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## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

### MEMORANDUM

**To:** Mayor and City Council Members  
**From:** Jodi Royal-Goodwin, Community Development Director  
**Cc:** Gregg Mandsager, City Administrator  
**Date:** June 6, 2019  
**Re:** **Resolution Setting Public Hearing Regarding the Airport Hangar and Apron Construction Project**

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**INTRODUCTION:** In 2017 the City of Muscatine received a grant from the Iowa Department of Transportation (IDOT) for the construction of hangars and associated apron at the Muscatine Municipal Airport. Bolton & Menk has developed plans and specifications to be used in a request for bids. Prior to issuing a request for bids a public hearing must be held.

**BACKGROUND:** The City of Muscatine and the Airport Advisory Commission have been working for several years to develop additional hangar space at the Muscatine Municipal Airport. The Airport currently has 20 T-hangars that were built approximately 50 years ago, and there have been no vacancies in the past decade. As soon as a hangar becomes available, a tenant is identified and lease executed. There is currently a wait list of 17 and 11 pilots requesting a hangar upgrade.

In November 2016 City Council approved a professional services agreement with Bolton & Menk for engineering and construction services at the Airport from November 2016 through November 2021. A work order was also issued in November 2016 under this contract for the design and construction of 4 T-hangars and associated taxiway and apron improvements. The expansion of the hangars was adopted as part of the 5-Year Capital Improvement Program. Under this contract an application for vertical infrastructure (hangars) was submitted to IDOT, an option that had been unavailable for a number of years.

In November 2017 Council accepted two grants from IDOT. These grants included funds for:

- The construction of 4 T-hangars with up to 44% of the eligible project costs, not to exceed \$150,000, covered; and
- An apron expansion for up to 85% of eligible project costs not to exceed \$203,567.

In July 2018 Work Orders 2 and 3 were approved for design and construction services for 4 corporate (box) hangars and associated apron and taxiway extensions. Additional funding for this project was anticipated to be available from private entities who would execute long-term

land leases of the facilities. Unfortunately, Federal Aviation Administration regulations prevent such long-term leases and the commercial hangars were determined infeasible.

At the February meeting of the Airport Advisory Commission there was a discussion of how to proceed with the grant funded projects, and there was significant interest in pursuing box hangars rather than additional T-hangars. Staff requested Bolton & Menk provide a cost estimate for the construction of 5 box hangars. The total estimated construction costs for this project was \$512,600, compared to \$499,900 for the original 4 T-hangar design. Also in February staff received grant amendments extending grant period giving the City until fall 2019 to execute appropriate construction contracts. Bolton & Menk confirmed with IDOT the proposed project would be approved.

As discussed at the April 4 meeting of the City Council, there is currently \$177,583 available for this project and City council concurred with the staff proposal to use \$400,000 in proceeds from the 2020 bond issue to fully fund the balance of the project costs. State grant funds and proceeds from the City's May 2018 bond issue will fund the estimated costs for the Apron Expansion Project.

At their April 18 meeting, City Council approved Addendum Number 1 to the Professional Services Contract with Bolton & Menk for the Design and Construction of Hangars for Hangar Row 4 and use of bond proceeds for the local share of design and construction costs.

**RECOMMENDATION:** Staff recommends approval of the attached resolution setting a public hearing for the construction of hangars at the Muscatine Municipal Airport for June 20 at 7:00 p.m. to consider the plans, specifications, and form of contract.

**Supporting Documents**

1. Resolution
2. Public Notice

**RESOLUTION NO. 2019-0170**

**SET TIME AND PLACE FOR PUBLIC HEARING ON THE  
CONSTRUCTION OF BOX HANGARS AND APRON PROJECT**

WHEREAS, the City Council of the City of Muscatine, Iowa has heretofore granted preliminary approval of the plans, specifications, form of contract and cost estimates for the proposed Hangar and Apron Construction Project; and

WHEREAS, the proposed project is to be paid for out of funds legally available for that purpose;

NOW, THEREFORE, be it resolved by the Council that:

SECTION I: On June 20, 2019 at 7:00 p.m. in the City Council Chambers at City Hall, Muscatine, Iowa, this Council shall hold a public hearing on the plans, specifications, form of contract, and cost estimates for this proposed project.

SECTION II: The City Clerk shall give notice of such public hearing by publication of a notice in the Muscatine Journal not less than four (4) nor more than twenty (20) days prior to the date set for the hearing. The notice shall be in the following form:

(NOTICE OF PUBLIC HEARING ATTACHED)

PASSED, APPROVED, AND ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2019

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

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Diana Broderson, Mayor

ATTEST

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Gregg Mandsager, City Administrator

**PUBLIC NOTICE**  
**NOTICE OF TIME AND PLACE OF PUBLIC HEARING ON THE**  
**CONSTRUCTION OF BOX HANGARS AND APRON PROJECT**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a Public Hearing to hear objections to the plans, specifications, form of contract, and cost estimate for the proposed Box Hangar and Apron Construction Project. Said hearing will be held in the City Council Chambers, City Hall, Muscatine, Iowa, on June 20, 2019 at 7:00 p.m. All interested persons are invited to attend and will be given an opportunity to be heard relative to the matter.

Gregg Mandsager, City Administrator