



Polk County Aviation Authority Meeting

Thursday, December 8, 2022

5:00 PM

1250 SW District Drive, Ankeny, Iowa

INSTRUCTIONS TO JOIN ELECTRONIC MEETING:

Please join using this link: <https://zoom.us/j/98294550961?pwd=MzdjTERQR1Y1SVNWOGhxWFd1b2FRUT09>

Or dial: +13126266799 Meeting ID: 982 9455 0961 Passcode: 5678

A. ROLL CALL

B. APPROVAL OF AGENDA

1. Approval of the December 8, 2022 Agenda

Action# B1-1. Consider motion to approve and accept the December 8, 2022 agenda without amendment.

C. PUBLIC FORUM

D. FBO REPORTS

- Fuel Report
- Inspection Report
- Hangar tenant waiting list report
- Tenant concerns and response report

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1 Consider motion to approve the November 10, 2022, minutes.

CA - 2 Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease with John G. Jensen Revocable Trust

- CA - 3** Consider motion to adopt **RESOLUTION** authorizing the execution of a farm lease with DRA Properties LLC
- CA - 4** Consider motion to adopt **RESOLUTION** authorizing the farm lease with Todd Volz.
- CA - 5** Consider motion to approve Payment #1 in the amount of \$2,005.00 to McClure Engineering for services that include General On-Call Engineering Services
- CA - 6** Consider motion to approve Payment #1 in the amount of \$12,406.00 to McClure Engineering for services AIP Site Work and GAVI Vertical Infrastructure
- CA - 7** Consider motion to approve Payment #4 in the amount of \$12,624.75 to McClure Engineering for Runway 18/36
- CA - 8** Consider the motion to approve Bills & Transfer of Necessary Funds in the amount of \$48,103.25.
- CA - 9** Consider motion to approve November 2022 Financial Reports

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-9.

Action# F1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-9.

G. REMOVED CONSENT AGENDA ITEMS

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion to adopt **RESOLUTION** authorizing the farm lease with Jeffrey Wangsness.
2. Consider motion to approve the purchase of a FOD Commander Runway Sweeper for removal of runway debris by Exec 1 Aviation from Sherwin Industries, Inc. in the amount of \$5,575.00.
3. Consider motion to adopt **RESOLUTION** approving the FY 2024 Airport Capital Improvements Program for the Ankeny Regional Airport, authorizing the Chairperson to sign the Program Data Sheets and authorizing submittal of the Program to the Iowa Department of Transportation.
4. Consider motion to adopt **RESOLUTION** approving the execution of an Addendum to the General Contract for Mowing Services with Cutting Edge Outdoor, LLC.
5. Consider motion to adopt **RESOLUTION** authorizing the approval of Task Order No. 1 with HDR, Incorporated to complete on-call planning services for the Polk County Aviation Authority.

J. REPORTS

1. **Engineering Report**
 - a. Runway 18/36 Reconstruction Design Update

- b. North Box Hangar Design Update

2. **Staff Report**

- a. Update on USDA Wildlife Management.
- b. Tee Hangar Gutter Inspection - December 2, 2022
- c. Staff Discussion with FAA on the Runway 18/36 Extension Project
- d. Update on Underground Repairs to Taxiway Lights.

3. **Legal Counsel Report**

4. **Board Report**

5. **Chair Report**

K. **ADJOURNMENT**



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

 Print

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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ACTION REQUESTED:

LEGAL:

SUBJECT:

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EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
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 **Print**

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COUNCIL GOAL:

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ACTION REQUESTED:

LEGAL:

SUBJECT:

- Fuel Report
 - Inspection Report
 - Hangar tenant waiting list report
 - Tenant concerns and response report
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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [FBO Report](#)

 [Waiting List](#)

FBO REPORT December 08th, 2022

FUEL SALES

10/26 - 11/25	2022 Gallons		2021 Gallons	Last Month
100LL	8,802.9		7,466.8	11,233.1
JET-A	33,536.0		36,344.0	40,766.0
Total Gallons	42,338.9		43,810.8	51,999.1
42,338.9 x \$.09/gallon=		\$ 3,810.50		

Self-Serve 100LL fuel sales: 2894.4 gallons equaling 33% which is down from 41% last month.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: Nothing to report.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: See attached list.

VIOLATIONS: Nothing to report.

REPAIRS:

Hangar A: Exterior light not working, fixed.

Hangar C: Exterior light not working, fixed.

MISC: Gutter sealing and repairs are being looked at to see what can be done to improve them.

AIRFIELD

LIGHTING:

Maintenance hangar: Exterior lights not working, fixed.

MOWING:

Done for the season.

SNOW REMOVAL:

We had our first snow event and our snow machine performed well.

EXEC1

— AVIATION —

WILDLIFE:

Ernie was out and removed the deer that Jeff Wagness reported seeing last month.

There have been a lot of geese near the airport but so far they haven't been landing on the airfield, just flying over in the evenings.

MISC:

The maintenance gate is broken, the control board is shot. It will be repaired under warranty so for the time being we will operate the gate manually.

SPECIAL

There have been avionics thefts reported in the Midwest, Ames in particular. The TSA has issued a warning about this. Exec 1 will be changing the gate codes annually and distributing the new codes to based customers. Exec 1 will provide guidance to based customers on what to be on the look out for. We already provide e-mail updates to customers when we are notified of situations like this.

Waiting List

(Note on Garage restriction: Per Amy Beattie: No hangar = no car storage. If they have a hangar we would not prohibit car storage for use coming and going from airport)

32 people do not have a plane to put in a hangar or now live out of state but may return to Iowa.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes
T HANGAR						
1	10/24/2018	Todd Slezak	Arrow III	319-210-3793	slezcorp@gmail.com	11/3/21 Dave K - email sent asking if he was still interested in a hangar. 11/5/21 Dave K sent a text asking about his interest. 11/5/21 texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list.
2	12/6/2018	Derek Meyer	Looking	515-240-1077	meyer.derek3@gmail.com	11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has. 11/12/21 no plane, would like to stay on the list.
3	7/17/2019	Tony Morris	Zenith 750	515-202-4383	tkmorristwo@yahoo.com	11/5/21 Dave K - e-mailed Tony asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
4	7/17/2019	Jeff Davis	Looking	515-444-7673		11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year.
5	8/28/2019	Dan Stull	Looking	515-447-2339	Dan@Stullcompanies.com	
6	6/7/2017	Mike Hubbell	SR 22	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. 11/7/21 he emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar.
7	10/18/2019	Dick Bascom	182	515-240-3001	Pop@BascomTruckandAuto.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - e-mailed Dick asking if he is still interested.
8	10/31/2019	Mike Callison	Looking	515-505-9111	MLCallison8@gmail.com	11/5/21 Dave K - Called Mike, he wants to stay on the list.
9	11/22/2019	Nick Olson	Glasair	515-745-0603	cfi.nick@gmail.com	11/5/21 Dave K - e-mailed asking if he is still interested and what type of plane he has. 11/5/21 He emailed back to stay on the list.
10	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-443-4992	bwelch54@msn.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
11	1/10/2020	Andy Maysent	Looking	515-231-1422	aMaysent@mecresults.com	11/5/21 Dave K - texted asking if he is still interested. 11/6/21 texted back to remain on list.
12	1/14/2020	James (Skip) Clark	Long EXZ N989LE	224-420-1400	S2244201400@gmail.com	via email. 11/5/21 Dave K - texted asking if he is still interested. 11/5/21 He said to keep him on the list.
13	1/23/2020	Ryan White	RV-9A	515-707-0124	ryanwhite72@gmail.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 he would like to stay on the list.
14	2/11/2020	Darrin McBroom	Looking	515-271-2760	Darrin.Mcbroom@drake.edu	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
15	4/14/2020	Steve Johns	182	515-357-4247	johnzy3353@gmail.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
16	4/20/2020	Scott Hogue	RV7	515-779-2447		Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K texted to see if he's still interested. 11/22/21 He texted back that he'd like to remain on the list.
17	4/22/2020	Kurt Wendl	Looking	515-883-0566	kurtwendl@gmail.com	Found this request in wrong file 5.28.2020. 11/2/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list.
18	8/7/2017	Peter James	Looking	515-991-5542	rvpilot@mchsi.com	11/5/21 Dave K - emailed asking if he is still interested. He said to keep him on the list, he may end up buying a plane at some point.
19	2/16/2016	Tom Burghardt	Cessna 340, RV7	515-418-2028	tlburghardt@stineseed.com	11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K texted Tom to see if he is interested. I never heard back from the email I sent. 11/22/21 Tom called, the 340 won't fit in the T hangars however he also has an RV7 that will fit. He'd like to remain on the list.
20	3/21/2016	CAP - Darrel Mullins	Saratoga or Motor glider	515-490-6779	darrelmullins@me.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 wants to stay on list.
21	5/7/2020	Todd Freeland	Additional Plane	515-208-0819	todd@innovative-me.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back and asked to remain on the list.

22	4/8/2016	Tom Kielty	Cessna 150	515-480-0313	tkielty73@gmail.com,wkielty@cloud.c	11/5/21 Dave K - texted asking if he is still interested. 11/5/21 Tom texted back to keep him on the list.
23	5/28/2020	Nick Wynen	Bonanza	515-965-9568	nixkiks1@gmail.com	11/5/21 Dave K - Nick wants to remain on the waiting list.
24	6/10/2020	Kayode Fajingbesi	Cessna 182	713-825-8262	Kay.Faji@yahoo.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he would like to stay on the list.
25	6/10/2020	Darby Bauer	Looking	515-306-9465	darby.bauer@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he would like to stay on the list. He is going to buy a second plane for cross country travel.
26	8/3/2020	John Paszek	N615BJ	619-876-8164	paszekj@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back asking to remain on the list. May be moving to Denver in a year but unsure if that will be long term.
27	9/2/2020	Nate Booth	Looking	515-802-2385	nate@otis8.com	11/5/21 Dave K texted, he would like to remain on the list.
28	10/9/2020	Brooks Woolson	looking	515-559-6875	brooks.woolson@gmail.com	11/6/21 Dave K talked to him, he'd like to stay on the list.
29	11/2/2017	Andy Rowland	Cessna	515-210-2452	Andy@ARowland.com	10/20/20 Passed on the available hangar - Dan Stull. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He wants to remain on the list.
30	11/5/2020	James Stogdill	Looking for Bonanza	515-240-7700	revjames.stog@gmail.com	12/07/21 - Dave K He called checking on his place on the list. He e-mailed back on 11/05/21 but never got added. I added him.
31	11/12/2020	Nate Schneider	SR22 N223TF	319-383-3206	nathan_schneider@msn.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He wants to remain on the list.
32	11/20/2020	Todd Lenig	Looking	515-664-2451	tlenig@icloud.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 Wrote back to keep him on the list.
33	4/5/2021	Jacob Greenfield	Building Sonex B	(319)-573-9763	greenfj17@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He wants to remain on the list.
34	4/14/2021	Ben Welch	Lancair, Robinson, C172	217-443-4992	bwelch54@msn.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
35	5/1/2021	Mike Hannam	N845R Debonair	515-556-7290	bigyellowjeep@msn.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
36	5/14/2021	Clay Wright	V Tail Bonanza	515-669-8969	claytonwright01@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave k texted to see if he wanted to remain on the list. 11/22/21 He texted back and would like to remain on the list.
37	5/24/2021	Matt Ver Steeg	1946 Ercoupe 415-C	515-333-8787	mattversteeg@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back, he wants to stay on the list. He also has a Titan Tornado II SS.
38	6/8/2021	Paul Peterson	C180	651-336-2041	fr8tdog@juno.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back, he wants to stay on the list.
39	6/8/2021	Alex Kalitzki	Looking	515-669-6993	kalitzkialexm@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back, he wants to stay on the list.
40	8/12/2021	David Hogan	RV6	949-410-5823	rv709rw@gmail.com	Called in, I told him to email me. Have not received email - Dan 11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list. 11/24/21 He replied back to stay on the list.
41	8/16/2021	Todd Anderson	N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested.
42	8/23/2021	Kurt Wegge	LongEZ - N85LD	225-456-6092	123kwegge@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back, he wants to stay on the list.
43	8/31/2021	Sam Marcsisak	looking	515-208-7946	Sam@midioawelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking t stay on list.
44	8/31/2021	Chad Larson	looking - C172	515-202-2394	CDLChadmark@hotmail.com	Dave K - Chad sent Dave an e-mail per Jeff Wagsness. Dave e-mailed Chad back letting him know he's been added to the list. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 he emailed back to stay on the list.
45	9/7/2021	Larry Plathe	looking - Malibu	515-508-1290	plathelarry@mchsi.com	11/5/21 Dave K - emailed asking if he is still interested.
46	9/27/2021	Ken Smith	Looking - Barron	515-771-4177	Ken@vistarei.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back to stay on the list. 11/22/21 Dave K - Ken stopped out to discuss options and he had questions about ownership.
47	10/4/2021	Kolbe Stenoien	Looking C172 or A36	515-201-6542	stenoien2@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to remain on the list.
48	4/19/2018	Solar Flying Club	New / Looking	515-344-6107		Shawn Svoboda - 11/2/21 Dave K called no plane, asked to be put at the bottom of the list.
49	9/3/2015	Kurt Wendl	Looking or building	515-883-0566	kurtwendl@gmail.com	Dianna: Passed on 12/7/16 asked to be put on the bottom of the list. 11/2/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list.

