

SOUTH CENTRAL REGIONAL AIRPORT AGENCY

Meeting of the Board

September 25, 2018 - 6:00 p.m.

Oskaloosa City Hall, Council Chambers

220 South Market Street

Agenda

1. Call to Order.
2. Approval of Minutes from June 20, 2018.
3. Call to the public (limited to 3 minutes per person).
4. Resolution to set hearing on the intent to acquire agricultural property and authorize acquisition of the necessary property interests thereof from titleholders for property needed for the South Central Regional Airport Agency by gift, negotiation, or eminent domain.
5. Staff reports.
6. Discussion of next meeting date and location.
7. Adjourn.

ITEM NO:	2
SUBJECT:	Approval of the June 20, 2018 Minutes
DATE:	September 25, 2018
BACKGROUND:	Staff has prepared meeting minutes to reflect the general discussion and action items associated with the specific meeting referenced.
ATTACHMENTS:	Minutes
REPORT PREPARED BY:	Staff
RECOMMENDED ACTION:	Approve the minutes

South Central Regional Airport Agency
Meeting Minutes
June 20, 2018

Committee Members Present: Dr. David Barnes, Pamela Blomgren, Randy Borgerding (present at 6:10 p.m.), James Hansen, Sid Pinney, and Joe Warrick. Absent: None

SCRAA Staff Present: Mike Nardini, Pella City Administrator, and Mike Schrock, Oskaloosa City Manager.

SCRAA Staff Absent: David Shanahan, Mahaska County Engineer

Meeting called to order by Chairman Hansen at 6:01 p.m. in the Oskaloosa Council Chambers, 220 South Market Street, Oskaloosa, Iowa.

It was moved by Pinney, seconded by Barnes to approve the February 27, 2018 minutes. Motion carried 5-0.

Chairman Hansen opened the call to the public. Comments were received from Mr. John Bandstra.

It was moved by Barnes, seconded by Pinney to receive and file the South Central Regional Airport Agency's audited financial statement for the fiscal year ended June 30, 2017 Motion carried 6-0.

No staff reports were presented.

The date for the next meeting is yet to be determined, but will held in Pella and will begin at 5:30PM.

The meeting adjourned at 6:15 p.m.

Minutes prepared by Mike Schrock

ITEM NO:	4
SUBJECT:	Resolution to set hearing on the intent to acquire agricultural property and authorize acquisition of the necessary property interests thereof from titleholders for property needed for the South Central Regional Airport Agency by gift, negotiation, or eminent domain.
DATE:	September 25, 2018
BACKGROUND:	Under the provisions of Chapter 6B of the Iowa Code, a governmental body which proposes to acquire agricultural land under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all owners and record contract purchasers of such agricultural land whose properties may be acquired in whole or in part for the project (See Sections 6A.21(a) and 6B.2A of the Iowa Code). This item directs the project engineer and staff to continue required notification processes associated with the land acquisition phase of the project.
ATTACHMENTS:	Resolution; Notice to be mailed; Notice to be published.
REPORT PREPARED BY:	Staff
RECOMMENDED ACTION:	Approve the Resolution setting a public hearing date, time and location, as well as authorizing the publication and distribution of required hearing notices.

Date: September __, 2018

**SET HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL
PROPERTY AND AUTHORIZE ACQUISITION OF THE NECESSARY
PROPERTY INTERESTS THEREOF FROM TITLEHOLDERS FOR
PROPERTY NEEDED FOR THE SOUTH CENTRAL REGIONAL
AIRPORT AGENCY BY GIFT, NEGOTIATION, OR EMINENT DOMAIN**

WHEREAS, under the provisions of Chapter 6B of the Iowa Code, a governmental body which proposes to acquire agricultural land under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all owners and record contract purchasers of such agricultural land whose properties may be acquired in whole or in part for the project (See Sections 6A.21(a) and 6B.2A of the Iowa Code); and

WHEREAS, the South Central Regional Airport Agency (SCRAA) has been organized for the acquisition, construction, equipping, use and operation of an airport facility to be known as the South Central Regional Airport (hereinafter referred to as “airport”); and

