



## **Polk County Aviation Authority Meeting**

**Thursday, August 4, 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 August 4, 2022 Agenda

**Action# B1-1. Consider motion to approve and accept the August 4, 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 July 7, 2022, minutes.

**CA - 2** Consider motion to approve Payment #53 in the amount of \$2,941.88 to McClure Engineering Company for services that include General On-Call Engineering

Services.

**CA - 3** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$18,862.43.

**CA - 4** Consider motion to approve August 2022 Financial Reports

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-4.

**Action# F1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-4.**

**G. REMOVED CONSENT AGENDA ITEMS**

**H. OLD BUSINESS**

**I. NEW BUSINESS**

1. Consider motion to accept the bid from Des Moines Steel Fence Company in the amount of \$2,200.00 for making numerous repairs to the perimeter fence in two locations.
2. Consider motion to adopt **RESOLUTION** authorizing the execution of a professional services agreement with Construction Materials Testing (CMT) in the amount of \$25,785.00 for geotechnical services needed for the Runway 18/36 Strengthening - Preliminary Engineering project.
3. Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement in the amount of \$22,202.00 with Applied Pavement Technology (APT) for the optional testing of the existing pavement for the Runway 18/36 Strengthening - Preliminary Design project.
4. Consider motion to approve the Amendment to the Amended and Substituted Land License Agreement for the Maintenance Facility to facilitate the planned expansion of the building by Exec 1 Aviation.
5. Consider motion to approve the construction plans for the Exec 1 Aviation Maintenance Hangar Addition as prepared by Jensen Builders and Snyder & Associates.
6. Consider motion to approve the proposal in the amount of \$13,900 plus hourly fees from Dave's Dozing to complete the 2022 Silt Removal/Cleanup project along Taxiway D at the Ankeny Regional Airport.
7. Consider motion to adopt **RESOLUTION** approving the lease agreements with the individuals and/or organizations.
8. Consider motion to adopt **RESOLUTION** approving the lease agreement with the Iowa Department of Administrative Services.

**J. REPORTS**

1. **Engineering Report**

- a. Column Replacement adjacent to the new hangar door on the terminal building.
- b. Update on Runway 18/36 Strengthening Project - Preliminary Engineering

2. **Staff Report**

- a. New power connection needed for the Overhead Line Obstruction Lights.
- b. Proposal/Inquiry from an agricultural company to lease Airport Farm Property.
- c. Update on the Requests for Proposals: 5-Year Engineering Services and 5-Year Planning Services
- d. ACME Aviation Box Hangar Construction Schedule
- e. Proposed Annexation - DRA Properties, LC and Tyler Investment Inc.
- f. 4 States Airport Conference - August 25 and 26 at the Marriott in Kansas City
- g. Update on Snow and Ice Removal Agreements.

3. **Legal Counsel Report**

4. **Board Report**

5. **Chair Report**

**K. ADJOURNMENT**

1. Request for Executive Session

Following adjournment of the Executive Session, Board may take action on any matter discussed during the Executive Session.

**Action# K1-1. Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5, subparagraph (j) “to discuss the purchase or sale of particular real estate only where the premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property”.**

2. Adjournment



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

 **Print**

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

??

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ACTION REQUESTED:

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LEGAL:

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SUBJECT:

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                          |
|--------------------------|
| <b>Click to download</b> |
| No Attachments Available |



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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ACTION REQUESTED:

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LEGAL:

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SUBJECT:

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

EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

---

STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [FBO Report](#)

 [Waiting List](#)

## FBO REPORT August 04<sup>th</sup>, 2022

### FUEL SALES

| 06/26 - 07/25            | 2022 Gallons |             | 2021 Gallons | Last Month |
|--------------------------|--------------|-------------|--------------|------------|
| 100LL                    | 10,941.8     |             | -            | 9,719.8    |
| JET-A                    | 42,305.0     |             | -            | 50,289.0   |
| Total Gallons            | 53,246.8     |             | -            | 60,008.8   |
| 53,246.8 x \$.09/gallon= |              | \$ 4,792.21 |              |            |

Self-Serve 100LL fuel sales: 2874.1 gallons equaling 26% which is up from 24% last month.

### T-HANGARS

**ACCOUNTS RECIEVABLE:** Nothing to report.

**LEASES:** Nothing to report.

**INSURANCE RENEWALS:** In Process

**WAITING LIST:** See attached list.

**VIOLATIONS:** Nothing to report.

### **REPAIRS:**

Hangar A-03 - New cables have been installed on the door and the gust lock fixed. It was sticking causing the door to not open correctly.