11/26/2022

50	8/6/2018	Ben Sweet	Looking	515-231-9062	ben.sweet_84@yahoo.com	11/3/21 Dave K - e-mailed Ben asking if he is still interested and what type of plane he has. He e-mailed right back asking to be moved to the bottom on the list.
51	11/29/2021	Nile Ackerman	RV-6	515-480-8075	nile.ackerman@gmail.com	11/29/21 Dave K - Request received. Preveious T Hangar customer, lives in Colorado now. Will be
52	12/1/2021	John Roan	Champ	515-240-9495	johnroan01@gmail.com	12/01/21 Dave K - Request received.
53	12/14/2021	Ben Welch	Lancair, Robinson, C172	217-443-4992	bwelch54@msn.com	12/14/21 Dave K - emailed asking to be added to the list. He is on the list three times as he has two planes and a helicopter.
54	1/11/2022	Tom Drew	Looking	515-490-4555	tdrew@drewlawfirm.com	01/11/22 - Dan Stull e-mailed Dave K asking to add Tom to the list. I sent Tom an e-mail that he has been added and his position on the list.
55	1/26/2022	Solar Flying Club	Looking	515-240-5272	jvimage@msn.com	01/26/22 - Dave K - Jeneanne e-mailed me asking to have Solar added to the list, I sent her their position on the list.
56	1/28/2022	Paul Reinke	RANS S21 - Building	515-201-4762	preinke@energycontroltechnologies.com	01/28/22 - Dave K - Paul e-mailed asking to be put on the list.
57	2/3/2022	Dalton Headlee	Looking	515-975-3314	dalton.headlee@gmail.com	02/03/22 - Dave K - Dalton e-mailed asking to be put on the list.
58	3/3/2022	Ken King	Looking	515-350-6201	kennethscotting@gmail.com	03/03/22 - Dave K - Ken e-mailed asking to be put on the list.
59	3/16/2022	Adam Obrecht	Looking	515-224-7849	aobrecht@aowealthadvisory.com	03/16/22 - Dave K - Adam e-mailed asking to be put on the list.
60	4/21/2022	Austin Lanphier	Looking	641-295-3058	lanphierproduce@gmail.com	04/21/22 - Dave K - Austin e-mailed asking to be put on the list.
61	4/28/2022	Marc Broer	Stinson 108	515-249-8511	skycoupe318@gmail.com	04/28/22 - Dave K - Marc e-mailed asking to be put on the list.
62	5/31/2022	John Kolbo	Bellanca Viking	402-681-0976	johnkolbo18@gmail.com	05/31/22 - Dave K - John e-mailed asking to be put on the list.
63	6/2/2022	Bill Bergren	Cessna 182	515-669-6331	bbergren1728@gmail.com	06/02/22 - Dave K - Bill e-mailed asking to be put on the list.
64	6/17/2022	Jeremy Sikes	Cessna 182	505-934-3244	flyabq@yahoo.com	06/17/22 - Dave K - Jeremy e-mailed asking to be put on the list.
65	6/17/2022	Chris Foster	Cherokee 160	515-505-5612	fosterlimo@aol.com	06/21/22 - Dave K - Chris e-mailed asking to be put on the list.
66	7/10/2022	Harold Petro	Cessna 140	515-402-1558	harleyguydsm@gmail.com	07/10/22 - Dave K - Harold e-mailed asking to be put on the list.
67	7/11/2022	Greg Jensen	Cherokee 235	515-291-3909	gregj@jcorpdesignbuild.com	07/11/22 - Dave K - Greg e-mailed asking to be put on the list.
68	7/19/2022	Raymond Kingery	Looking	515-450-7467	Raymond.Kingery@ussf.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area till 2023/24
69	8/26/2022	Shaune Osborne	Looking	515-473-8903	leigh.osborne@mchsi.com	08/26/22 - Dave K - Shaune e-mailed asking to be put on the list.
70	9/6/2022	Nichole Needs	Cessna 150	515-518-7356	nichole.triplett@gmail.com	09/06/22 - Dave K - Nichole e-mailed asking to be put on the list.
71	9/7/2022	Gravis Alger	Cirrus SR22	515-650-1620	gravis.alger@gmail.com	09/07/22 - Dave K - Gravis e-mailed asking to be put on the list.
72	9/7/2022	David Switzer	Lancair 360	772-332-2016	davefromcoulee@comcast.net	09/07/22 - Dave K - David e-mailed asking to be put on the list.

SOUTH HANGAR						
1	6/25/2019	Byron Rees	D7 - CH701			
2	2/17/2020	Jeff Brandt	D8 - C172			
3	6/25/2018	Dave Schuler	A10 - RV14			Dan: Passed on C4 5.1.2020
4	9/27/2017	Scott Wallace	A6 - C150			Dan: Passed on C4 5.10.2020 Stuck in Colorado
5	11/11/2020	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	
6	1/27/2022	Scott Biller	E6 - Dakota	515-240-0858	Scott.Biller1@gmail.com	
7	2/15/2016	Paul Reinke	E4 - Mooney 201			Paul is building a plane that will eventually go in the hangar.
8	12/27/2016	Dave Kalwishky	F7 - C182			Dianna: Declined A-2 on 12/16 and asked to stay on the list, but move to the bottom. / Dave K: passed on 06/28/22, asked to stay on list.
9	1/30/2017	Tony Palmer	A9 - C182			Dave K: contacted Tony to see if he's intersted, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list.

BOX HANGAR						
1	6/26/2022	JR Boeson	Cirrus			JR mentioned he might be intested in one of these.

11/26/2022

2	6/26/2022	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	Looking for a second plane, said he'd be intested in one of these hangars.
3	6/26/2022	Marty Jorgensen	F8 - C319R			I mentioned to Kirk Enos about the new hangars, let them know when the time comes.
4	6/26/2022	Ken Smith	Looking - Barron	515-771-4177	Ken@vistarei.com	He'd be a candidate for one of these hangars
5	7/9/2022	Paul Novak	Archer	515-240-3982	phnovak@aol.com	07/07/22 Dave K: Paul texted Dave asking to be put on the list.

GARAGE SPACE						
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	
2	8/12/2019	Bob Folkestad		515-645-5902	bobf@creativewerksinc.com	
3	8/18/2019	Dan Stull		515-447-2339	Dan@Stullcompanies.com	
4	10/28/2020	Marc Broer				Only wants B-SE
5	10/28/2020	Ken Anderson				Will Pass on all others. Only wants G-NW - For door size
6	11/17/2020	Nic Rupiper		515-564-9715	nicholasrupiper@yahoo.com	
7	4/6/2020	Jacob Greenfield	Building A/C	319-573-9783	greenfj17@gmail.com	
8	7/7/2020	Todd Freeland		515-208-0819	todd@innovative-me.com	
9	2/3/2022	Dalton Headlee		515-975-3314	dalton.headlee@gmail.com	
10	4/21/2022	Lisa Reilly		515-661-4553		

COMMUNITY HANGAR						
1	9/8/2021	Darrel Mullins	Saratoga	515-490-6779	darrelmullins@me.com	Dave K added him to the list from a phone call. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
2	11/8/2021	Nate Schneider	SR22 N223TF	319-383-3206	nathan_schneider@msn.com	02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
3	2/7/2022	Craig Davidson	Piper Super Cub	515-393-7203	craigmel13@yahoo.com	02/07/22 - Request received. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
4	2/15/2022	Ken Smith	Looking - Barron	515-771-4177	Ken@vistarei.com	2/15/22 Received an e-mail from David Charlson to add Ken to the waiting list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
5	3/25/2022	Tom Kielty	Cessna 150	515-480-0313	tkielty73@gmail.com	11/5/21 Dave K - texted asking if he is still interested. 11/5/21 Tom texted back to keep him on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
6	7/12/2022	Greg Jensen	Cherokee 235	515-291-3909	gregj@jcorpdesignbuild.com	07/12/22 - Dave K - Greg e-mailed asking to be put on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve the November 10, 2022, minutes.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Minutes

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, November 10, 2022 - 5:00 PM
Ankeny Kirkendall Library – City Council Chambers

Chairman Jeff Wangsness called the meeting to order at 5:00 P.M. Board Members Greg Johnson and Paul Novak were in attendance. Todd Ashby joined the meeting electronically. William Gardner was absent. Dave Kalwishky (Exec 1) and Jay Pudenz (McClure) were in attendance. Airport Board Manager Paul Moritz, City Attorney Amy Beattie, Administrative Services Director Jennifer Sease, and Recording Secretary Diane Klemme were also present.

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda without amendment. Ayes: 4.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board and led the discussion on obtaining a FOD Boss Runway Cleanup Equipment/Drag.

Finance / Budget Report

Sease reported on the 11/10/22 listing of bills.

Consent Agenda Items

1. Approval of October 6, 2022, minutes.
2. Payment #56 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$1,095.00.
3. Payment #3 to McClure Engineering Company for services that include reconstruct/strengthen and extend Runway 18/36 in the amount of \$18,103.00.
4. Approval of Bills and Transfer of Necessary Funds, \$49,062.94.
5. Approval of November 2022 Financial Reports.

Approval of Consent Agenda Items

Board Member Ashby moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-5. Ayes: Ashby, Johnson, Novak, Wangsness.

New Business

1. **RESOLUTION 2022-35** granting a Temporary Construction Easement to Hubbell Realty Company to facilitate the relocation of a section of drainage channel onto the Ankeny Regional Airport. Johnson moved, second by Ashby. Ayes: Johnson, Ashby, Novak, Wangsness.
2. Motion to verify the signing of a petition for the rezoning of the NGR, Incorporated property located on the east side of the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Wangsness.
3. Motion to approve a proposal from Voltmer Electric, Inc. in the amount of \$16,808.97 to remove and replace the Runway End Identifier Lights (REIL) on Runway 4. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Wangsness.

4. **RESOLUTION 2022-36** authorizing the execution of a Farm Land Lease with PowerPollen of Ames, Iowa, for leasing of 110.97 acres for the purposes of farming and crop research. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Wangsness.
5. **RESOLUTION 2022-37** approving Garage, Hangar and Tie-Down Lease documents effective for Calendar Year 2023, amending monthly rates to \$125 for Garage Leases and \$195 for Hangar Leases. Ashby moved, second by Johnson. Novak abstained. Ayes: Ashby, Johnson, Wangsness.
6. Motion to direct HDR Engineering, Inc to prepare a scope of services for an environmental assessment needed for the Runway 18/36 Strengthening Project, the Runway 18/36 Extension Project, and the South Corporate Terminal Area Development. Ashby moved, second by Novak. Ayes: Ashby, Novak, Johnson, Wangsness.
7. **RESOLUTION 2022-38** approving the adoption of a Land Disposal Policy for the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Wangsness.
8. **RESOLUTION 2022-39** authorizing the execution of a Subordination Agreement with Acme Aviation, LLC and First Interstate Bank for the Acme Aviation – Taxiway D Box Hangar at the Ankeny Regional Airport. Ashby moved, second by Novak. Ayes: Ashby, Novak, Johnson, Wangsness.

Reports

- A. Engineering Report – Pudenz
 - a. Discussion on the Runway 18/36 Strengthening Project – Preliminary Engineering Report
 - b. North Property Line Box Hangars – Phase 1 Project – Update on survey and design
 - c. On-Call Planning Services by HDR Engineering, Inc. – Preparation of Task Order No. 1
- B. Staff Report – Moritz
 - a. Review of the Proposed FFY 2024 Airport Capital Improvements Program
 - b. Update on Deicer Trailer Acquisition
 - c. B.I.L. Airport Terminal and Tower Grant Application Submittal
 - d. Request from Acme Aviation, Inc. for the installation of a gang mailbox
- C. Legal Counsel Report - None
- D. Board Report – None
- E. Chair Report – None

Adjournment

The meeting was adjourned at 6:04 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 18th day of November, 2022.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease with John G. Jensen Revocable Trust

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Resolution](#)

 [Lease](#)

RESOLUTION

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
LAND LEASE WITH JOHN G JENSEN REVOCABLE
TRUST.**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which John G. Jensen Revocable Trust desires to lease for purposes of farming the land; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority, having reviewed the attached Land Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Land Lease with John G Jensen Revocable Trust.

BE IT FURTHER RESOLVED that the Chairman of the Polk County Aviation Authority is hereby authorized to execute said Lease.

Dated the 8th day of December, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

LEASE

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, Iowa 50021 and the John G. Jensen Revocable Trust ("Tenant"), whose address for the purpose of this Lease is 8889 NE 38th Street, Ankeny, Iowa 50021.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

Lot 2, LGI Business Park, an Official Plat now included in and forming a part of the City of Ankeny, Polk County, Iowa; and

Parcel "E" as shown on the Plat of Survey filed July 10, 2001 in the Office of the Polk County Recorder and recorded in Book 8897, Page 150, being a part of the Southeast $\frac{1}{4}$ of Section 30, Township 80 North, Range 23 West of the 5th P.M.; and Parcel "C" as shown on the plat of Survey filed October 28, 1998 in the Office of the Polk County Recorder and recorded in Book 8043, Page 803, being a part of the Southeast $\frac{1}{4}$ of Section 30, Township 80 North, Range 23 West of the 5th P.M., City of Ankeny, Iowa, Except Parcel "F" as shown on the Plat of Survey recorded in Book 8897, Page 150 and Except that part conveyed to the City of Ankeny, Iowa by Warranty Deed recorded in Book 13169, Page 269

and containing approximately 7.50 total acres, more or less, with possession by Tenant for a term of one year to commence on March 1, 2023, and end on February 28, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent") for the 2023-2024 crop year, total cash rent of 7.5 acres at \$175.00 per acre. Rent shall be payable as follows: first one-half of total on the 1st day of July and the second one-half of total on the 1st day of December.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

3. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seeding the land with flowers for the care and upkeep of bees located in bee hives throughout the property, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis.

4. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1st of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.

5. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

6. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

7. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

8. **NO AGENCY.** Tenant is not an agent of the Landlord.

9. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

10. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

11. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

12. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

14. **ADDITIONAL PROVISIONS.** None

By: John G. Jensen By: Jeff Wangsness
John G. Jensen, Trustee PCA Jeff Wangsness, Chairperson

By: Todd Ashby, Secretary



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the execution of a farm lease with DRA Properties LLC

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Resolution](#)

 [DRA Lease](#)

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF A FARM LEASE WITH DRA PROPERTIES LLC.

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which DRA Properties LLC desires to lease for purposes of farming; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority, having reviewed the attached farm lease believes it to be in the best interest of the Aviation Authority to enter into said lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached farm lease with DRA Properties LLC.

BE IT FURTHER RESOLVED that the Chairman of the Polk County Aviation Authority is hereby authorized to execute said lease.

