

Date June 27, 2016

**RECEIVE AND FILE COMMUNICATION FROM THE DES MOINES AIRPORT
AUTHORITY BOARD RECOMMENDING THE SALE OF EXCESS REAL PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 28 AND ARMY POST ROAD
AND AUTHORIZATION FOR CITY STAFF TO PROCEED WITH THE DISPOSITION OF
SUCH PROPERTY IN COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS**

WHEREAS, the Des Moines Airport Authority Board has been approached by Electro Management Corp., owner of 4240 Army Post Road, for the sale of excess City-owned real property located at the southeast corner of Highway 28 and Army Post Road ("Property"), more particularly described herein, for the purpose of incorporation into 4240 Army Post Road for future commercial development; and

WHEREAS, said Property is currently owned by the City of Des Moines, Iowa ("City") and leased to the Des Moines Airport Authority ("DMAA"), which lease requires the sale of any of the leased property to be conveyed by the City; and

WHEREAS, subject to obtaining both avigation and noise easements, the Federal Aviation Administration has approved of the proposed sale of said Property; and

WHEREAS, on June 14, 2016, by Roll Call No. A16-047, the DMAA Board recommended the City proceed with the proposed sale of said Property; and

WHEREAS, before the City may proceed to consider the disposition of said Property, the City must first comply with all state and federal requirements, including but not limited to Iowa Code Chapter 306 notice requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The City Council of the City of Des Moines, Iowa, hereby receives and files the recommendation from the Des Moines Airport Authority to sell the excess City-owned real property located at the southeast corner of Highway 28 and Army Post Road, Des Moines, Iowa, as legally described below, to the grantee identified below, subject to obtaining both avigation and noise easements therein:

Grantee: Electro Management Corp.

Legal Description:

A PARCEL OF LAND IN SECTION 36, TOWNSHIP 78N, RANGE 25W OF THE 5th P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE S00°03'51"W, 33.00 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO A POINT; THENCE N89°55'37"W, 115.03 FEET TO A POINT WHICH

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IS ON THE WEST RIGHT-OF-WAY LINE OF SW 42nd STREET AND THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE CONTINUING N89°55'37"W, 650.43 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3926.81 FEET AND A CHORD BEARING OF S78°29'41"W, AN ARC LENGTH OF 566.65 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°18'02"E, 1040.50 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY 5; THENCE N58°47'18"W, 396.90 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY 5 TO A POINT; THENCE N77°47'08"W, 456.41 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY 5 TO A POINT; THENCE S77°33'28"W, 304.49 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY 5 TO A POINT; THENCE S55°41'03"W, 260.09 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY 5 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY 28; THENCE N43°09'13"W, 138.79 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF IOWA HIGHWAY 28 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE N46°50'27"E, 219.51 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE N50°22'25"E, 215.34 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE N54°17'43"E, 222.83 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE N55°49'35"E, 182.49 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE N56°58'11"E, 289.51 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3926.81 FEET AND A CHORD BEARING OF N70°35'40"E, AN ARC LENGTH OF 516.21 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO THE POINT OF BEGINNING AN CONTAINING 15.9333 ACRES MORE OF LESS.

2. The City Council of the City of Des Moines, Iowa, hereby authorizes the City's Real Estate Department to proceed with the proposal sale of said excess City-owned real property in accordance with all state and federal requirements, including but not limited to Iowa Code Chapter 306 notice requirements.
3. The Manager of the Real Estate Division is authorized and directed to sign all notices prepared by the City's Legal Department in accordance with all state and federal requirements, including but not limited to Iowa Code Chapter 306.
4. Upon compliance with the above notice requirements, City staff is hereby directed to bring this proposed excess land sale back to City Council for consideration to set the date of hearing for the sale of the Property.

★ Roll Call Number

Agenda Item Number

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MOVED by _____ to adopt.