**MISC:** Gutter sealing and repairs are being looked at to see what can be done to improve them. Last year we put flex seal on many of the joints to see if that would stop the leaks, it did for a short time but the areas that were treated are leaking again.

## **AIRFIELD**

### **LIGHTING:**

Still working on a repair for runway 04 REIL, when the units were disassembled burned circuit boards were found and replaced. Both need new power supplies and have been ordered. Van Mannen has been trying to source all of the parts needed to complete repairs but they've been having trouble getting what they need.

Runway 18 REIL (left side) is not flashing properly. Van Mannen has been called. Van Mannen has been trying to source all of the parts needed to complete repairs but they've been having trouble getting what they need.

Runway 36 REIL (left side) is not flashing properly. Van Mannen has the part ordered to fix it, they are waiting. Van Mannen has been trying to source all of the parts needed to complete repairs but they've been having trouble getting what they need.

Runway 04/22 looks great with all the lights except one not working. There are numerous taxiway lights that are not working, Van Mannen is working on these issues, we pretty much have enough spare parts that they can piece things together to get all of these working. I am having them order a couple of spares so we have them on hand.

Numerous taxiway lights are not at full brightness, Van Mannen has been called to come out and look at the problem.

### **MOWING:**

Nothing to report.

### **SNOW REMOVAL:**

Done for the season.

### **WILDLIFE:**

Nothing to report.

### **MISC:**

We've started treating the runways with weed killer to slow down the weeds that are growing between the expansion joints. Runway 04/22 has a lot of growth that we are trying to control.

## **SPECIAL**

Nothing to report.

## 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)

31 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 | slezc corp@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.                                                                                                                                            |
| 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@midioewaelectric.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.                                                                                                      |
| 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.                                                                                                                            |

7/28/2022

|    |            |                   |                         |              |                                       |                                                                                                                                               |
|----|------------|-------------------|-------------------------|--------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 51 | 11/29/2021 | Nile Ackerman     |                         | 515-480-8075 | nile.ackerman@gmail.com               | 11/29/21 Dave K - Request received.                                                                                                           |
| 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 | kennethscottking@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   |                         | 515-450-7467 | Raymond.Kingery@ussf.dhs.gov          | 07/19/22 - Dave K - Raymond e-mailed asking to be put on the list.                                                                            |

## SOUTH HANGAR

|    |            |                  |                   |              |                         |                                                                                                                                           |
|----|------------|------------------|-------------------|--------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 1/30/2017  | Tony Palmer      | A9 - C182         |              |                         | Dave K: contacted Tony to see if he's intersted, he will get back to me tomorrow.                                                         |
| 2  | 3/1/2019   | Bill Sevenbergen | G4 - Cherokee 235 |              |                         |                                                                                                                                           |
| 3  | 6/25/2019  | Byron Rees       | D7 - CH701        |              |                         |                                                                                                                                           |
| 4  | 2/17/2020  | Jeff Brandt      | D8 - C172         |              |                         |                                                                                                                                           |
| 5  | 6/25/2018  | Dave Schuler     | A10 - RV14        |              |                         | Dan: Passed on C4 5.1.2020                                                                                                                |
| 6  | 9/27/2017  | Scott Wallace    | A6 - C150         |              |                         | Dan: Passed on C4 5.10.2020 Stuck in Colorado                                                                                             |
| 7  | 11/11/2020 | Ken Ashley       | E8 - RV7          | 515-782-2803 | malibuf16@gmail.com     |                                                                                                                                           |
| 8  | 1/27/2022  | Scott Biller     | E6 - Dakota       | 515-240-0858 | Scott.Biller1@gmail.com |                                                                                                                                           |
| 9  | 2/15/2016  | Paul Reinke      | E4 - Mooney 201   |              |                         | Paul is building a plane that will eventually go in the hangar.                                                                           |
| 10 | 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. |

## BOX HANGAR

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



7/28/2022

|    |            |                  |              |              |                           |                                                          |
|----|------------|------------------|--------------|--------------|---------------------------|----------------------------------------------------------|
| 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. |
| 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.                                                 |
| 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.                                                                             |
| 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.                                                                                                            |
| 5                | 3/25/2022 | Tom Kielty     | Cessna 150       | 515-480-0313 | kielty73@gmail.com,wkielty@cloud.co | 11/5/21 Dave K - texted asking if he is still interested. 11/5/21 Tom texted back to keep him 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.                                                                                                                           |



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:  
Exercise Financial Discipline

??