Dated the 8th day of December, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary



FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, IA 50021 and DRA Properties, LLC ("Tenant"), whose address for the purpose of this Lease is 1525 NE 36th Street, Ankeny, IA 50021.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

to be determined and mutually agreed upon between the Landlord and Tenant for approximately 2.77 acres

with possession by Tenant for a term of 1 year(s) to commence on March 1, 2023, and end on February 28, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

Total annual cash rent of \$275.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2023, second one-half on 1st of December 2023; All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal

property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Fertilizer	0%	100.00%
(2) Lime and Trace Minerals	0%	100.00%
(3) Herbicide	0%	100.00%
(4) Insecticides	0%	100.00%
(5) Seeds	0%	100.00%
(6) Seed Cleaning	0%	100.00%
(7) Harvesting and/or Shelling Expense	0%	100.00%

(8) Grain Drying	0%	100.00%
(9) Grain Storage	0%	100.00%
(10) Other Expenses	0%	100.00%

5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program.

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.
7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.

8. **ENVIRONMENTAL.**

- a. Landlord. To the best of Landlord's knowledge to date:

- i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires,

batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
11. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.
12. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled.

Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.
14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.
15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.
16. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
17. **NO AGENCY.** Tenant is not an agent of the Landlord.
18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.
19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.
20. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
21. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

24. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

25. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 11/17/2012.

TENANT:

DRA Properties, LLC

Name: Dennis Albright
Title: Manager

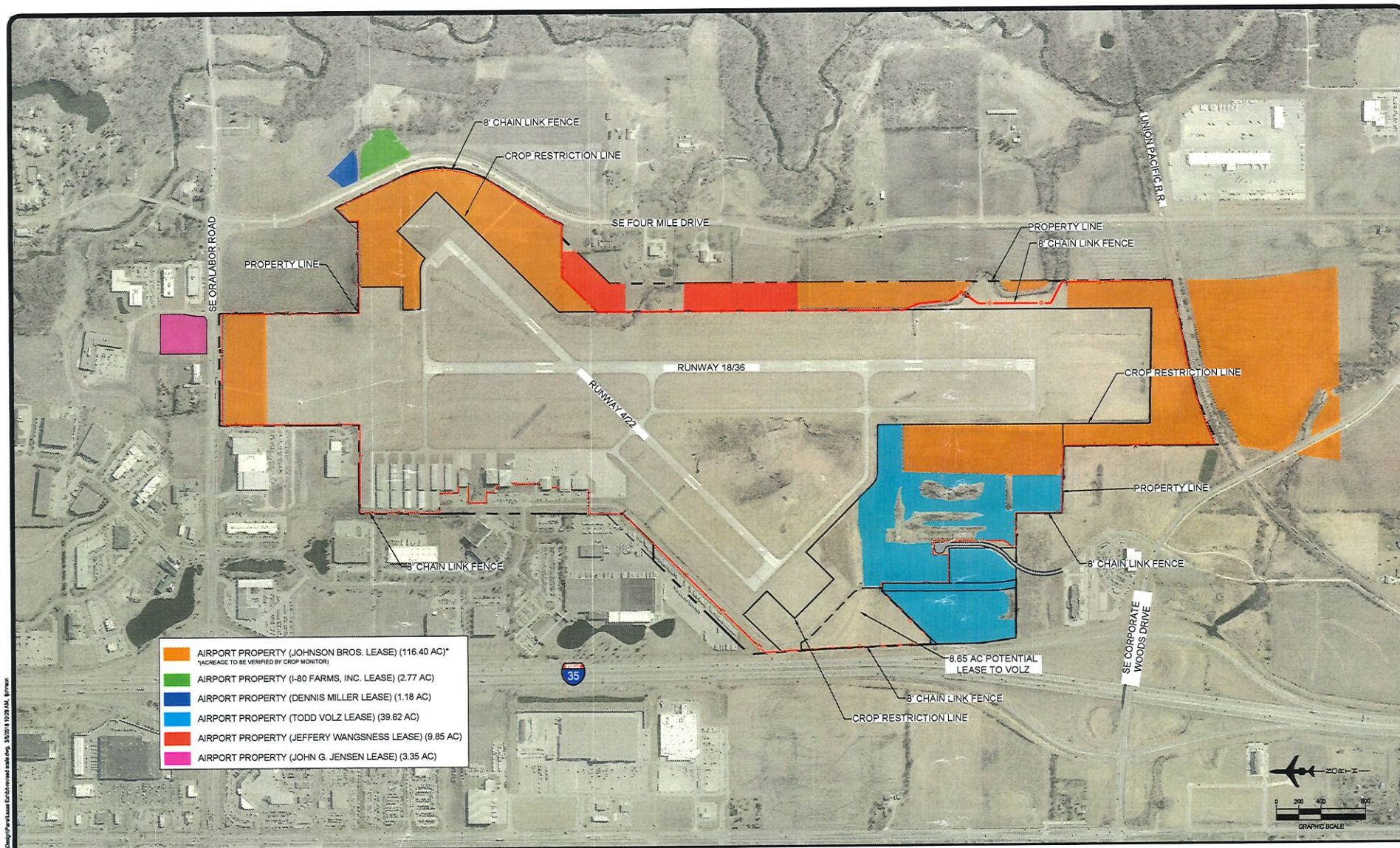
LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Todd Ashby, Secretary



ANKENY REGIONAL AIRPORT
FARM LEASE AREA EXHIBIT
MARCH 2018



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the farm lease with Todd Volz.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Lease

RESOLUTION

**A RESOLUTION AUTHORIZING THE FARM LEASE
WITH TODD VOLZ**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Todd Volz has leased in the past for purposes of farming the land; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority having reviewed the attached Farm Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Farm Lease with Todd Volz.

BE IT FURTHER RESOLVED that the Chairman of the Polk County Aviation Authority is hereby authorized to execute said Lease.

Dated the 8th day of December, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

FARM LEASE - CASH

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, Iowa 50021 and Todd Volz ("Tenant"), whose address for the purpose of this Lease is 3222 N.E. 162nd Avenue, Elkhart, Iowa 50073.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

Hay ground currently mowed by Tenant and located on property owned by Landlord

and containing 19 total acres, more or less, with possession by Tenant for a term of one year to commence on May 1, 2023, and end on April 30, 2024. The Tenant has had an opportunity to make an independent investigation as to the acres and boundaries of the premises.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$50.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2023, second one-half on 1st of December 2023; All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis.

4. **TERMINATION OF LEASE.** The tenancy shall terminate as of April 30, 2024. The tenancy shall not continue because of an absence of the notice as provided by law.

5. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other

reasonable purposes.

6. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

7. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

8. **NO AGENCY.** Tenant is not an agent of the Landlord.

9. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

10. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

11. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

12. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

13. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

Dated: 11-29-22, 20 .

Tenant:

By: Telly

Todd Volz

Landlord: Polk County Aviation Authority

By: _____

Jeff Wangsness, Chair

By: _____

Todd Ashby, Secretary



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #1 in the amount of \$2,005.00 to McClure Engineering for services that include General On-Call Engineering Services

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Payment #1](#)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: General On-Call Engineering Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-000 **PO #** N/A
Original Contract Date: October 6, 2022 **Vendor #** N/A

Date of Board Meeting 8-Dec-22 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 09/25/22 through: 10/29/22

Contract Summary

Original Contract Amount:	\$ -	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)		\$2,005.00
Total completed and stored to date:	\$2,005.00	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:		\$2,005.00
Less previous applications for payment:		\$0.00
SUBTOTAL		\$ 2,005.00

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,005.00

Balance to finish, including retainage: -

Contract Time Remaining (If applicable) N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Date: 11/22/2022

PCAA Approval:
Signature: _____ Date: _____

City of Ankeny Staff Approval:
Signature: _____ Date: _____

Work completed:
-Assisted in updating CIP for FY24 Draft submittal
-Updated airport lease acreage exhibit

Paul Moritz, cc:Jennifer Sease
Email: PMoritz@Ankenyiowa.gov; jsease@ankenyiowa.gov Phone: 515-965-6420 Fax: 515-965-6416

Date Printed: 11/22/2022



1360 NW 121st Street
Clive, IA 50325

Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 31, 2022
Project No: 2022001042-000
Invoice No: 1
Due Date: November 30, 2022

Project 2022001042-000 Ankeny Regional Airport - General On-Call Services

Professional Services from September 25, 2022 to October 29, 2022

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Engineer I	3.00	125.00	375.00	
Project Coordinator	1.00	135.00	135.00	
Project Manager II	6.50	230.00	1,495.00	
Totals	10.50		2,005.00	
Total Labor				2,005.00
Total this Phase				\$2,005.00
Total Due this Invoice				\$2,005.00



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

 **Print**

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?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #1 in the amount of \$12,406.00 to McClure Engineering for services AIP Site Work and GAVI Vertical Infrastructure

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Payment #1](#)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - North Property Line Box Hangars
(AIP Site Work and GAVI Vertical Infrastructure)
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-001 **PO #** N/A
Original Contract Date: October 6, 2022 **Vendor #** N/A

Date of Board Meeting 8-Dec-22 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 09/25/22 through: 10/29/22

Contract Summary

Original Contract Amount: \$ 163,360.00
Net change by Change Orders: _____
Contract Amount to Date: (line 1 ± 2) \$ 163,360.00

Total completed and stored to date: \$ 12,406.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 12,406.00
Less previous applications for payment: \$ -
SUBTOTAL \$ 12,406.00

OTHER CHARGES (Please attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 12,406.00

Balance to finish, including retainage: \$ 150,954.00

Contract Time Remaining (If applicable) N/A ##

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Engineer/Consultant Approval: McClure
Firm Name
Signature: _____ Date: 11/22/2022

PCAA Approval:
Signature: _____ Date: _____

City of Ankeny Staff Approval:
Signature: _____ Date: _____

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, c: Jennifer Sease
Email: PMoritz@ankenyiowa.gov; JSease@Ankenyiowa.gov **Phone:** 515-965-6420 **Fax:** 515-965-6416

Date Printed: 11/22/2022



1360 NW 121st Street
Clive, IA 50325

Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 31, 2022
Project No: 2022001042-001
Invoice No: 1
Due Date: November 30, 2022

Project 2022001042-001 Ankeny: North Property Line Box Hangars (AIP Site Work and GAVI Vertical Infrastructure)

Professional Services from September 25, 2022 to October 29, 2022

Phase 1 Part I: Design and Bidding Services for both AIP and GAVI Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,240.00	100.00	1,240.00	0.00	1,240.00
AIP Grant Administration	1,370.00	0.00	0.00	0.00	0.00
Preliminary Design	5,740.00	30.00	1,722.00	0.00	1,722.00
Soil Boring Coordination	920.00	30.00	276.00	0.00	276.00
30% Design	5,990.00	0.00	0.00	0.00	0.00
Sanitary Sewer /Lift Station Des IF NEED	3,470.00	0.00	0.00	0.00	0.00
Fire Flow Eval/Water Main Des IF NEEDED	2,520.00	0.00	0.00	0.00	0.00
90% Design	24,890.00	0.00	0.00	0.00	0.00
Sanitary Sewer /Lift Station Des IF NEED	4,060.00	0.00	0.00	0.00	0.00
Fire Flow Eval/Water Main Des IF NEEDED	3,820.00	0.00	0.00	0.00	0.00
Issued for Bid (100%)	6,220.00	0.00	0.00	0.00	0.00
Construction Permits	5,700.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	6,030.00	0.00	0.00	0.00	0.00
Topographic Survey	2,980.00	100.00	2,980.00	0.00	2,980.00
Project Management and Coordination	5,070.00	0.00	0.00	0.00	0.00
Total Fee	80,020.00		6,218.00	0.00	6,218.00
			Total Fee		6,218.00
				Total this Phase	\$6,218.00

Phase 2 Part II: GAVI Vertical Infrastructure Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,240.00	100.00	1,240.00	0.00	1,240.00

Project	2022001042-001	Ankeny: North Property Line Box Hangars				Invoice	142527
AIP Grant Administration	1,370.00	0.00	0.00	0.00	0.00	0.00	
Preliminary Design	5,640.00	30.00	1,692.00	0.00	1,692.00		
Soil Boring Coordination	920.00	30.00	276.00	0.00	276.00		
30% Design	4,450.00	0.00	0.00	0.00	0.00		
90% Design	22,670.00	0.00	0.00	0.00	0.00		
Issued for Bid (100%)	5,670.00	0.00	0.00	0.00	0.00		
Construction Permits	5,700.00	0.00	0.00	0.00	0.00		
Advertise, Bidding, Contract Award	6,030.00	0.00	0.00	0.00	0.00		
Topographic Survey	2,980.00	100.00	2,980.00	0.00	2,980.00		
Project Management and Coordination	5,070.00	0.00	0.00	0.00	0.00		
Subconsultants-Bluestone Eng & SVPA Arch	21,600.00	0.00	0.00	0.00	0.00		
Total Fee	83,340.00		6,188.00	0.00	6,188.00		
		Total Fee					6,188.00
		Total this Phase					\$6,188.00
		Total Due this Invoice					\$12,406.00



PROGRESS REPORT

PROJECT #	2022001042-001		
PROJECT	ANKENY REGIONAL AIRPORT – NORTH PROPERTY LINE BOX HANGARS (AIP SITE WORK AND GAVI VERTICAL INFRASTRUCTURE)		
PRJ MNGR	JAY PUDENZ, P.E., LEED AP		
CLIENT	POLK COUNTY AVIATION AUTHORITY 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 pmoritz@ankenyiowa.gov

REPORT BY	JAY PUDENZ, P.E., LEED AP Email: jpudenz@mcclurevision.com		
REPORTING PERIOD	OCTOBER 2022	NEXT REPORT	NOVEMBER 2022

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Completed field work for topographic survey
- ✓ Processed topographic survey into base file
- ✓ Coordinated with Geotechnical Subconsultant
- ✓ Began setting up base file for plan development

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Geotechnical field work, report and review results
- Coordinate with utility companies
- Continue preparing preliminary design and plans

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: AIP Site Work Design and Bidding-Services

Phase 200 – Existing Conditions

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Phase 300 – AIP Grant Administration

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Phase 400 – Preliminary Design

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Phase 435 – Soil Boring Coordination

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Phase 500.A – 30% Design

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Phase 500.A1 – Sanitary Sewer/Lift Station Design,
IF NEEDED

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Phase 500.A2 – Fire Flow Evaluation/Water Design,
IF NEEDED

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Phase 500.B – 90% Design

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Phase 500.B1 – Sanitary Sewer/Lift Station Design,
IF NEEDED

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Phase 500.B2 – Fire Flow Evaluation/Water Design,
IF NEEDED

