded** by Commissioner Posch and was passed by roll call vote (8-0).

Proposed Resolution 2015-1911; Authorizing the Execution of an Amendment to Task Order 18 with CH2M Hill for Transient Hangar Bridging Document Preparation.

Approves a \$71,000 increase to CH2M Hill Task Order 18 – Transient Hangar Design-Build Bridging Document Preparation. The amended total design fee is \$184,000. Such increase is necessary due to major design changes: including site work, clear span and roof lines.

Mark Doles advised the proposed amendment to Task Order 18 with CH2M Hill will assist with the design and construction of a new transient hangar and will provide community storage for our transient customers. During the design process it became apparent that several major elements would require the scope of this project to be expanded and that additional would be necessary. He reviewed the expanded scope and the additional fees that would be required by CH2M Hill to finalize the bridging documents for this transient hangar. Michael Vonic of CH2M Hill provided a presentation showing details and discussing each of the design items. Commissioner LaMantia pointed out that a “not-to-exceed” amount of for this Amended Task Order should be added to the language contained within the resolution and Attorney Luetkehans stated he would make that revision to the resolution prior to execution. Discussion followed. Staff recommended Board approval.

A **MOTION** was made by Commissioner Wagner to approve Proposed Resolution 2015-1911; Authorizing the Execution of an Amendment to Task Order 18 with CH2M Hill for Transient Hangar Bridging Document Preparation with the amendment to the resolution as discussed. The **motion was seconded** by Commissioner Ledonne and was passed by roll call vote (8-0).

Proposed Resolution 2015-1913; Award of Contract to Midwest Golf Development Inc. d/b/a Golf Creations for the Prairie Landing Golf Club Bunker Refinement Project Phase II.

Approves a Contract for completion of the Prairie Landing golf Course Bunker Refinement Project. Scope of work includes approximately 57,400 square feet of sod removal, soil preparation of 2.25 acres, sod installation of 2.25 acres, shaping and tee construction. Total authorized construction cost of \$135,686.52 including a 2% owner’s contingency.

Executive Director Bird asked Dan Barna to discuss this proposed resolution. Mr. Barna advised the bunker project at Prairie Landing Golf Course has been nearly completed with only 15% remaining to finalize the project consisting of mainly sodding. The contractor completed their work but the remaining in-house work was delayed with the onset of bad weather. He advised this project was placed out to bid and Midwest Golf Development Inc. was selected to complete this project. Mr. Barna reviewed the scope of Phase II of the bunker project and the costs associated. He advised that this would be completed within a 35-day period with final completion anticipated by May 1. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner Donnelly to approve Proposed Resolution 2015-1913; Award of Contract to Midwest Golf Development Inc. d/b/a Golf Creations for the Prairie Landing Golf Club Bunker Refinement Project Phase II. The **motion was seconded** by Commissioner Ledonne and was passed by roll call vote (8-0).

Proposed Resolution 2015-1914; Authorizing the Execution of a Contract with Huddleston McBride Land Drainage Services for Farm Tile Drainage Investigation and Repairs – Phase II.

Approves a Contract for agricultural drain tile repairs on the southwest and southeast airfield farm parcels and north farm parcel. Total authorized construction cost of \$37,664.00 including a 7% owner's contingency.

Executive Bird asked Dan Barna to review this proposed resolution. Mr. Barna stated that the previously contract with Huddleston McBride Land Drainage Services was to investigate, evaluate and document needed repairs to damaged farm tiles on parcels North of North Avenue and West of Powis Road. The farm tiles are 50 plus years old and if left could cause these farm parcels to become wetlands and no longer developable creating a loss of revenue for the Airport Authority. He continued that Huddleston McBride has provided a proposal for making the needed repairs at a not-to-exceed cost of \$37,000. Staff recommended Board approval of this resolution and discussion followed.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2015-1914; Authorizing the Execution of a Contract with Huddleston McBride Land Drainage Services for Farm Tile Drainage Investigation and Repairs – Phase II. The **motion was seconded** by Commissioner Donnelly and was passed by roll call vote (8-0).

Proposed Resolution 2015-1915; Authorizing the Execution of a Plat of Assessment.

Authorizing the Executive Director to execute the Kress Creek Flood Control Reservoir Assessment Plat to subdivide the property comprising the Kress Creek Flood Control Reservoir from the remainder of the parcel on which it was constructed.

Executive Director Bird asked Attorney Luetkehans to address this proposed resolution. Attorney Luetkehans stated that several years prior the Airport Authority deeded property to DuPage County for the Kress Creek Flood Control Reservoir. He continued that this deed has been recorded and a Plat of Assessment must be recorded and filed. Attorney Luetkehans advised that Christopher B. Burke Engineering, Ltd. prepared an assessment plat showing the reservoir property as a separate parcel and the county can now update their records and the Airport Authority will not be taxed further for this land. Board approval was recommended and discussion followed.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2015-1915; Authorizing the Execution of a Plat of Assessment. The **motion was seconded** by Commissioner Ledonne and was passed by roll call vote (8-0).

Proposed Resolution 2015-1916; Approving CenterPoint Properties Trust Offer to Purchase Authority Real Property.

Approves a Contract for the sale of 14.55 acres of Authority land in the DuPage Business Center known as 2500 Enterprise Circle, West Chicago, Illinois to CenterPoint Properties Trust for the sum of \$1,870,194.00, and granting an option to CenterPoint to purchase 10.51 acres at the price of \$1,350,699.00.

A **MOTION TO TABLE** Proposed Resolution 2015-1916; Approving CenterPoint Properties Trust Offer to Purchase Authority Real Property was made by Commissioner Wagner. Discussion

occurred briefly, the **motion to table was seconded** by Commissioner Ledonne and was passed unanimously by roll call vote (8-0).

Proposed Resolution 2015-1917; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the Sale of Certain Real Property and Grant of Temporary Construction Easements.

Authorizes the execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the sale of 1.771 acres of Authority land near the intersection of Illinois Rt. 64 (North Avenue) and Powis Road for the sum of \$396,605 and grants to the Illinois Department of Transportation four temporary construction easements totaling 1.039 acres of land for the sum of \$6,100.

A **MOTION TO TABLE** Proposed Resolution 2015-1917; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the Sale of Certain Real Property and Grant of Temporary Construction Easements was made by Commissioner Ledonne. Discussion occurred briefly, the **motion to table was seconded** by Commissioner Posch and was passed unanimously by voice vote.

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of pending, probable or imminent litigation; the purchase or lease of real property for the use of the DuPage Airport Authority; and the setting of a price for sale or lease of property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Chavez and was passed unanimously by roll call vote (8-0). The Special Meeting was recessed to Executive Session at 3:54 p.m. and was reconvened at 4:30 p.m. Upon roll call, a quorum was present for the remainder of the Regular Meeting.

OTHER BUSINESS

None

A **MOTION** was made by Commissioner Wagner to adjourn the Special Meeting of the DuPage Airport Authority Board of Commissioners. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by voice vote; the meeting was adjourned at 4:31 p.m.

Approved at the March 18, 2015 Board Meeting

Stephen L. Davis, Chairman