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ACTION REQUESTED:  
Motion

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LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve the July 7, 2022, minutes.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|
| Click to download                                                                                         |
|  <a href="#">Minutes</a> |

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)  
Thursday, July 7, 2022 - 5:00 PM  
Ankeny Kirkendall Library – City Council Chambers

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Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members Paul Novak and William Gardner were in attendance. Board Member Todd Ashby joined the meeting electronically at 5:03 PM. Board Member Greg Johnson was absent. Dan Stull (Exec 1) and Jay Pudenz (McClure) were in attendance. Dave Kalwishky (Exec 1) joined the meeting electronically. 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 Gardner, to approve the agenda without amendment. Ayes: 3.

### **Public Forum**

Chris Hay – Sports Car Club of America (SCCA) Permit application for October autocross event did not appear.

### **FBO Report**

### **Finance / Budget Report**

Gardner reported on the 7/722 listing of bills.

### **Consent Agenda Items**

1. Approval of June 9, 2022, minutes.
2. Payment #52 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$5,820.00.
3. Approval of Bills and Transfer of Necessary Funds, \$36,857.16.
4. Approval of July, 2022 Financial Reports.

### **Approval of Consent Agenda Items**

Board Member Novak moved, second by Ashby, to approve Consent Agenda Items CA-1 through CA-4. Ayes: Novak, Ashby, Gardner, Wangsness.

### **New Business**

1. **RESOLUTION 2022-20** authorizing the selection process for retaining a planning consultant for the 5-year period from November 1, 2022 to November 1, 2027. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Wangsness.
2. Motion to approve Form of Proposal – 2022 Siltation Removal/Cleanup project. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Wangsness.
3. **RESOLUTION 2022-21** authorizing the execution of Task Order No. 20 with McClure Engineering to facilitate the preliminary engineering services required to initiate the Runway 18/36 Strengthening Project with amendment to engineering services amount not to exceed \$134,030.00. Novak moved, second by Ashby. Ayes: Novak, Ashby, Gardner, Wangsness.

4. **RESOLUTION 2022-22** approving the lease agreements with the individuals and/or organizations detailed on the attached list. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Wangsness.
5. DMVR Auto Cross Special Events Application for October 1 & 2, 2022. Application was withdrawn by the applicant.
6. Stout Wedding Special Events Application for September 24, 2022, pending receipt of deposit and insurance. Ashby moved, second by Gardner. Ayes: Ashby, Gardner, Novak, Wangsness.

## Reports

- A. Engineering Report - None
- B. B. Staff Report – Moritz
  - a. Beaver Dams on east side of airport – correspondence with USDA.
  - b. Ankeny Board of Adjustment Setback Variance Request – North Row Box Hangar Concept.
  - c. 2022 Proposed Fence Repairs.
  - d. 5-Year Snow and Ice Removal Agreement – Elder Corporation.
  - e. Corvette Club of Iowa – permit application for September autocross event. – Motion to decline the application. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Wangsness.
- C. Legal Counsel Report - None
- D. Board Report – None
- E. Chair Report – None

## Adjournment

The meeting was adjourned at 5:46 p.m.

Attest: \_\_\_\_\_  
Diane Klemme, Recording Secretary

Signed: \_\_\_\_\_  
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 15<sup>th</sup> day of July, 2022.



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

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ACTION REQUESTED:

Motion

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LEGAL:

No Review Required

---

SUBJECT:

Consider motion to approve Payment #53 in the amount of \$2,941.88 to McClure Engineering Company for services that include General On-Call Engineering Services.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

---

STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [General On-Call #53](#)

# 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 #:** 20517008-000 **PO #** N/A  
**Original Contract Date:** October 5, 2017 **Vendor #** N/A

**Date of Board Meeting** 11-Aug-22 **PAYMENT REQUEST #** 53  
**PAYMENT PERIOD:** From: 05/29/22 through: 06/25/22

## Contract Summary

|                                                  |               |                    |
|--------------------------------------------------|---------------|--------------------|
| Original Contract Amount:                        | \$ -          |                    |
| Net change by Change Orders:                     | \$ -          |                    |
| Contract Amount to Date: (line 1 ± 2)            | \$ 112,499.00 |                    |
| Total completed and stored to date: \$174,750.76 |               |                    |
| Retainage: 0 % of Completed Work:                | \$ -          |                    |
| Total Earned less Retainage:                     | \$ 174,750.76 |                    |
| Less previous applications for payment:          | \$ 171,808.88 |                    |
| SUBTOTAL                                         |               | \$ 2,941.88        |
| OTHER CHARGES (Please attach an itemized list)   |               | \$ -               |
| <b>CURRENT PAYMENT DUE</b>                       |               | <b>\$ 2,941.88</b> |