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Phase 500.C – Issued for Bid (100%)

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Phase 504 – Construction Permits

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Phase 602 – Advertise, Bidding and Contract Award

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Phase 700 – Topographic Survey

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Phase 850 – Project Management and Coordination

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Part II: GAVI Vertical Infrastructure Design and Bidding Services

Phase 200 – Existing Conditions

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Phase 300 – AIP Grant Administration

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Phase 400 – Preliminary Design

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Phase 435 – Soil Boring Coordination

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Phase 500.A – 30% Design

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Phase 500.B – 90% Design

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Phase 500.C – Issued for Bid (100%)

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Phase 504 – Construction Permits

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Phase 602 – Advertise, Bidding and Contract Award

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Phase 700 – Topographic Survey

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Phase 850 – Project Management and Coordination

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Phase 960 – Subconsultants (Bluestone Engineering, LLC and
SVPA Architects)

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ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

 **Print**

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #4 in the amount of \$12,624.75 to McClure Engineering for Runway 18/36

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Payment #4



1360 NW 121st Street
Clive, IA 50325

Paul Moritz
Polk County Aviation Authority
410 West First St
Ankeny, IA 50023

October 31, 2022
Project No: 2022000104-000
Invoice No: 4
Due Date: November 30, 2022

Project 2022000104-000 Runway 18/36 Preliminary Engineering
Professional Services from September 25, 2022 to October 29, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	4,840.00	100.00	4,840.00	4,840.00	0.00
Preliminary Tasks	7,815.00	100.00	7,815.00	7,815.00	0.00
Preliminary Design Phase	71,465.00	75.00	53,598.75	42,879.00	10,719.75
Conduct Site Visit (if necessary)	4,200.00	0.00	0.00	0.00	0.00
Soil Boring Coordination	4,810.00	100.00	4,810.00	4,810.00	0.00
Base Topographic Survey	17,800.00	100.00	17,800.00	17,800.00	0.00
Expanded Topo Survey (if necessary)	10,400.00	0.00	0.00	0.00	0.00
Project Management and Coordination	12,700.00	75.00	9,525.00	7,620.00	1,905.00
Total Fee	134,030.00		98,388.75	85,764.00	12,624.75
Total Fee					12,624.75
Total Due this Invoice					\$12,624.75

Outstanding Invoices

Number	Date	Balance
3	9/30/2022	18,103.00
Total		18,103.00



PROGRESS REPORT

PROJECT # **2022000104-000**

PROJECT **ANKENY REGIONAL AIRPORT – RUNWAY 18/36 Preliminary Engineering**

PRJ MNGR **JAY PUDENZ, P.E., LEED AP**

CLIENT **POLK COUNTY AVIATION AUTHORITY** Phone **515.965.6420**
410 WEST 1ST STREET Fax
ANKENY, IOWA 50021 Email: **pmoritz@ankenyiowa.gov**

REPORT BY **JAY PUDENZ, P.E., LEED AP**
Email: **jpudenz@mcclurevision.com**

REPORTING PERIOD **OCTOBER 2022**

NEXT REPORT **NOVEMBER 2022**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalize Pavement Strength Assessment Report Section A: Existing Conditions
- ✓ Complete Quality Assurance / Quality Control (QA/QC) of Report Section A
- ✓ Address Comments and Section A and submit to Owner for review
- ✓ Continue preparation of Pavement Strength Assessment Report Section B: Pavement Alternatives

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue preparation of Pavement Strength Assessment Report Section B: Pavement Alternatives
- Hold Design Challenge Meeting regarding the methods of reconstruction to consider

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 200 – Existing Conditions



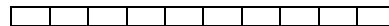
Phase 400.1 – Preliminary Tasks



Phase 400.2 – 15% Preliminary Design Phase



Phase 400.3 – Conduct Site Visit (if necessary)



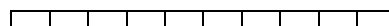
Phase 435 – Soil Boring Coordination



Phase 700 – Base Topographic Survey



Phase 700.4 – Expanded Topo Survey (if necessary)



Phase 850 – Project Management and Coordination





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider the motion to approve Bills & Transfer of Necessary Funds in the amount of \$48,103.25.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 November A/P

**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE DECEMBER 8, 2022 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Baker Electric	430.31	09/12/22	5157 Repair south obstruction lights
Brick Gentry Law Firm	1,080.00	11/25/22	General ASB November
Deluxe Checks	227.49	11/22/22	Check stock order PAID BY e-check 11/22/22
Des Moines Register	118.94	10/31/22	September A/P, minutes
Eide Bailly	3,000.00	10/31/22	Interim audit work through 10/31/2022 for FY22 Financial Statement
Elder Corporation	7,500.00	11/08/22	Mobilization of Equipment yearly charge
Elder Corporation	643.50	11/28/22	Snow removal services, November 15, 2022
Exec 1 Aviation	5,000.00	11/30/22	On-site management fee
Exec 1 Aviation	2,375.00	11/16/22	Snow removal services, November 15, 2022
First Interstate Bank	17.00	11/08/22	Stop payment check fee PAID BY e-check 11/08/22
Iowa Public Airports Association	175.00	11/24/22	2023 IPAA membership
McClure Engineering	2,005.00	10/31/22	Professional services through 10/29/22
MidAmerican Energy	500.26	11/09/22	Lift station; Runway lights; Obstruction lighting services
Total Airport Operations Fund	\$ 23,072.50		
McClure Engineering	12,624.75	10/31/22	Runway 18/36 Preliminary Engineering Professional Services 9/25/22-10/29/22
McClure Engineering	12,406.00	10/31/22	North Property Line Box Hangers 9/25-10/29
Total Capital Improvements Fund	\$ 25,030.75		
Grand Total	\$ 48,103.25		

See attachments for more information regarding:

Contractor/project costs

Snow removal costs, if applicable

Insurance renewal costs, if applicable



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve November 2022 Financial Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Financials

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of November 30, 2022

ASSETS

Current Assets

Checking/Savings

101 · FIRST INTERSTATE BANK 5,223,219.85

Total Checking/Savings 5,223,219.85

Accounts Receivable

110 · GRANTS RECEIVABLE 50,091.00

112 · ACCOUNTS RECEIVABLE 483.50

Total Accounts Receivable 50,574.50

Other Current Assets

113 · PRE-PAID EXPENSES 34,977.06

114 · LEASE RECEIVABLE 765,621.97

Total Other Current Assets 800,599.03

Total Current Assets 6,074,393.38

Fixed Assets

140 · NON-DEPRECIABLE ASSETS 6,956,965.27

141 · DEPRECIABLE ASSETS 25,509,562.79

180 · CONSTRUCTION IN PROGRESS 1,451,613.53

181 · ACCUMULATED DEPRECIATION (17,999,204.14)

Total Fixed Assets 15,918,937.45

TOTAL ASSETS 21,993,330.83

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE 47,358.50

Total Accounts Payable 47,358.50

Other Current Liabilities

204 · RETAINAGE PAYABLE 31,038.52

206 · DEFERRED REVENUE 7,358.08

207 · HANGAR/LEASE ADVANCE DEPOSITS 15,665.00

209 · DEFERRED LEASE REVENUE 754,008.79

Total Other Current Liabilities 808,070.39

Total Current Liabilities 855,428.89

Total Liabilities 855,428.89

Equity

3000 · INVESTED IN CAPITAL ASSETS 15,884,598.93

3001 · UNRESTRICTED NET ASSETS 5,391,633.00

3003 · RESTRICTED FOR AIRPORT IMPROVE (138,329.99)

Total Equity 21,137,901.94

TOTAL LIABILITIES & EQUITY 21,993,330.83

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual

July through November 2022

	Jul - Nov 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	631,872.32	1,263,745.00	(631,872.68)	50.0%
401 · LEASE AND LICENSE FEE INCOME	81,153.88	223,000.00	(141,846.12)	36.39%
403 · FUEL FEE INCOME	19,075.31	49,000.00	(29,924.69)	38.93%
404 · INTEREST INCOME	(5,085.62)			
407 · OTHER REVENUE	200.64	0.00	200.64	100.0%
Total Income	727,216.53	1,535,745.00	(808,528.47)	47.35%
Gross Profit	727,216.53	1,535,745.00	(808,528.47)	47.35%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	0.00	57,800.00	(57,800.00)	0.0%
602 · POSTAGE & OFFICE SUPPLIES	227.49	200.00	27.49	113.75%
603 · ONSITE MANAGEMENT SERVICES	25,000.00	60,000.00	(35,000.00)	41.67%
609 · FINANCIAL SERVICES	1.53	100.00	(98.47)	1.53%
610 · ADVERTISING & PROMOTION	101.96	700.00	(598.04)	14.57%
611 · PUBLICATIONS	447.22	2,800.00	(2,352.78)	15.97%
612 · CONFERENCES AND SEMINARS	570.00	3,500.00	(2,930.00)	16.29%
613 · LEGAL SERVICES	7,560.00	22,000.00	(14,440.00)	34.36%
614 · AUDIT SERVICES	5,500.00	13,300.00	(7,800.00)	41.35%
616 · GENERAL INSURANCE	2,697.44	6,600.00	(3,902.56)	40.87%
617 · PROPERTY INSURANCE	14,401.52	34,000.00	(19,598.48)	42.36%
618 · PUBLIC OFFICIALS INSURANCE	587.71	1,500.00	(912.29)	39.18%
630 · SNOW REMOVAL & MOWING	10,518.50	91,000.00	(80,481.50)	11.56%
631 · REPAIRS & MAINTENANCE (General)	27,589.10	74,000.00	(46,410.90)	37.28%
640 · UTILITIES	2,561.11	5,100.00	(2,538.89)	50.22%
644 · AIRPORT PLANNING & ENGINEERING	7,455.00	68,000.00	(60,545.00)	10.96%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · SIX UNIT TEE HANGAR CONSTRUCTIO	0.00	900,000.00	(900,000.00)	0.0%
721 · TAXIWAY D ACCESS ROAD	7,750.24	0.00	7,750.24	100.0%
729 · STRENGTHEN & EXTEND RW 18/36	118,173.75	765,000.00	(646,826.25)	15.45%
730 · NORTH PROPERTY LINE BOX HANGARS	12,406.00			
Total Expense	243,548.57	2,105,700.00	(1,862,151.43)	11.57%
Net Ordinary Income	483,667.96	(569,955.00)	1,053,622.96	(84.86%)
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	14,354.77	5,000.00	9,354.77	287.1%
504 · FAA GRANT REIMBURSEMENT	0.00	688,500.00	(688,500.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	405,000.00	(405,000.00)	0.0%
Total Other Income	14,354.77	1,098,500.00	(1,084,145.23)	1.31%
Net Other Income	14,354.77	1,098,500.00	(1,084,145.23)	1.31%
Net Income	498,022.73	528,545.00	(30,522.27)	94.23%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of November 30, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
EXEC 1 AVIATION (F-09)	0.00	483.50	0.00	0.00	0.00	483.50
IOWA DOT	0.00	0.00	0.00	0.00	50,091.00	50,091.00
TOTAL	0.00	483.50	0.00	0.00	50,091.00	50,574.50

Index

Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
General Engineering - 2022 Agreement	McClure Engineering	EXP	-	-	-	-	-	-	-	-	
General Planning - 2022 Agreement	HDR Engineering	EXP	-	-	-	-	-	-	-	-	
Wildlife Exclusion Fence	McClure & Minturn	FAA	1,734,213.00	39,286.51	1,773,499.51	1,773,499.51	-	-	1,560,177	1,560,177	FY18
IKV Grading & Drainage Plan	HDR Engineers	EXP	43,304.00	-	43,304.00	43,304.00	-	-	-	-	FY19
Protect RW18 Land Acquisition-LGI	Snyder & Associates	FAA	18,900.00	743,119.59	762,019.59	762,019.59	-	-	685,653	685,653	FY19
3-Year Vegetation Control Agreement	Perficut ('17-'19)	EXP	28,445.00	(13,710.00)	14,735.00	14,735.00	-	-	-	-	FY20
Drainage Channel Improvements	McClure & RW Excavating	IaDOT	191,633.80	11,925.19	203,558.99	203,558.99	-	-	76,950	76,950	FY20
Taxiway D Apron Access Road & Utilities - Phase 1	McClure & Sternquist	IaDOT	633,250.00	54,844.02	688,094.02	688,094.02	-	-	225,000	225,000	FY20
Taxiway Rehab & Reconstruction-2018	McClure & Con-Struct	FAA	1,635,735.05	7,406.00	1,643,141.05	1,643,141.05	-	-	1,393,240	1,393,240	FY21
Bi-Fold Hangar Door Replacement	Jensen Builders	IaDOT	130,075.00	9,900.00	139,975.00	139,975.00	-	-	75,000	75,000	FY21
SE Convenience Blvd Extension	City of Ankeny	EXP/RISE	877,279.79	115,104.30	992,384.09	991,544.82	-	-	-	-	FY21
Taxiway D Access Road & Utilities - Phase 2	McClure, SandStone	EXP	746,334.00	(19,963.60)	726,370.40	726,370.40	-	-	-	-	FY22
Taxiway D Apron and Access Roadway Paving-Phase 2	McClure, Concrete Tech	EXP	682,393.50	6,027.81	688,421.31	688,421.31	-	-	-	-	FY22
Protect RW18 Land Acquisition-Clark	Various	TBD	-	897,154.77	897,154.77	897,154.77	-	-	-	-	FY23
Protect RW18 Land Acquisition-Disposal	Various	EXP	-	29,955.00	29,955.00	29,955.00	-	-	-	-	FY23
3-Year Vegetation Control Agreement	Perficut ('20-'22)	EXP	47,586.00	-	47,586.00	47,066.00	520.00	-	-	-	
Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	32,000.00	(2,368.01)	29,631.99	27,670.67	1,961.32	-	-	-	
Runway 18/36 Rehabilitation	McClure & Fahrner	FAA	631,380.24	21,810.99	653,191.23	649,651.23	3,540.00	-	584,686	584,686	
Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	IaDOT	773,556.45	37,281.99	810,838.44	760,272.29	50,566.15	31,038.52	312,682	262,591	
Strengthen & Extend RW 18/36	McClure & HDR	EXP	184,515.00	-	184,515.00	148,873.75	35,641.25	-	-	-	
North Property Line Box Hangars	McClure & CMT	IDOT	163,630.00	6,520.00	170,150.00	12,406.00	157,744.00	-	-	-	
Grayed out = Completed items, no new charges expected			-	-	-	-	-	-	-	-	
			8,554,230.83	1,944,294.56	10,498,525.39	10,247,713.40	249,972.72	31,038.52	4,913,388	4,863,297	
										\$ 31,038.52	\$ 50,091
										^= 204 Retainage Pay ^= 110 Grant AR	