WHEREAS, on June 9, 2017, the FAA issued a Finding of No Significant Environmental Impact/Record of Decision; and

WHEREAS, on April 5, 2018, a Public Information Meeting was held in Pella, Iowa with an overview of the land acquisition process; and

WHEREAS, in accordance with Section 6B.2A of the Iowa Code, before SCRAA can proceed with the portion of the airport which affects agricultural land, the SCRAA must:

- (a) Hold a public hearing, giving persons interested in the proposed project the opportunity to present their views and objections regarding the project, and regarding the proposed acquisition of agricultural property for the project by gift, negotiation or eminent domain.
- (b) Adopt a resolution to approve the project and authorize acquisition of agricultural property for the project by eminent domain.
- (c) Mail notices as required by Iowa Code Section 6B.2A to all property owners and contract purchasers of record of agricultural land with any potential for any form of property acquisition activity for this project and publish notice as specified in the Iowa Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SOUTH CENTRAL
REGIONAL AIRPORT AGENCY:**

1. That a public hearing shall be held on _____, 2018, at _____ p.m. in the Pella Safety Complex located at 614 Main Street, Pella, Iowa. At that time SCRAA will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.

Agenda Item Number: _____

Date: September __, 2018

2. That the Secretary of SCRAA and its engineer are hereby instructed to cause notice to be published and mailed as required by law of the pendency of this resolution and of the time and place of the hearing at which persons interested in the proposed project may present their views and objections regarding the project and regarding the acquisition of agricultural property for the project by gift, negotiation or eminent domain, said Notice of Intent to be in substantially the attached form.

PASSED and APPROVED this ____ day of _____, 2018.

Jim Hansen, Board Chairperson

ATTEST:

Secretary

**NOTICE OF HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL
PROPERTY AND AUTHORIZE ACQUISITION OF THE NECESSARY PROPERTY
INTERESTS FOR THE PUBLICLY-OWNED AIRPORT FACILITY BY GIFT,
NEGOTIATION OR EMINENT DOMAIN
(FOR MAILING)**

To:

<u>Property Owners</u>	<u>Mailing Address</u>	<u>Mahaska County Tax Parcel Nos.</u>
Ronald and Linda Wichhart	413 210 th Avenue Pella, IA 50219	0629300007; 0632100008; 0632100010; 0632100011; 0629400006; 00632200001; 632200002
Evelyn Van Heukelom Revocable Trust, Wohlstein Family Trust, Hiemsta Family Living Trust, Ron and Carol Van Heukelom Revocable Trust	344 Hollyhill Drive Lexington, KY 40503	0632200004
Evelyn Van Heukelom Revocable Trust	344 Hollyhill Drive Lexington, KY 40503	0633100004
Evelyn Van Heukelom Revocable Trust, Wohlstein Family Trust, Hiemsta Family Living Trust, Ron and Carol Van Heukelom Revocable Trust	344 Hollyhill Drive Lexington, KY 40503	0632200003; 0632300004; 0632200005; 0632400001
Evelyn Van Heukelom Revocable Trust	344 Hollyhill Drive Lexington, KY 40503	0633300001
Allen G. and Florence J. Rempe Revocable Trust, Linda Lea Donaldson, Janet Lynne Salzwedel	409 Jackson Street Leighton, IA 50143	0632400002; 1004100001
Florence J. Rempe, Linda Lea Donaldson, Janet Lynne Salzwedel	409 Jackson Street Leighton, IA 50143	0632400006
Homer & Doretha Hasselman	208 Rosenberger Avenue Oskaloosa, IA 52577	0633300002; 0633300003; 0633400007; 0633400004

Elizabeth V. Bannard Living Trust	1815 Hwy 163 Oskaloosa IA 52577	1004100006
John W. and Gladys A. DeRooi Revocable Trust	1883 220 th Street Oskaloosa IA 52577	1004200001
Marion L. & Dorothy A. Vos	802 North 11 th Oskaloosa IA 52577	0633300004; 0633300005
James L. VanZomeren	1951 228 th Street Oskaloosa IA 52577	1004200003
David Miles Prine	2265 Independence Ave. Oskaloosa IA 52577	1004400002; 1004400004

and other Mahaska County Property Owners.