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: 7/14/2022

**PCAA Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Ankeny Staff Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Work completed:

- Reviewed erosion control / sedimentation issues with Airport staff to discuss potential options for improvement as well as ways to be able to get Casey's to help minimize their issues that carry over to IKV
- Prepared exhibit for bidding purposes showing proposed improvements following field discussion
- Coordination with Contractor on replacement of terminal hangar door columns

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

Date Printed: 7/14/2022





1360 NW 121st Street  
Clive, IA 50325

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

June 30, 2022  
Project No: 0020517008-000  
Invoice No: 53  
Due Date: July 30, 2022

Project 0020517008-000 Ankeny Regional Airport - General On-Call Services

**Professional Services from May 29, 2022 to June 25, 2022**

Phase 163 General On-Call Services

|                          | Hours | Rate   | Amount   |                 |
|--------------------------|-------|--------|----------|-----------------|
| Administrative Assistant | 2.00  | 70.00  | 140.00   |                 |
| Project Manager I        | 1.50  | 160.00 | 240.00   |                 |
| Engineer I               | 2.00  | 100.00 | 200.00   |                 |
| Project Manager II       | 13.00 | 180.00 | 2,340.00 |                 |
| Totals                   | 18.50 |        | 2,920.00 |                 |
| <b>Total Labor</b>       |       |        |          | <b>2,920.00</b> |

Mileage (.585/.50 p/mile) 21.88

**Total this Phase \$2,941.88**

**Total Due this Invoice \$2,941.88**

**Outstanding Invoices**

| Number       | Date      | Balance         |
|--------------|-----------|-----------------|
| 52           | 5/31/2022 | 5,820.00        |
| <b>Total</b> |           | <b>5,820.00</b> |



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:  
Exercise Financial Discipline

??

---

ACTION REQUESTED:  
Motion

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LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$18,862.43.

---

EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                  |
|  <a href="#">Listing of Bills</a> |

**POLK COUNTY AVIATION AUTHORITY  
LISTING OF BILLS TO BE APPROVED  
FOR THE AUGUST 4, 2022 BOARD MEETING**

| Vendor                                 | Amount              | Date of Invoice | Description                                                                               |
|----------------------------------------|---------------------|-----------------|-------------------------------------------------------------------------------------------|
| Brick Gentry Law Firm                  | 1,875.00            | 07/25/22        | General legal services                                                                    |
| Des Moines Register                    | 123.67              | 06/30/22        | June A/P, minutes and public notice - request for airport engineering consultant services |
| Exec 1 Aviation                        | 5,000.00            | 07/31/22        | On-site management fee                                                                    |
| GoDaddy.com                            | 107.88              | 06/28/22        | Website hosting, 12 months <b>PAID BY e-check 06/28/22</b>                                |
| GoDaddy.com                            | 40.34               | 06/30/22        | Domain renewal, 12 months <b>PAID BY e-check 7/1/22</b>                                   |
| McClure Engineering                    | 2,941.88            | 06/30/22        | Professional services through 6/25/22                                                     |
| MidAmerican Energy                     | 472.46              | 07/13/22        | Lift station; Runway lights; Obstruction lighting services                                |
| Perficut                               | 3,010.00            | 7/25/212        | Fenceline Weed Control on 7/22/22                                                         |
| Tenant deposit refund                  | 170.00              | 07/31/22        | Dr. Alan Swett, D-01                                                                      |
| USDA, APHIS, General                   | 1,821.20            | 06/30/22        | Wildlife mitigation services through 6/30/22                                              |
| <b>Total Airport Operations Fund</b>   | <b>\$ 15,562.43</b> |                 |                                                                                           |
| Foth Engineering                       | 3,300.00            | 06/30/22        | IFE for Runway 18/36 - Prelim Engineering                                                 |
| <b>Total Capital Improvements Fund</b> | <b>\$ 3,300.00</b>  |                 |                                                                                           |
| <b>Grand Total</b>                     | <b>\$ 18,862.43</b> |                 | FY 2022 charges paid in FY 2023                                                           |