22-23 Snow removal cost sum

				FY21/22	
	Quantity	Cost			
Elder	7.00	\$ 8,143.50	\$ 20,597.00		39.54%
S Jackson	-	\$ -	\$ 600.00		0.00%
New Deal	-	\$ -	\$ 17,227.79		0.00%
Cryotech	-	\$ -	\$ 9,257.64		0.00%
	<u>\$ 7.00</u>	<u>\$ 8,143.50</u>	<u>\$ 47,682.43</u>		<u>17.08%</u>
	Quantity	Cost	Cost		
Labor	3.50	\$ 301.00	\$ 9,616.00		3.13%
Equipment	3.50	\$ 7,842.50	\$ 11,581.00		67.72%
Material	-	\$ -	\$ 26,485.43		0.00%
	<u>\$ 7.00</u>	<u>\$ 8,143.50</u>	<u>\$ 47,682.43</u>		<u>17.08%</u>
	Quantity	Cost	Cost		
Operations	7.00	\$ 8,143.50	\$ 47,682.43		17.08%
	<u>\$ 7.00</u>	<u>\$ 8,143.50</u>	<u>\$ 47,682.43</u>		<u>17.08%</u>

(Elder contract: year)

FY22/23 Hourly Rates			FY21/22	% Inc	Category
Elder	Manager	\$ 96.00	\$ 74.00	29.7%	Labor
Elder	Manager-OT	\$ 143.00	\$ 110.00	30.0%	Labor
Elder	Manager-DT	\$ 192.00	\$ 147.00	30.6%	Labor
Elder	Operator	\$ 82.00	\$ 63.00	30.2%	Labor
Elder	Operator-OT	\$ 124.00	\$ 95.00	30.5%	Labor
Elder	Operator-DT	\$ 164.00	\$ 126.00	30.2%	Labor
Elder	Annual Payment	\$ 7,500.00	\$ -	0.0%	Equipment
Elder	Motor Grader	\$ 212.00	\$ 163.00	30.1%	Equipment
Elder	Wheel Loader	\$ 225.00	\$ 173.00	30.1%	Equipment
Elder	Blower	\$ 30.00	\$ 21.00	42.9%	Equipment
Elder	Pickup	\$ 25.00	\$ 16.00	56.3%	Equipment
Elder	Tractor Broom	\$ 137.00	\$ 105.00	30.5%	Equipment
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
New Deal	Granular	\$ 63.13	\$ 46.73	35.1%	Material
New Deal	Shipping	\$ 597.79	\$ 495.00	20.8%	Material
New Deal	Granular - 2ND	\$ 64.88	\$ 52.45	23.7%	Material
New Deal	Shipping - 2ND	\$ 1,200.00	\$ 543.00	121.0%	Material
Cryotech	Liquid	\$ 6.05	\$ 5.95	1.7%	Material
Cryotech	S&H - 2ND	\$ 563.87	\$ 630.85	-10.6%	Material
Cryotech	S&H	\$ 677.52	\$ 489.48	38.4%	Material

Continued...

Provider	What	Inv. Date	Quantity	Rate	Cost
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -

[illegible]



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

 **Print**

??

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the farm lease with Jeffrey Wangsness.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Wangsness Lease

RESOLUTION

A RESOLUTION AUTHORIZING THE FARM LEASE WITH JEFFREY WANGSNESS

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Jeffrey Wangsness has leased in the past for purposes of farming the land; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority having reviewed the attached Farm Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Farm Lease with Jeffrey Wangsness.

BE IT FURTHER RESOLVED that the Chairman of the Polk County Aviation Authority is hereby authorized to execute said Lease.

Dated the 8th day of December, 2022.

Todd Ashby, Secretary

ATTEST:

Diane Klemme, Recording Secretary

FARM LEASE - CASH

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, Iowa 50021 and Jeffrey Wangsness ("Tenant"), whose address for the purpose of this Lease is 4780 SE Fourmile Drive, Ankeny, IA 50021.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

Land located in the SE 1/4 of Section 31, Township 80 North, Range 23 West of the 5th P.M., Ankeny, Polk County, Iowa, more particularly described as follows:

Commencing at the SE corner of said Section 31; thence N 89°52'06" W, 540.15 feet to the point of beginning; thence continuing N 89°52'06" W, 249.25 feet; thence N 0°00'39" E, 1021.02 feet; thence S 89°52'50" E, 249.99 feet; thence S 0°02'49" W, 1021.07 feet to the point of beginning, containing 5.850 acres, more or less; and

An area approximately described as commencing at the SE corner of said Section 31; thence N 89°52'06" W, 789.40 feet; thence N 0°00'39" E, 1,570' to the point of beginning; thence continuing N 0°00'39" E, 244 feet; thence N 45°00'39" E, 443'; thence S 89°52'06" E 218 feet; thence S 0°00'39" W, 142 feet; thence S 45°00'39" W, 400 feet; thence S 0°00'39" W 134 feet; thence N 89°52'06" W 251 feet to the point of beginning, containing 4.0 acres, more or less.

And

That real estate more particularly described on Exhibit "A" attached hereto.

With total acreage being 9.85 acres, more or less, with possession by Tenant for a term of one year to commence on March 1, 2023, and end on February 28, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

Total annual cash rent of \$50.00 per acre with regards to that 3.00 acres of real estate more particularly described on Exhibit "A" attached hereto and \$275.00 per acre with regards to the remaining 6.85 acres, payable as follows: first one-half of total on the 1st day of July, 2023 and the second one-half of total on the 1st day of

December, 2023.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

3. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis.

4. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1st of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.

5. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

6. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

7. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

8. **NO AGENCY.** Tenant is not an agent of the Landlord.

9. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

10. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is

reduced to writing and executed by both parties as addendum to this Lease.

11. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

12. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

13. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

Dated: 11-4-22

Tenant:

By: Jeffrey Wangsness
Jeffrey Wangsness

Landlord: Polk County Aviation Authority

By: _____
Todd Ashby, Secretary

By: _____
Bill Gardner, Treasurer



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve the purchase of a FOD Commander Runway Sweeper for removal of runway debris by Exec 1 Aviation from Sherwin Industries, Inc. in the amount of \$5,575.00.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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**Sherwin Industries, Inc.****QUOTE****Sherwin Industries, Inc.**

2129 W. Morgan Ave. Milwaukee, WI 53221
Phone 804-512-2206 Fax 414-281-6404
trushing@sherwinindustries.com

NOVEMBER 30, 2022

TO Ankeny Regional Airport
Attn: Paul Moritz

SALESPERSON	JOB	PAYMENT TERMS	QUOTE VALID UNTIL
16-TR		Net 30	30 Days

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	FOD Commander Sweeper Assy Complete **Price Includes Delivery to Destination	5,575.00	5,575.00

SUBTOTAL 5,575.00

SALES TAX EXEMPT

TOTAL 5,575.00

Quotation prepared by: *Todd L. Rushing*

THANK YOU FOR YOUR BUSINESS!

FODCOMMANDER

FOD - NOT ON MY WATCH.

OPERATOR'S MANUAL AND TECHNICAL SPECIFICATIONS



FRICION
SWEEPERS
INTERNATIONAL

Experts in the Field

OPERATOR'S MANUAL

FOD COMMANDER



Thank you for purchasing the FOD Commander from Friction Sweepers International. We take pride in providing a quality, safe, durable and reliable product.

Take some time to read the Operator's Manual and familiarise yourself with the installation, operation, emptying and maintenance instructions to ensure the longevity of your FOD Commander.

This manual contains essential information for assembling and using this product.

Please take notice of all warnings and keep this manual for future reference.

WARNING:

Before sweeping, we recommend removing or locating any sharp projections in the pavement that may cause damage to the sweeper.

CAUTION:

Avoid sweeping over a course, sprayed chipseal surface. This surface may cause damage to the product.

Use the FOD Commander with care around parked or moving aircraft, vehicles and people, especially in windy conditions.



ASSEMBLY

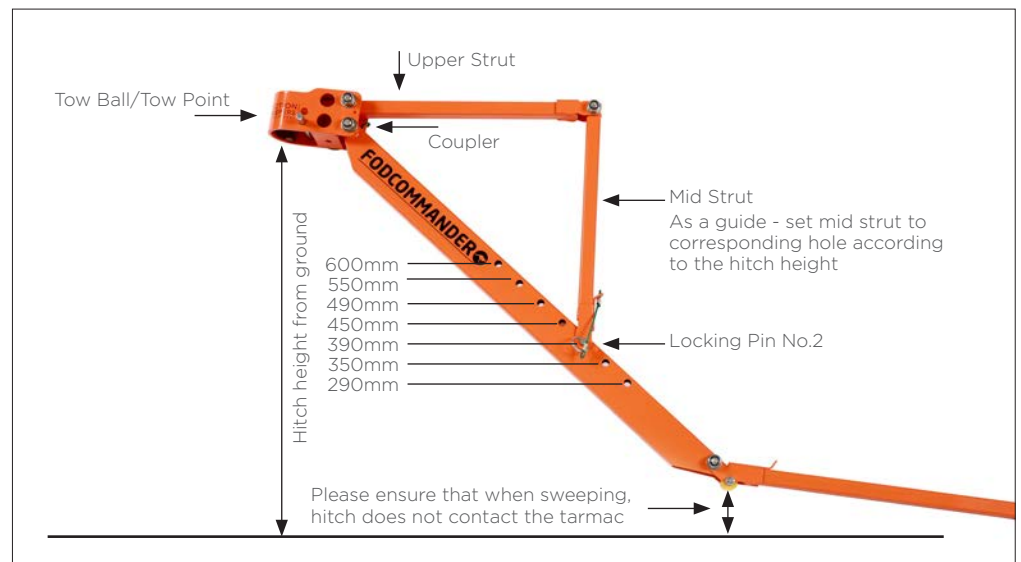
FOD COMMANDER QUICK HITCH

The FOD Commander Quick Hitch holds the sweeper to the tarmac and tracks it behind the vehicle in windy conditions.

- Ensure the mid strut is **unattached** to the main strut.
- Install coupler head of Quick Hitch over tow point [fig 1].
- Install locking pin to secure coupler head.
- Measure hitch height from the ground – see diagram below.
- Set mid-strut in corresponding hole position to create firm downward pressure. Please note, this is a guide only. Do not force the mid strut into a position that causes too much downward pressure on the equipment.
- Please ensure that when sweeping, hitch components do not contact the tarmac.



[fig 1]



FOD COMMANDER TANDEM BAR

The Tandem Bar allows the operator to use two sweepers, side by side, to sweep double the width [fig 2 & 2b].

The Tandem Bar is connected to the vehicle with the Tandem Square Receiver, which connects to the tow point [fig 3].



[fig 2]



[fig 2b]



[fig 3]

OPERATION

- Sweep within the recommended speed range of 10KPH and 50KPH.
- The recommended speed range for most efficient operation is 15KPH – 25KPH.
- Regularly empty the sweeper of debris when the pockets are 25% full.

CAUTION: DO NOT REVERSE with sweeper attached to a vehicle. Forward motion only.

WARNING: The FOD Commander extends beyond the width of the vehicle.
Please be aware of people and obstacles.

EMPTYING DEBRIS

- With the FOD Commander attached to the tow vehicle, use the shake handles to lift the edge of the sweeper that is furthest from the vehicle. Shake out debris.
- Lift the empty FOD Commander at right angles to one side of the vehicle and place flat on the ground.
- Remove debris from the ground.

IMPORTANT: There is no requirement to remove mesh cover to clear debris.

ROUTINE MAINTENANCE

- Cleaning is usually not necessary. Use water and a water-based detergent if required.

CAUTION: Do not use petroleum, spirit-based or caustic cleaning agents.

- To keep your FOD Commander performing efficiently, check tracking wheels before and after each sweep. Remove any grit or sand to ensure free rotation of wheels. Replace wheels when they wear to a minimum thickness of 1cm measured to the underside of the wheel carriage.
- Check components and fasteners after each sweep to ensure they remain in good working order.

STORAGE

- Make sure the sweeper is dry.
- Start at the rear of the mat and roll loosely from back to front.
- Place in the carry bag or carry strap.
- Store flat or hang vertically undercover.

TECHNICAL SPECIFICATIONS

PERFORMANCE

- Option for tandem configuration.
- Speed rated to 45kph.
- All-weather operation.
- Suitable for military and civilian vehicle operation.

COMPLIANCE & MANUFACTURING

- Made In Australia using quality components.
- Complies with U.S. Department of Transportation. Federal Aviation Administration. Airport Foreign Object Debris (FOD) Management. AC No: 150/5210-24. 5.2.b. Non-Mechanical Systems. (1) Friction Mat Sweepers. *A rectangular assembly towed behind a vehicle that employs a series of bristle brushes and friction to sweep FOD into sets of capture scoops, which are covered by a retaining mesh to hold collected debris.*
- US\$14M Products Liability Insurance.

WEIGHTS & DIMENSIONS FC2400-4M

Operating Weights and Dimensions

Length(cm):	244
Width (cm):	172
Height (cm):	4
Weight (kg):	32

Shipping Weights and Dimensions

Length(cm):	256
Width (cm):	30
Height (cm):	30
Weight (kg):	32
Harmonized Code:	9603.90.8040

FOD COMMANDER PARTS CATALOGUE

Spare parts can be ordered via your distributor or through Friction Sweepers International.

Tel: +61 (0) 409 173 196

Email: brook@frictionsweepers.com

Website: www.frictionsweepers.com



FOD Commander
FC001



FOD Commander
Scoop
FC002



Quick Hitch
QH001



Quick Hitch
Release Pin
QH002



Tracking Wheel
Assembly (front)
FC003



Tracking Wheel
Assembly (back)
FC004



Tracking Wheel
FC005



Tandem Bar
FC006



Tandem Square
Receiver
FC007



FOD Commander Wall
Hanging Hook
FC008





FOR ASSISTANCE

Please contact Friction Sweepers International
or your local distributor
for assistance or repair instructions.