Approved as to Form:

Lisa A. Wieland, Assistant City Attorney

CSM

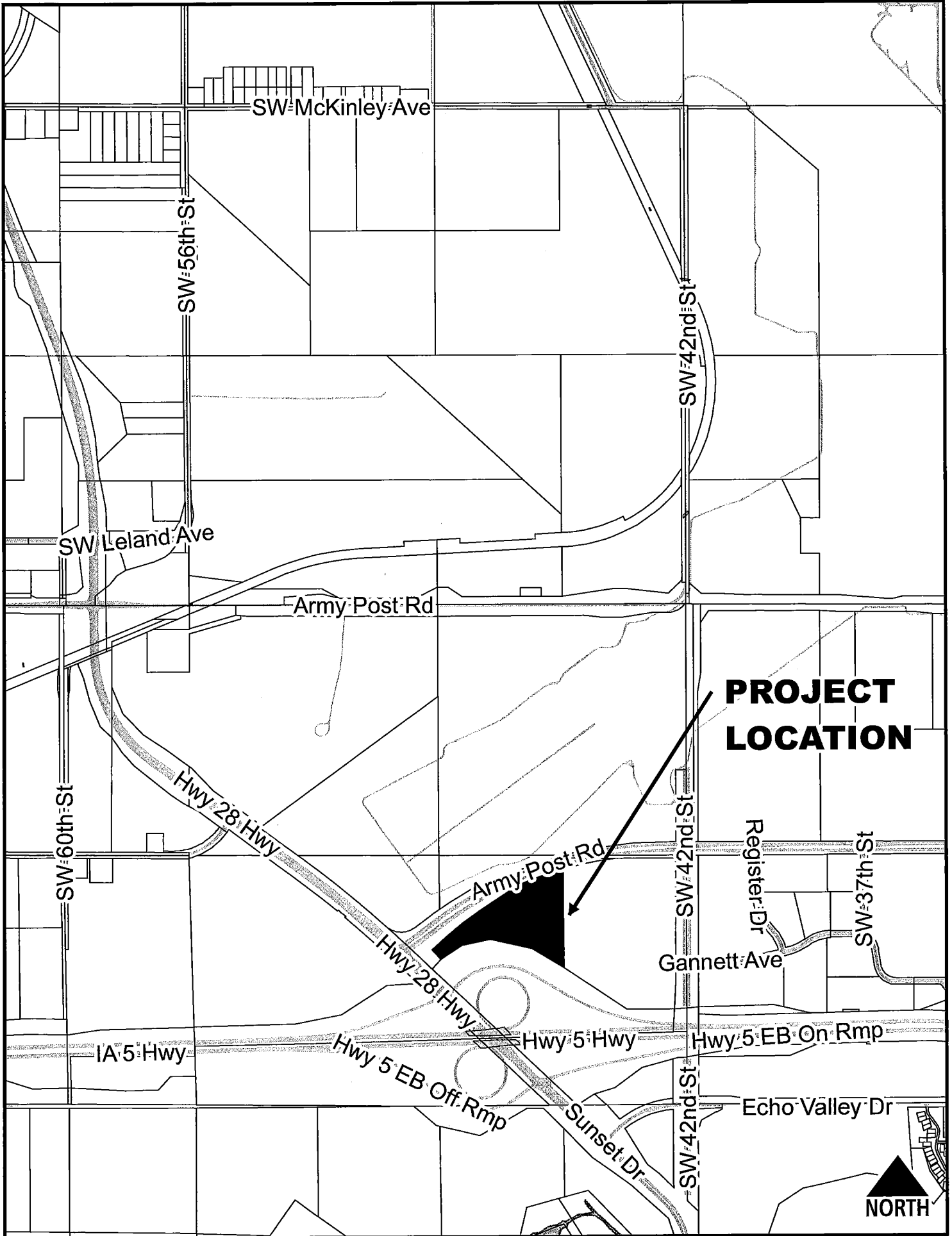
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk



**PROJECT
LOCATION**



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*See
Item #8*

**DES MOINES AIRPORT AUTHORITY BOARD
SUMMARY MINUTES OF REGULAR MEETING
Des Moines International Airport
Board Room
June 14, 2016**

Call to Order and Roll Call: 9:00 a.m.