Under the provisions of Chapter 6B of the Iowa Code, a governmental body which proposes to acquire agricultural land under power of eminent domain for a public improvement project is required to give notice of its intent to commence the project to all owners and record contract purchasers of such agricultural land whose properties may be acquired in whole or in part for the project. (See Sections 6A.21(a) and 6B.2A of the Iowa Code.)

1. DESCRIPTION OF THE PROJECT.

NOTICE IS HEREBY GIVEN to the above-identified owners of agricultural land and contract purchasers of record that the South Central Regional Airport Agency (“SCRAA”) will consider authorizing the commencement of projects for construction of the publicly owned airport facility. The Project is located in Madison Township, T76N, R61W – Sections 29,32 and 33; Garfield Township T75N, R16W- Section 4.

2. PRIVATE AGRICULTURAL PROPERTY MAY BE ACQUIRED BY PURCHASE OR CONDEMNATION.

The project approved by the South Central Regional Airport Agency Board of Directors (“Agency Board”) will require acquisition of property interests for the Project improvements. Upon review of Mahaska County property records, it appears that agricultural land owned by the above-identified persons may have to be acquired in whole or in part for the project. SCRAA will attempt to purchase the required agricultural land by good faith negotiations, and it may condemn those properties that it is unable to purchase. The proposed location of the above-described public improvement is shown on a conceptual drawing of the project which is now on file in the office of the cities of Pella and Oskaloosa and available for public inspection.

3. SCRAA PROCESS TO DECIDE TO PROCEED WITH THE PROJECT AND TO ACQUIRE AGRICULTURAL PROPERTY BY PURCHASE OR EMINENT DOMAIN; AGENCY BOARD ACTION REQUIRED TO PROCEED WITH PROJECT; OPPORTUNITY FOR PUBLIC INPUT.

In making the decision to proceed with the above-described Project, to fund the Project, to select the design and route of the Project and to authorize the acquisition of property and property interests, the Agency Board will hold a **public hearing** giving persons interested in the proposed project the opportunity to present their views and objections regarding the Project and proposed acquisition of agricultural property for the Project by eminent domain. **The public hearing on the Project will be held during the Agency Board's regularly scheduled meeting on the _____ day of _____, 2018 at 614 Main Street, Pella, Iowa, commencing at 6:30 p.m.** Persons receiving this notice have a right to attend the meeting and to provide public input and voice objections regarding the funding and placement of the Project and the proposed acquisition of the agricultural property.

In addition, in order for SCRAA to proceed with the above-described Project and commence the acquisition of agricultural property for the Project, the Agency Board will be required to approve the project and authorize acquisition of private agricultural property for the Project by eminent domain by Agency Board resolution. The Agency Board is scheduled to consider adoption of the resolution initiating the above-described Project following the public hearing on _____, 2018.

If the Project is approved by the Agency Board, an appraiser retained by SCRAA will determine the compensation to be paid for property or property interests that are needed for the Project. SCRAA will offer no less than the appraised value and will attempt to purchase the property or property interests needed for the Project by good faith negotiations. If SCRAA is unable to acquire properties needed for the Project by negotiation, SCRAA will acquire those properties by condemnation.

Please give a copy of this notice to any owner or contract purchaser on your agricultural land not listed above and provide contact information for said owner or contract purchaser to SCRAA contact person listed below.

3. CONTACT PERSON.

Persons desiring further information regarding the proposed public improvement project or its impact on the agricultural properties identified above may contact the SCRAA Board, by mail at SCRAA, Attn: Mike Nardini, 825 Broadway Street, Pella IA 50219, or by telephone at _____.

This Notice is given by authority of the Agency Board of SCRAA.

Mailed to all affected Property Owners on _____, 2018.

**NOTICE OF HEARING ON THE INTENT TO ACQUIRE AGRICULTURAL
PROPERTY AND AUTHORIZE ACQUISITION OF THE NECESSARY PROPERTY
INTERESTS FOR THE SOUTH CENTRAL REGIONAL AIRPORT AGENCY BY
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Published in the _____ on _____, 2018.