Tel: +61 (0) 409 173 196

Email: brook@frictionsweepers.com

www.frictionsweepers.com





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** approving the FY 2024 Airport Capital Improvements Program for the Ankeny Regional Airport, authorizing the Chairperson to sign the Program Data Sheets and authorizing submittal of the Program to the Iowa Department of Transportation.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 ACIP Data Sheet Packet
 ACIP Spreadsheet

RESOLUTION 2022-

RESOLUTION APPROVING THE FY 2024 AIRPORT CAPITAL IMPROVEMENTS PROGRAM FOR THE ANKENY REGIONAL AIRPORT

WHEREAS, as a condition for receiving State and Federal aid for the Ankeny Regional Airport, the following provisions must be met:

- An approved 5-Year Airport Capital Improvement Program must be in place,
- Submittal to the Iowa DOT of approved Airport Improvement Program Data Sheets with the sponsor's signature and Airfield Project Applications with sponsor's signature,
- Certification that the local match exists if the grant is awarded,
- Authorization to submit the proposed projects for State or Federal Grants; and

WHEREAS, a revised 5-Year Airport Capital Improvement Program (ACIP) has been formulated to meet the scheduling requirements of the Federal Aviation Administration and the Iowa Department of Transportation, and

WHEREAS, the said Program Data Sheets and Project Application Forms for the projects included in the first three years of the proposed FY 2024 ACIP have been prepared after vetting the proposed projects with the Engineering Review Committee and discussions with the Federal Aviation Administration for preliminary approval, and

WHEREAS, the said Program Data Sheets and Project Application Forms must be submitted to the Iowa Department of Transportation by December 16, 2022 after final approval by this board.

NOW THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority:

- Hereby approves the FY 2024 through FY 2028 Airport Capital Improvements Program (ACIP) and the related Program Data Sheets and Project Application Forms, and
- Authorizes the Board Chairman to sign the said Program Data Sheets and Project Application Forms, and
- Authorizes staff to submit the said Program Data Sheets and Project Application Forms to the Iowa Department of Transportation.

Passed and adopted this 8th day of December, 2022.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Todd Ashby, Secretary



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | ST. LOUIS METRO | KANSAS CITY METRO

December 1, 2022

Paul Moritz, PE
Airport Manager
Polk County Aviation Authority (PCAA)
410 West First Street
Ankeny, IA 50023

**RE: Federal FY24 CIP Application Package
Ankeny Regional Airport
Ankeny, IA**

Dear Paul,

Enclosed for your review and comment is a copy of the Federal FY24 CIP application package. After your review and approval please print out one (1) copy and sign/date each ACIP data sheet then submit a scanned copy of the entire application package by **December 21, 2022**, to the following agencies in order for projects to be recommended for the Federal FY 2024 program.

Iowa DOT	Federal Aviation Administration
Shane Wright Program Manager Iowa Department of Transportation Office of Aviation 800 Lincoln Way Ames, Iowa 50010 shane.wright@dot.iowa.gov	Federal Aviation Administration Airport Planning Engineers jeff.deitering@faa.gov junior.e.lindsay@faa.gov

In addition, I would greatly appreciate a scanned copy sent to me at jpudenz@mecresults.com for our records. Please contact me at your earliest convenience at 515.964.1229 if you have any questions on the information provided.

Sincerely,

McClure Engineering Company

Jay A. Pudenz, PE, LEED AP

Enclosures

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP) PREAPPLICATION CHECKLIST

Please attach the following documents with your application.

- ☒ Sponsor Identification Sheet for the Airport
- ☒ Capital Improvement Program (CIP) Data Sheet (one for each project listed in the first three years of the CIP) and detailed cost estimate for each data sheet
- ☒ Five-Year CIP
- ☒ Long-Range Needs Assessment
- ☒ Verification of an updated airport layout plan (ALP) (when applying for new construction of buildings or airfield expansion)
- ☒ Verification of completed environmental processing in accordance with National Environmental Policy Act of 1969
- ☐ Verification of completed land acquisition or signed purchase agreement
- ☒ Verification of pavement maintenance program (when applying for pavement preservation or reconstruction)
- ☐ If requesting federal assistance for snow removal equipment, please include an inventory of the existing equipment and calculations based on Chapters 4 and 5 of the Airport Winter Safety and Operations Advisory Circular (AC) 150/5200-30 and the Airport Snow and Ice Control Equipment AC 150/5220-20 showing the minimum equipment needed, along with the Airport Capital Improvement Plan (ACIP) Data Sheet, include a copy of a completed Federal Aviation Administration's snow removal equipment spreadsheet.
- ☐ If requesting federal assistance for general aviation apron expansion, include a copy of a completed FAA apron design spreadsheet.
- ☒ If requesting pavement reconstruction, submit an engineering report showing the need for the reconstruction as part of the CIP justification.
- ☐ For revenue-producing facilities (i.e., fueling facilities and hangars), please submit:
 - 1) A statement that airside development needs are met or include a financial plan to fund airside needs over the next three years.
 - 2) A statement that runway approach surfaces are clear of obstructions (the FAA Airport 5010 should show at least a 20:1 clear approach).
 - 3) Justification for the project.
- ☒ System for Award Management (SAM) registration is up to date (www.sam.gov)

Please e-mail this form with supporting documents identified in the checklist to shane.wright@iowadot.us.

Attn.: Program Manager
Aviation Bureau
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

E-mail: shane.wright@iowadot.us
FAX: 515-233-7983
Phone: 515-239-1048

AIRPORT SPONSOR IDENTIFICATION SHEET

***** PLEASE ONLY SUBMIT IT YOU HAVE CHANGES FROM PREVIOUS YEAR. *****

Airport Name: Ankeny Regional Airport

Airport sponsor(s) Name: Polk County Aviation Authority

Contact Person: Paul Moritz

Title: Airport Manager

Email Address: pmoritz@ankenyiowa.gov

Physical Mailing Address: 410 West First Street

P.O. Box (if applicable):

City: Ankeny

State: Iowa

ZIP Code: 50023

Phone: 515-965-6428

U.S. Congressional District Number: THREE (3rd)

Tax Identification Number: 42-1336150

Dun and Bradstreet Number (DUNS): 1707269750000

You **must** have a current System for Award Management (SAM) registration to receive a grant.
Register at: [SAM.gov](#)

Please email (PDF) your completed preapplication, Capital Improvement Program (CIP), long-range needs assessment, signed CIP data sheets, and all supporting documents to your state agency and Federal Aviation Administration planner at jeff.deitering@faa.gov.



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2022

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2024	Reconstruct Runway 18/36 - Design/Bidding	Federal:	\$	828,000
		BIL:	\$	
		State:	\$	
		Local:	\$	92,000
		Total:	\$	920,000
2024	Remove and Replace Pavement - Entrance Drive and Roundabout	Federal:	\$	
		BIL:	\$	504,640
		State:	\$	
		Local:	\$	26,560
		Total:	\$	531,200
2024	Remove and Replace Pavement - Terminal Building Parking Lot	Federal:	\$	
		BIL:	\$	458,820
		State:	\$	
		Local:	\$	50,980
		Total:	\$	509,800
2024	Taxiway D Apron and Access Roadway Paving - Phase 4	Federal:	\$	
		BIL:	\$	
		State:	\$	600,000
		Local:	\$	600,000
		Total:	\$	1,200,000
2025	Reconstruct Runway 18/36 - Construction	Federal:	\$	10,327,599
		BIL:	\$	
		State:	\$	
		Local:	\$	1,147,511
		Total:	\$	11,475,110
2025	Terminal Building Elevator/Lobby Addition	Federal:	\$	
		BIL:	\$	475,000
		State:	\$	
		Local:	\$	25,000
		Total:	\$	500,000



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2022

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2026	Extend Runway 18 Design	Federal:	\$	\$166,500
		BIL:	\$	
		State:	\$	
		Local:	\$	\$18,500
		Total:	\$	\$185,000
2026	Rehabilitate Maintenance Building Parking Lot	Federal:	\$	
		BIL:	\$	
		State:	\$	
		Local:	\$	\$239,500
		Total:	\$	\$239,500
2026	North Property Line Box Hangar - Phase 2	Federal:	\$	
		BIL:	\$	
		State:	\$	\$350,000
		Local:	\$	\$475,000
		Total:	\$	\$825,000
2027	Extend Runway 18 Construction	Federal:	\$	\$1,734,300
		BIL:	\$	
		State:	\$	
		Local:	\$	\$192,700
		Total:	\$	\$1,927,000
2027	Phase 1 South Terminal Tee Hangars	Federal:	\$	
		BIL:	\$	
		State:	\$	\$475,000
		Local:	\$	\$475,000
		Total:	\$	\$950,000
2027	North Property Line Box Hangar - Phase 3	Federal:	\$	
		BIL:	\$	
		State:	\$	\$350,000
		Local:	\$	\$475,000
		Total:	\$	\$825,000



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2022

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2028	South Corporate Terminal - Phase 1 Grading, Drainage and Paving Improvements	Federal:	\$	\$1,980,000
		BIL:	\$	
		State:	\$	
		Local:	\$	\$220,000
		Total:	\$	\$2,200,000
2028	Taxiway D and E Lighting Replacement	Federal:	\$	
		BIL:	\$	
		State:	\$	\$200,000
		Local:	\$	\$300,000
		Total:	\$	\$500,000



**LONG-RANGE NEEDS ASSESSMENT
YEARS 6 TO 20
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2022

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2029	Taxiway C Pavement Replacement	Federal:	\$	\$675,000
		BIL:	\$	
		State:	\$	
		Local:	\$	\$75,000
		Total:	\$	\$750,000
2029	South Corporate Terminal - Phase 2 Grading and Drainage	Federal:	\$	
		BIL:	\$	
		State:	\$	\$405,000
		Local:	\$	\$495,000
		Total:	\$	\$900,000
2029	Main Apron Pavement Rehabilitation	Federal:	\$	
		BIL:	\$	
		State:	\$	
		Local:	\$	\$250,000
		Total:	\$	\$250,000
2030	Future Runway and Taxiway Lighting Upgrades	Federal:	\$	\$405,000
		BIL:	\$	
		State:	\$	
		Local:	\$	\$45,000
		Total:	\$	\$450,000
2030	South Corporate Terminal - Phase 3 Grading and Drainage	Federal:	\$	
		BIL:	\$	
		State:	\$	\$405,000
		Local:	\$	\$495,000
		Total:	\$	\$900,000
2030	MALSR for Runway 36	Federal:	\$	
		BIL:	\$	
		State:	\$	
		Local:	\$	\$750,000
		Total:	\$	\$750,000

FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Reconstruct Runway 18/36 - Design/Bidding		
Local Priority:	1	Fed. Share (AIP):	\$828,000
FFY Requested:	2024	Fed. Share (BIL-AIG):	
NEPA Determination:	Anticipated Fall 2023	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$92,000
		Total Project Cost:	\$920,000

Justification:

Runway 18/36 last had a major rehabilitation in 1993 according to the Iowa DOT's Airport Pavement Management System. Since then, pavement maintenance such as crack/joint seal, slab replacement, and patching have taken place in 2008, 2020, 2021, and 2022. It is necessary to reconstruct the existing 5,500 ft of Runway 18/36 to handle the airport's increased aircraft loads. A Preliminary Engineering Study is being completed in to determine the proper method of rehabilitation or reconstruction. An Environmental Assessment is being programmed to be completed in FY23. Design and bidding shall take place in FY24 with construction taking place the following fiscal year.

DESIGN PHASE ENGINEERING	\$900,000
BIDDING SERVICES	\$20,000
TOTAL:	\$920,000



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruucking.com

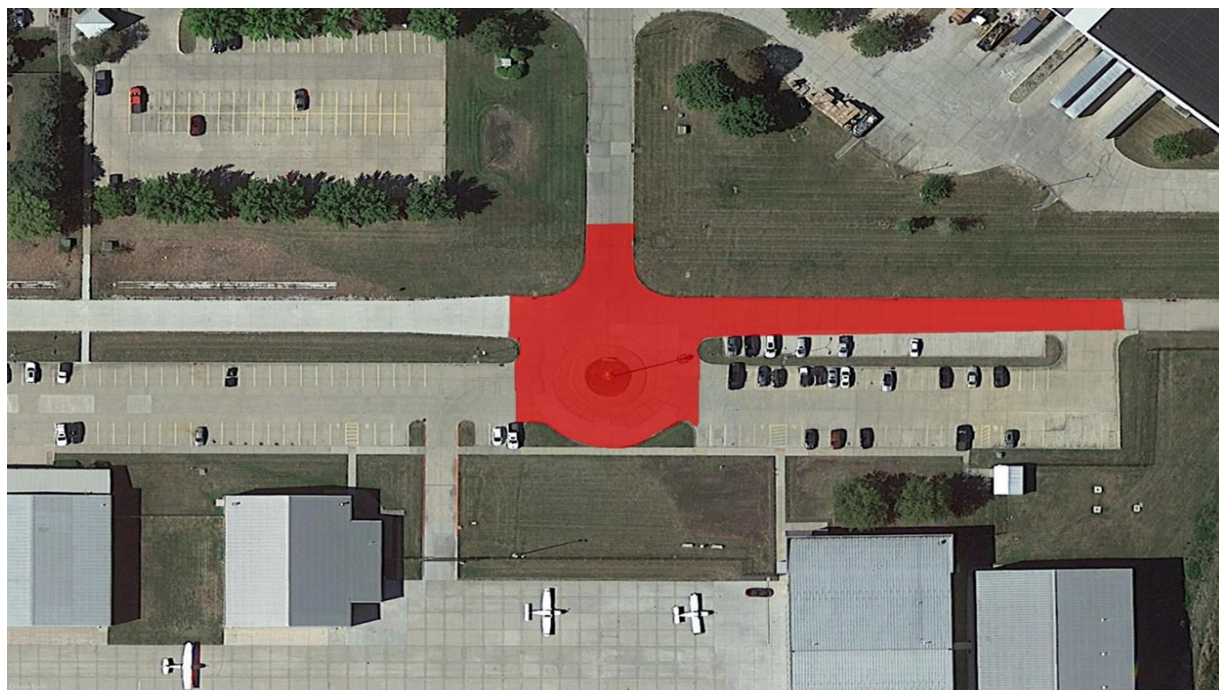
FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Remove and Replace Pavement - Entrance Drive Roundabout		
Local Priority:	2	Fed. Share (AIP):	
FFY Requested:	2024	Fed. Share (BIL-AIG):	\$504,640
NEPA Determination:	9/27/2016	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$26,560
		Total Project Cost:	\$531,200