Present: Christensen, Feldmann, Hansell, Levy (Phone) and Ward

1. A16-040 **Consider Minutes for May 10, 2016, Meeting**

Ms. Levy moved to approve the Minutes for May 10, 2016, Meeting. Ms. Ward seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0

2. A16-041 **Consider Purchase of Cisco 6807 Network Switches. (Bryan)**

Staff proposes the purchase and installation of two (2) Cisco 6807 network switches. These are the core switches in the Airport's IT network. The existing switches are becoming outdated, and the Airport is in the process of upgrading the network to allow it to stand on its own (separated from City of Des Moines) if required in the future. These units will allow for the transition of our core network upgrade in an efficient manner.

Staff recommendation: Approve the purchase of two (2) Cisco 6807 network switches in the amount of \$131,134.44 from Pomeroy.

Ms. Ward moved to approve the purchase of two (2) Cisco 6807 network switches in the amount of \$131,134.44 from Pomeroy. Mr. Christensen seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

3. A16-042 **Consider Change Order No. 2 for 2016 Airport Roofing Projects with T&K Roofing & Sheet Metal, Inc. (Bryan)**

At the March 8, 2016, meeting Airport Board approved a contract with T&K per item A16-013. The original contract called out for the coating of the A Concourse along with the "Y" roofing system. Per the original bid documents, bid alternate No.1 included the costs of coating the C Concourse. This was not approved in the agreement as it would have exceeded the budget. T&K has agreed to honor the bid price of alternate No.1 with the work to be completed in 2017, allowing time to include it in next year's budget.

Staff recommendation: Approve change order no. 2 with T&K Roofing & Sheet Metal, Inc. in the amount of \$83,392.00.

Mr. Christensen moved to approve the change order no. 2 with T&K Roofing & Sheet Metal, Inc. in the amount of \$83,392. Mr. Feldmann seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

4. A16-043

Consider Agreement with CNN Airport Network (Brian)

Staff has negotiated an agreement with CNN Airport Network for programming to be shown in the hold rooms. CNN Airport Network's programming includes weather, sports, business news and television shows which are all pre-packaged and delivered to our screens through an internet feed. As part of this agreement, CNN Airport Network will install new display screens in the hold rooms and make minor wiring upgrades.

Staff Recommendation: Approve agreement with CNN Airport Network and authorize the Executive Director to sign the agreement.

Ms. Ward moved to approve the agreement with CNN Airport Network and authorize the Executive Director to sign the agreement. Mr. Feldmann seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

5. A16-044

Consider Contract for the Concourse C3 & C4 Stairwell Stabilization with Lang Construction Group. (Bryan)

The Authority issued a Request for Quote (RFQ) to select a contractor to provide a solution to stabilize the stairwells at both the C3 & C4 gates on Concourse. The Authority worked with a structural engineer from FEH Design to produce documents to detail the corrective measures required. On May 3, the Airport requested quotes from five firms, with only three submitting quotes. These firms were Breiholz Construction, Lang Construction Group and Hansen Company Inc. The lowest, responsible quote provided was from Lang Construction Group in the amount of \$63,065.00.

Staff Recommendation: Approve the contract with Lang Construction Group in the amount of \$63,065.00, and authorize the Director of Engineering and Planning to accept and close out these projects when completed in accordance with the contract documents.

Mr. Feldmann moved to approve the contract with Lang Construction Group in the amount of \$63,065.00, and authorize the Director of Engineering and Planning to accept and close out these project when completed in accordance with the contract documents. Mr. Christensen seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

6. A16-045 **Consider Contract for the Baggage Handling System Plow Conversion with Logan Teleflex. (Bryan)**

The Authority originally went out to competitive bid on the project April 1, 2016. Only one bid was received for the project. On May 10, 2016, the Authority Board rejected all bids associated with the Baggage Handling System Plow Conversion, item A16-031. Since the estimated total cost of the project was less than the \$135,000 competitive bid threshold of the Iowa Code, on May 16, 2016, Authority Staff requested competitive quotations for the project from Logan Teleflex and Beumer Glidepath. The Airport received one quote from Logan Teleflex in the amount of \$105,288.00.