Justification:

The entrance road, entry road to FAA building, and roundabout currently experience poor drainage and continued pavement deterioration including shattered slabs, spalling, and high severity linear cracking. It is no longer cost effective for the Airport to continue funding annual pavement maintenance.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST**PROJECT:** REMOVE AND REPLACE PAVEMENT - ENTRANCE DRIVE AND ROUNDABOUT**AIRPORT** ANKENY REGIONAL AIRPORT**DATE:** DECEMBER 2022

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	CONSTRUCTION STAKING	1	LS	\$ 10,000.00	\$10,000
GP-105-1	MOBILIZATION	1	LS	\$ 36,000.00	\$36,000
GP-105-2	TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$5,000
P-101-1	REMOVAL OF EXISTING PAVEMENT	2,300	SY	\$ 10.00	\$23,000
P-152-1	UNCLASSIFIED EXCAVATION	800	CY	\$ 15.00	\$12,000
P-152-2	TRIM, SHAPE, AND COMPACT SUBGRADE	2,800	SY	\$ 5.00	\$14,000
P-156-1	SILT FENCE, INSTALL AND REMOVE	1,100	SY	\$ 5.00	\$5,500
P-156-2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1	LS	\$ 6,000.00	\$6,000
P-208-1	6" AGGREGATE BASE COURSE	2,800	SY	\$ 14.00	\$39,200
P-501-1	7" PCC PAVEMENT	2,300	SY	\$ 75.00	\$172,500
SP-1	ENGINEERING FABRIC	3,000	SY	\$ 4.00	\$12,000
P-620-1	PAVEMENT MARKINGS	1	LS	\$ 20,000.00	\$20,000
D-705-1	STORMWATER IMPROVEMENTS	1	LS	\$ 40,000.00	\$40,000
T-901-1	SEEDING, FERTILIZING, AND MULCHING	1.0	AC	\$ 8,000.00	\$8,000
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					\$403,200
GEOTECHNICAL INVESTIGATION					\$10,000
TOPOGRAPHIC SURVEY					\$15,000
DESIGN PHASE ENGINEERING					\$40,000
BIDDING SERVICES					\$10,000
CONSTRUCTION SERVICES					\$50,000
SPONSOR ADMINISTRATION					N/A
QA MATERIAL TESTING (EST.)					\$3,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT					N/A
FAA FLIGHT INSPECTION					N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST					\$531,200

FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Remove and Replace Pavement - Terminal Building Parking Lot		
Local Priority:	3	Fed. Share (AIP):	
FFY Requested:	2024	Fed. Share (BIL-AIG):	\$458,820
NEPA Determination:	9/27/2016	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$50,980
		Total Project Cost:	\$509,800

Justification:

The parking lot currently experiences poor drainage and continued pavement deterioration including shattered slabs and high severity linear cracking. The Airport completed emergency patching in 2017, but it is no longer cost effective for the Airport to continue funding annual pavement maintenance.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangness@citruking.com

OPINION OF PROBABLE PROJECT COST**PROJECT:** REMOVE AND REPLACE PAVEMENT - TERMINAL BUILDING PARKING LOT**AIRPORT** ANKENY REGIONAL AIRPORT**DATE:** DECEMBER 2022

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	CONSTRUCTION STAKING	1	LS	\$ 10,000.00	\$10,000
GP-105-1	MOBILIZATION	1	LS	\$ 37,000.00	\$37,000
GP-105-2	TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$5,000
P-101-1	REMOVAL OF EXISTING PAVEMENT	2,600	SY	\$ 10.00	\$26,000
P-152-1	UNCLASSIFIED EXCAVATION	900	CY	\$ 15.00	\$13,500
P-152-2	TRIM, SHAPE, AND COMPACT SUBGRADE	2,600	SY	\$ 5.00	\$13,000
P-208-1	6" AGGREGATE BASE COURSE	2,600	SY	\$ 14.00	\$36,400
P-501-1	7" PCC PAVEMENT	2,600	SY	\$ 75.00	\$195,000
SP-1	ENGINEERING FABRIC	2,600	SY	\$ 4.00	\$10,400
P-620-1	PAVEMENT MARKINGS	1	LS	\$ 20,000.00	\$20,000
D-705-1	STORMWATER IMPROVEMENTS	1	LS	\$ 40,000.00	\$40,000
					\$0
					\$0
					\$0
					\$0
					\$0
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					\$406,300
	GEOTECHNICAL INVESTIGATION				N/A
	TOPOGRAPHIC SURVEY				\$2,000
	DESIGN PHASE ENGINEERING				\$50,000
	BIDDING SERVICES				\$5,000
	CONSTRUCTION SERVICES				\$45,000
	SPONSOR ADMINISTRATION				N/A
	QA MATERIAL TESTING (EST.)				\$1,500
	FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
	FAA FLIGHT INSPECTION				N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST					\$509,800

FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Reconstruct Runway 18/36 - Construction		
Local Priority:	4	Fed. Share (AIP):	\$10,327,599
FFY Requested:	2025	Fed. Share (BIL-AIG):	
NEPA Determination:	Anticipated Fall 2023	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$1,147,511
		Total Project Cost:	\$11,475,110

Justification:

Runway 18/36 last had a major rehabilitation in 1993 according to the Iowa DOT's Airport Pavement Management System. Since then, pavement maintenance such as crack/joint seal and slab replacement have taken place in 2008, 2020, 2021. It is necessary to reconstruct the existing 5,500 ft of Runway 18/36 to hand the airport's increased aircraft loads. A Preliminary Engineering Study is being completed in FY22 to determine the proper method of rehabilitation or reconstruction. Design and bidding shall take place in FY23 with construction taking place the following fiscal year.



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: RECONSTRUCT RUNWAY 18/36 - CONSTRUCTION

AIRPORT ANKENY REGIONAL AIRPORT

DATE: DECEMBER 2022

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	COST
GP-50-1	CONSTRUCTION STAKING	1	LS	\$ 35,000.00	\$35,000.00
C-102-1	SILT FENCE INSTALLATION AND REMOVAL	7,500	LF	\$ 5.00	\$37,500.00
C-102-2	EROSION CONTROL MATERIAL	1,000	SY	\$ 15.00	\$15,000.00
C-102-3	TEMPORARY SEEDING AND MULCHING	6	AC	\$ 3,000.00	\$18,000.00
C-105-1	MOBILIZATION	1	LS	\$ 900,000.00	\$900,000.00
C-105-2	TRAFFIC CONTROL	1	LS	\$ 30,000.00	\$30,000.00
P-101-1	6"± PCC PAVEMENT & 4"± ASPHALT BASE COURSE REMOVAL	62,000	SY	\$ 10.00	\$620,000.00
P-152-1	UNCLASSIFIED EXCAVATION	11,460	CY	\$ 10.00	\$114,600.00
P-152-2	TRIM, SHAPE, AND COMPACT SUBGRADE	68,760	SY	\$ 5.00	\$343,800.00
P-156-1	CEMENT TREATED SUBGRADE	65,500	SY	\$ 5.00	\$327,500.00
P-156-2	CEMENT	1,543	TN	\$ 220.00	\$339,460.00
P-209-1	ENGINEERING FABRIC	65,490	SY	\$ 5.00	\$327,450.00
P-209-2	6-INCH GRANULAR SUBBASE	64,260	SY	\$ 15.00	\$963,900.00
P-501-1	10-INCH PCC PAVEMENT (RWY 18/36)	61,200	SY	\$ 95.00	\$5,814,000.00
P-620-1	PAVEMENT MARKING	1	LS	\$ 45,000.00	\$45,000.00
D-705-1	6-INCH PERFORATED UNDERDRAIN	13,200	LF	\$ 24.00	\$316,800.00
D-705-2	6-INCH UNDERDRAIN CLEANOUT STRUCTURE	33	EA	\$ 1,500.00	\$49,500.00
D-705-3	CONNECTION TO EXISTING STRUCTURE OR PIPE	8	EA	\$ 1,000.00	\$8,000.00
T-901-1	SEEDING, FERTILIZING, AND MULCHING	6	AC	\$ 6,000.00	\$36,000.00
T-905-1	TOPSOIL (STRIPPING, STOCKPILING, AND RESREADING)	1,000	CY	\$ 20.00	\$20,000.00
L-108-1	#8 AWG, 5kV CABLE, INSTALLED IN TRENCH, DUCT, OR CONDUIT	13,400	LF	\$ 4.00	\$53,600.00
L-108-2	SPLICE AND CONNECTORS TO EXISTING CIRCUITS	1	LS	\$ 10,000.00	\$10,000.00
L-125-1	REMOVE AND SALVAGE EXISTING HIGH INTENSITY RUNWAY EDGE/THRESHOLD LIGHT	68	EA	\$ 750.00	\$51,000.00
L-125-2	INSTALL SALVAGED HIGH INTENSITY RUNWAY EDGE/THRESHOLD LIGHT ON NEW L-867 BASE	68	EA	\$ 1,000.00	\$68,000.00
L-125-3	LOCATION AND PROTECTION OF EXISTING AND NEW CABLES AND EQUIPMENT	1	LS	\$ 5,000.00	\$5,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST					\$10,549,110
GEOTECHNICAL INVESTIGATION					FY22
TOPOGRAPHIC SURVEY					FY22
DESIGN PHASE ENGINEERING					FY24
BIDDING SERVICES					FY24
CONSTRUCTION SERVICES					\$850,000
SPONSOR ADMINISTRATION					\$1,000
QA MATERIAL TESTING (EST.)					\$75,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT					N/A
FAA FLIGHT INSPECTION					N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST					\$11,475,110

FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Terminal Building Elevator/Lobby Addition		
Local Priority:	5	Fed. Share (AIP):	
FFY Requested:	2024	Fed. Share (BIL-AIG):	\$475,000
NEPA Determination:		State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$25,000
		Total Project Cost:	\$500,000

Justification:

To provide the board meeting room with elevator for ADA compliance and to updgrade terminal building access.



SPONSOR SIGNATURE BLOCK			
Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Extend Runway 18 - Design		
Local Priority:	6	Fed. Share (AIP):	\$166,500
FFY Requested:	2026	Fed. Share (BIL-AIG):	
NEPA Determination:	Anticipated Fall 2023	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		Local Share:	\$18,500
		Total Project Cost:	\$185,000

Justification:

It is proposed to extend Runway 18/36 by 500-ft to its ultimate length of 6,000-ft to accommodate increased aeronautical demand. A 35-ft wide connector taxiway from proposed Runway 15 End to the T-Hangar Taxilanes is also proposed.

GEOTECHNICAL INVESTIGATION	\$15,000
TOPOGRAPHIC SURVEY	\$15,000
DESIGN PHASE ENGINEERING	\$145,000
BIDDING SERVICES	\$10,000
TOTAL:	\$185,000



SPONSOR SIGNATURE BLOCK

Signature:		Date:	
Printed Name:	Jeff Wangsness	Title:	Chair - PCAA Board
Phone Number:	515-262-3021	Email:	jwangsness@citruking.com

Ankeny Regional Airport

Proposed 2024 Airport Capital Improvements Program

December 8, 2022

	Funding	FY 2023	FY 2024	FY 2025	FY 2026	
	Federal	\$ 282,600	\$ 1,791,460	\$ 10,802,500	\$ 166,500	
	State	\$ 565,000	\$ 600,000	\$ -	\$ 350,000	
	Local	\$ 793,400	\$ 769,540	\$ 1,172,500	\$ 733,000	
	Total	\$ 1,641,000	\$ 3,161,000	\$ 11,975,000	\$ 1,249,500	
Project Description						Notes
Airport Brand Signing and Entry Improvements	Federal	\$ -				Consider new airport name and branding. Entry signs, destination signs, and possibly entry landscape features. Project scope to be developed based on budgeted funding.
	State	\$ -				
	Local	\$ 200,000				
	Total	\$ 200,000				
Reconstruct Runway 18/36	Federal	\$ 282,600	\$ 828,000	\$ 10,327,500		McClure completing the Pav't Determination in FY 23. HDR to do Environmental in FY 23. Final Design in FY 24. Construction in FY 25. Utilize entitlement and discretionary FAA funding.
	State	\$ -	\$ -	\$ -		
	Local	\$ 31,400	\$ 92,000	\$ 1,147,500		
	Total	\$ 314,000	\$ 920,000	\$ 11,475,000		
North Property Line Box Hangars - Phase 1	Federal	\$ -				Single row of box hangars along north property line. Received DOT GAVI Grant and AIP Grant. Under design now (FY 23). Bid in early 2023.
	State	\$ 565,000				
	Local	\$ 562,000				
	Total	\$ 1,127,000				
Remove and Replace Pavement - Entrance Drive and Roundabout	Federal		\$ 504,640			Replace roundabout and entrance drive to the west. BIL - ATP Competitive Grant Application - 95% FAA funding. Project will proceed only if grant awarded.
	State		\$ -			
	Local		\$ 26,560			
	Total		\$ 531,200			
Remove and Replace Pavement - Terminal Building Parking Lot	Federal		\$ 458,820			Will be done now if above entrance drive project receives ATP grant. Repair pavement deterioration. Utilize the \$295,000 BIL annual discretionary funding for the majority of the project.
	State		\$ -			
	Local		\$ 50,980			
	Total		\$ 509,800			
Taxiway D Apron and Access Roadway Paving - Phase 4	Federal		\$ -			Schedule depends upon Phases 1-3 being filled with new privately constructed hangars. Assumes Iowa DOT grant for 50% of the project costs.
	State		\$ 600,000			
	Local		\$ 600,000			
	Total		\$ 1,200,000			
Terminal Building Elevator/Lobby Addition	Federal			\$ 475,000		To provide board meeting room with elevator for ADA compliance, and to upgrade terminal building access. BIL - ATP Competitive Grant Application - 95% FAA funding. Project will proceed only if grant awarded.
	State			\$ -		
	Local			\$ 25,000		
	Total			\$ 500,000		
Extend Runway 18 Design (FY 2026)	Federal				\$ 166,500	Includes a 500' extension of RW 18 to a total of 6,000'. Environmental to be completed with 18/36 Replacement project. Design in FY 26, Constrtuct in FY 27.
	State				\$ -	
	Local				\$ 18,500	
	Total				\$ 185,000	
Rehabilitate Maintenance Building Parking Lot	Federal				\$ -	Schedule to be dictated by continued pav't deterioration. Completed full-depth patchng of center section in 2017. Consider this project after terminal lot paving.
	State				\$ -	
	Local				\$ 239,500	
	Total				\$ 239,500	
North Property Line Box Hangars - Phase 2	Federal				\$ -	Single row of box hangars along north property line. Possible GAVI grant of \$300,000 max. Possible small AIP grant for flatwork, assume \$50,000. Possible switch with Ph. 4 Taxiway D project pending need.
	State				\$ 350,000	
	Local				\$ 475,000	
	Total				\$ 825,000	

	Funding	FY 2027	FY 2028	FY 2029	FY 2030	
	Federal	\$ 1,734,300	\$ 1,980,000	\$ 675,000	\$ 405,000	
	State	\$ 825,000	\$ 200,000	\$ 405,000	\$ 405,000	
	Local	\$ 1,025,000	\$ 520,000	\$ 820,000	\$ 1,290,000	
	Total	\$ 3,584,300	\$ 2,700,000	\$ 1,900,000	\$ 2,100,000	
Project Description						Notes
Extend Runway 18 Construction (FY 2027)	Federal	\$ 1,734,300				Includes a 500' extension of RW 18 to a total of 6,000'. Environmental to be completed with 18/36 Replacement project. Design in FY 26, Constrtuct in FY 27.
	State	\$ -				
	Local	\$ 950,000				
	Total	\$ 1,927,000				
Phase 1 South Terminal Tee Hangars	Federal	\$ -				Two 10-unit bays of tee hangars as an initial phase of the South Corporate Terminal Development. Possible special Iowa DOT funding for tee hangars, assume 50%.
	State	\$ 475,000				
	Local	\$ 475,000				
	Total	\$ 950,000				
North Property Line Box Hangars - Phase 3	Federal	\$ -				Single row of box hangars along north property line. Possible GAVI grant of \$300,000 max. Possible small AIP grant for flatwork, assume \$50,000.
	State	\$ 350,000				
	Local	\$ 475,000				
	Total	\$ 825,000				
South Corporate Terminal - Phase 1 Grading, Drainage and Paving Improvements	Federal		\$ 1,980,000			Provide FAA Apron Calculator Spreadsheet to justify new apron. Need recorded annual ops. Environmental clearance to be done with the 18/36 Reconstruction. Placeholder estimate pending preliminary design.
	State		\$ -			
	Local		\$ 220,000			
	Total		\$ 2,200,000			
Taxiway D and E Lighting Replacment	Federal		\$ -			Only remaining lights that have direct-buried wiring. Utilize either state or federal funding. Placeholder estimate pending preliminary design.
	State		\$ 200,000			
	Local		\$ 300,000			
	Total		\$ 500,000			
Taxiway C Pavement Replacement	Federal			\$ 675,000		Based on Iowa DOT 2021 Pavement Condition Index - PCI = 48. Assumes FAA grant for 90% of the construction costs.
	State			\$ -		
	Local			\$ 75,000		
	Total			\$ 750,000		
South Corporate Terminal - Phase 2 Grading and Drainage	Federal			\$ -		Additional site work needed to develop terminal area. Need recorded annual ops. Assumes Iowa DOT grant for 45% of construction costs. Placeholder estimate pending preliminary design.
	State			\$ 405,000		
	Local			\$ 495,000		
	Total			\$ 900,000		
Main Apron Pavement Rehabilitation	Federal			\$ -		Large apron area south of Terminal and west of Taxiway C. Joint and crack sealing, minor patching. Schedule dictated by continued deterioration of apron pavement. 2021 PCI = 61 and pav't will continue to deteriorate.
	State			\$ -		
	Local			\$ 250,000		
	Total			\$ 250,000		
Future Runway and Taxiway Lighting Upgrades	Federal				\$ 405,000	Need based on anticipated deterioration of fixtures over time. Placeholder estimate pending preliminary design.
	State				\$ 45,000	
	Local				\$ 450,000	
	Total				\$ 900,000	
South Corporate Terminal - Phase 3 Grading and Drainage	Federal				\$ -	Balance of site work needed to develop terminal area. Need recorded annual ops. Need environmental clearance. 45% DOT and 55% local funding.
	State				\$ 405,000	
	Local				\$ 495,000	
	Total				\$ 900,000	
MALSR for Runway 36	Federal					MALSR installation must pass a Benefit / Cost Determination. Analysis to be included in the ACIP funding.
	State					
	Local				\$ 750,000	
	Total				\$ 750,000	

- Projects targeted for FAA Funding Participation
- Projects targeted for Iowa DOT Funding Participation
- Projects funded with only Local PCAA Funding
- Projects possibly funded by BIL ATP Grants



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Consider motion to adopt **RESOLUTION** approving the execution of an Addendum to the General Contract for Mowing Services with Cutting Edge Outdoor, LLC.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Resolution](#)

 [Addendum](#)

RESOLUTION NO. 2022-

WHEREAS, the Polk County Aviation Authority (PCAA) deems it to be in the best interest of the Authority to retain mowing and weed control contractors to maintain the vegetated areas on the airport property; and

WHEREAS, on April 28, 2022 the PCAA entered into a general contract with Cutting Edge Outdoors, LLC for mowing of the perimeter fence and additional mowing services at the Ankeny Regional Airport; and

WHEREAS, recent correspondence between staff and Cutting Edge has shown the need to extend the said general contract from the current terminus of November 7, 2022 to November 7, 2024; and

WHEREAS, Cutting Edge has agreed to complete the said mowing services for the same rates per mowing as stipulated in the April 28, 2022 general contract; and

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority approves the Addendum to the General Contract for Services with Cutting Edge Outdoors, LLC commencing as of this date.

BE IT FURTHER RESOLVED that the Chairperson of the Polk County Aviation Authority is hereby authorized and empowered to sign the said Addendum.

PASSED AND APPROVED, this 8th day of December, 2022.

Polk County Aviation Authority

Jeff Wangsness, Chairperson

ATTEST:

Todd Ashby, Secretary

*ADDENDUM TO THE
GENERAL CONTRACT FOR SERVICES*

December 8, 2022

This Contract for Services is made effective as of ~~April 28, 2022~~, by and between Polk County Aviation Authority of 3701 SE Convenience Blvd, Ankeny, Iowa 50021 (the "Recipient"), and Cutting Edge Outdoors, LLC of 5011 G24 Hwy, Hartford, Iowa 50118 (the "Provider").

December 8, 2022

1. DESCRIPTION OF SERVICES. Beginning on ~~April 28, 2022~~, Cutting Edge Outdoors, LLC will provide to Polk County Aviation Authority the following services (collectively, the "Services"):

Monthly Perimeter mowing services as well as additional mowing at 3701 SE Convenience Blvd.

2. PAYMENT. Polk County Aviation Authority agrees to pay Cutting Edge Outdoors, LLC as follows:

Payment shall be made to Service Provider in the total amount of \$1290.00 upon completion of Services, in regular payments of \$1080.00 for Perimeter mowing and \$210.00 for additional mowing until termination of this Agreement.

If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at 6 percent per year, or the maximum percentage allowed under applicable Iowa laws, whichever is less.

In addition to any other right or remedy provided by law, if Polk County Aviation Authority fails to pay for the Services when due, Cutting Edge Outdoors, LLC has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

3. TERM. This Contract will terminate automatically on November 07, 2024.

4. WORK PRODUCT OWNERSHIP. Any copyrightable works, ideas, discoveries, inventions, patents, products, or other information (collectively the "Work Product") developed in whole or in part by Provider in connection with the Services will be the exclusive property of Provider. Upon request, Recipient will execute all documents necessary to confirm or perfect the exclusive ownership of Provider to the Work Product.

5. WARRANTY. Provider shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in Provider's community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to Provider on similar projects.

6. DEFAULT. The occurrence of any of the following shall constitute a material default under this Contract:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.

- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.
- d. The failure to make available or deliver the Services in the time and manner provided for in this Contract.

7. ATTORNEYS' FEES AND COLLECTION COSTS. If there is dispute relating to any provisions in this Contract, the prevailing party is entitled to, and the non-prevailing party shall pay, the costs and expenses incurred by the prevailing party in the dispute, including but not limited to all out-of-pocket costs of collection, court costs, and reasonable attorney fees and expenses.

8. REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). Unless waived in writing by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

9. FORCE MAJEURE. If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages or other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

10. ENTIRE AGREEMENT. This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

11. SEVERABILITY. If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

12. AMENDMENT. This Contract may be modified or amended in writing by mutual agreement between the parties, if the writing is signed by the party obligated under the amendment.

13. GOVERNING LAW. This Contract shall be construed in accordance with the laws of the State of Iowa.

14. NOTICE. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

15. WAIVER OF CONTRACTUAL RIGHT. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

16. ATTORNEY'S FEES TO PREVAILING PARTY. In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and on appeal.

17. CONSTRUCTION AND INTERPRETATION. The rule requiring construction or interpretation against the drafter is waived. The document shall be deemed as if it were drafted by both parties in a mutual effort.

18. ASSIGNMENT. Neither party may assign or transfer this Contract without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

Service Recipient:

By: _____

Date: _____

Polk County Aviation Authority

Service Provider:
Cutting Edge Outdoors, LLC

By: Ashley Redding

Date: 11/14/2022

EXHIBIT A: DESCRIPTION OF SERVICES



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the approval of Task Order No. 1 with HDR,
Incorporated to complete on-call planning services for the Polk County Aviation Authority.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Resolution](#)

 [Task Order 01](#)

RESOLUTION 2022-

A RESOLUTION AUTHORIZING THE EXECUTION OF TASK ORDER NO. 1 WITH HDR ENGINEERING INCORPORATED FOR RETAINING ON-CALL AIRPORT PLANNING SERVICES

WHEREAS, the Polk County Aviation Authority (PCAA) is responsible for the maintenance and expansion of the aviation facilities at the Ankeny Regional Airport, and

WHEREAS, the PCAA completed a solicitation process earlier this year to retain the services of an airport planning consultant for a five-year period in accordance with the professional services requirements of the FAA; and

WHEREAS, the planning consultant will complete airport master planning, forecasting, and environmental assessments to facilitate ACIP projects as well as provide day-to-day planning services for the PCAA on an as needed basis, and

WHEREAS, on October 6, 2022 the PCAA Board approved a master services agreement with HDR Engineering to complete the said planning services, and

WHEREAS, HDR Engineering has prepared Task Order No. 1 to establish the billing procedures and requirements for completing the said planning services for the next five years.

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves Task Order No. 1 with HDR Engineering for planning services for the five-year period from November 1, 2022 through November 1, 2027.

BE IT FURTHER RESOLVED that the Polk County Aviation Authority authorizes the Chairperson to sign the said task order.

Dated at Ankeny, Iowa, this 8th day of December, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

TASK ORDER 01

PROJECT NAME: AS NEEDED AIRPORT CONSULTING SERVICES – Polk County Aviation Authority

This Task order pertains to an Agreement by and between the Polk County Aviation Authority (“Owner”), and HDR Engineering, Inc. (“Engineer”), dated October 6, 2022, (the Agreement”). ENGINEER shall perform services on the project(s) described below as provided herein and in the Agreement. This task order shall not be binding until it has been properly signed by both parties. Upon execution, this task order shall supplement the Agreement as it pertains to the project(s) described below.

PART 1.0 PROJECT DESCRIPTION:

The Polk County Aviation Authority desires to retain HDR Engineering to provide As-Needed Airport Consulting Services for matters related to the Ankeny Regional Airport (IKV). The Project includes providing assistance to the OWNER on questions related to airport planning in general.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT

HDR will provide as-needed airport consulting services related to: Capital Improvement Programming, Aeronautical Forecasting, Facility Requirements, Airport Layout Plan, Exhibit A-Airport Property, Environmental and other long term planning requirements to support airport development.

PART 3.0 OWNER’S RESPONSIBILITIES:

The OWNER shall provide information as may be required to undertake the services for which the services to be provided by the ENGINEER are being requested to provide.

PART 4.0 PERIOD OF SERVICE

The ENGINEER shall perform the on-call service described in Part 2.0 within a reasonable period of time.

PART 5.0 ENGINEER’S FEE:

Compensation for ENGINEER’S services under this task order shall be on the basis of direct labor costs times a multiplier of 2.97 and facilities capital cost fee as shown on Attachment 1 “Fee estimate: Task Order One-On Call Services (Ankeny Regional Airport).” Direct expenses are expected to be limited to occasional printing and not exceed 228.35 dollars.

PART 6.0 OTHER

This task Order is executed this _____ day of December 2022.

POLK COUNTY AVIATION AUTHORITY “OWNER.”

HDR ENGINEERING, INC “ENGINEER”

BY: _____

BY: _____

NAME: Jeff Wangsness
TITLE: Chairperson
ADDRESS: 410 West First Street
Ankeny, IA 50023-1557

NAME: Matthew B. Tondl
TITLE: Senior Vice President
ADDRESS: 1917 South 67th Street
Omaha, NE 68106

ATTACHMENT 1



Fee Estimate: Task Order One: On Call Services (Ankeny Regional Airport)

Task	Total Hours	Total Cost
TASK 1 – Misc On Call		
	242	\$ 41,723
Subtotals	242	\$ 41,723
Task Total Cost		\$ 41,723
Total Direct Labor + Overhead + Profit		\$ 41,723
Facilities Capital Cost of Money (.1304%)		\$ 49
Total Expense		\$ 228
Total Project		\$ 42,000



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

 **Print**

??

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Runway 18/36 Reconstruction Design Update

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
North Box Hangar Design Update

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Update on USDA Wildlife Management.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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??

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Tee Hangar Gutter Inspection - December 2, 2022

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Staff Discussion with FAA on the Runway 18/36 Extension Project

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

December 8, 2022
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Update on Underground Repairs to Taxiway Lights.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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