Staff Recommendation: Approve the contract with Logan Teleflex in the amount of \$105,288.00, and authorize the Director of Engineering and Planning to accept and close out this project when completed in accordance with the contract documents.

This item was removed from the Agenda.

7. A16-046 **Consider Purchase of Security Equipment for Elliott Hangar, Building 65, with Security Equipment Inc. (Bryan)**

Elliott Aviation is currently in the middle of building a new hangar, building No. 65, within their leasehold. As part of design agreement, both an access control (ACS) and video surveillance systems (VSS) were required to be installed. Airport will procure and install both so that it will tie into our existing systems. Staff obtained a sole source proposal from the current vendor that installed both systems and maintains them currently, Security Equipment Inc. Coordination efforts are already underway to allow for the installation. Once completed, Elliott Aviation will reimburse the Authority for the equipment and installation.

Staff recommendation: Approve the purchase of access control and video surveillance systems equipment in the amount of \$42,964.00 from Security Equipment Inc.

Ms. Ward moved to approve the purchase of access control and video surveillance systems equipment in the amount of \$42,964.00 from Security Equipment Inc. Mr. Feldmann seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

8. A16-047

Consider a Temporary/Right of Entry and a Form of Purchase and Sale Contract with Electro Management Corporation (Bryan)

Electro Management Corporation is currently developing the parcel of property it owns located at 4240 Army Post Road. They have expressed an interest in leasing or purchasing the contiguous parcel located to the West, currently owned by City of Des Moines and under Airport Authority control. After discussions between Electro Management Corporation, Federal Aviation Administration (FAA), City of Des Moines and Airport Authority staff, the sale of this property is being proposed. FAA has approved the sale of the property, contingent with both Avigation and Noise easements being obtained.

Staff recommendation:

- A. Approve a temporary/right of entry to allow Electro Management Corporation to start work on the parcel owned by the City in conjunction with their work already taking place.
- B. Approve the form of purchase and sale contract for the parcel, including avigation easement.
- C. Recommend to the City of Des Moines to proceed with the sell.

Ms. Ward moved to approve:

- A. Approve a temporary/right of entry to allow Electro Management Corporation to start work on the parcel owned by the City in conjunction with their work already taking place.
- B. Approve the form of purchase and sale contract for the parcel, including avigation easement.
- C. Recommend to the City of Des Moines to proceed with the sell.

Mr. Christensen seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

9. A16-048

Consider Management Request for Proposals for Food and Beverage Services (Brian)

In May, 2016, the Board was briefed on a request for proposal (RFP) which would allow for a Food and Beverage (F&B) management agreement when the current F&B agreement terminates. This RFP would change the operational relationship the Authority has shared with the F&B provider for the past 20 years. Additional research has been conducted and the RFP is ready to be issued.

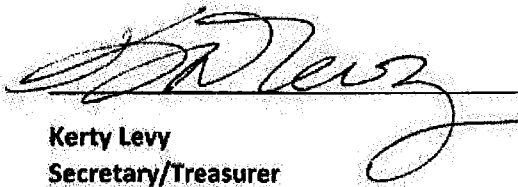
Staff recommendation: Approve the RFP that will potentially result in a Food and Beverage Management Agreement.

Mr. Feldmann moved to approve the purchase of access control and video surveillance systems equipment in the amount of \$42,964.00 from Security Equipment Inc. Mr. Christensen seconded. Motion Carried: 5-0-0-0 Yeas: Christensen, Feldmann, Hansell, Levy and Ward Nays: 0 Abstained: 0 Absent: 0

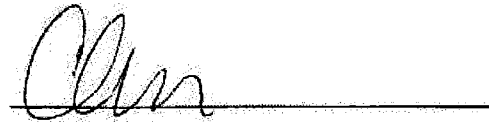
10. A16-049 **Financial Report (Brian)**
11. A16-050 **Briefing (Kevin)**
12. A16-051 **Adjourn**

The meeting adjourned at 10:20 a.m.

Respectfully submitted:



Kerty Levy
Secretary/Treasurer



Christy L. Stanley
Staff Assistant Secretary