**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

August 4, 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 August 2022 Financial Reports

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??**No**

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STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Financials</a> |

**POLK COUNTY AVIATION AUTHORITY****Balance Sheet**

As of July 31, 2022

**ASSETS**

## Current Assets

## Checking/Savings

101 · GREAT WESTERN BANK 4,733,667.65

Total Checking/Savings 4,733,667.65

## Accounts Receivable

110 · GRANTS RECEIVABLE 50,091.00

112 · ACCOUNTS RECEIVABLE 175.00

Total Accounts Receivable 50,266.00

## Other Current Assets

113 · PRE-PAID EXPENSES 5,837.75

Total Other Current Assets 5,837.75

Total Current Assets 4,789,771.40

## Fixed Assets

140 · NON-DEPRECIABLE ASSETS 8,639,427.63

141 · DEPRECIABLE ASSETS 24,090,034.08

180 · CONSTRUCTION IN PROGRESS 2,088,807.22

181 · ACCUMULATED DEPRECIATION (17,367,179.85)

Total Fixed Assets 17,451,089.08

**TOTAL ASSETS 22,240,860.48****LIABILITIES & EQUITY**

## Liabilities

## Current Liabilities

## Accounts Payable

202 · ACCOUNTS PAYABLE 18,071.75

Total Accounts Payable 18,071.75

## Other Current Liabilities

204 · RETAINAGE PAYABLE 31,038.52

206 · DEFERRED REVENUE 16,840.86

207 · HANGAR/LEASE ADVANCE DEPOSITS 15,490.00

208 · SPECIAL EVENT DEPOSITS 400.00

Total Other Current Liabilities 63,769.38

Total Current Liabilities 81,841.13

## Long Term Liabilities

211 · LOAN PAYABLE 844,000.00

Total Long Term Liabilities 844,000.00

Total Liabilities 925,841.13

## Equity

3000 · INVESTED IN CAPITAL ASSETS 16,445,472.08

3001 · UNRESTRICTED NET ASSETS 5,345,875.29

3003 · RESTRICTED FOR AIRPORT IMPROVE (476,328.02)

3900 · RETAINED EARNINGS (3,779.74)

Net Income 3,779.74

Total Equity 21,315,019.35

**TOTAL LIABILITIES & EQUITY 22,240,860.48**



**POLK COUNTY AVIATION AUTHORITY**  
**Profit & Loss Budget vs. Actual**

July 2022

|                                       | Jul 22    | Budget       | \$ Over Budget | % of Budget |
|---------------------------------------|-----------|--------------|----------------|-------------|
| Ordinary Income/Expense               |           |              |                |             |
| Income                                |           |              |                |             |
| 400 · MEMBER GOVERNMENT ASSESSMENTS   | 0.00      | 1,263,745.00 | (1,263,745.00) | 0.0%        |
| 401 · LEASE AND LICENSE FEE INCOME    | 17,649.14 | 223,000.00   | (205,350.86)   | 7.91%       |
| 403 · FUEL FEE INCOME                 | 0.00      | 49,000.00    | (49,000.00)    | 0.0%        |
| Total Income                          | 17,649.14 | 1,535,745.00 | (1,518,095.86) | 1.15%       |
| Gross Profit                          | 17,649.14 | 1,535,745.00 | (1,518,095.86) | 1.15%       |
| Expense                               |           |              |                |             |
| 601 · OFFSITE MANAGEMENT SERVICES     | 0.00      | 57,800.00    | (57,800.00)    | 0.0%        |
| 602 · POSTAGE & OFFICE SUPPLIES       | 0.00      | 200.00       | (200.00)       | 0.0%        |
| 603 · ONSITE MANAGEMENT SERVICES      | 5,000.00  | 60,000.00    | (55,000.00)    | 8.33%       |
| 609 · FINANCIAL SERVICES              | 0.00      | 100.00       | (100.00)       | 0.0%        |
| 610 · ADVERTISING & PROMOTION         | 20.66     | 700.00       | (679.34)       | 2.95%       |
| 611 · PUBLICATIONS                    | 0.00      | 2,800.00     | (2,800.00)     | 0.0%        |
| 612 · CONFERENCES AND SEMINARS        | 0.00      | 3,500.00     | (3,500.00)     | 0.0%        |
| 613 · LEGAL SERVICES                  | 1,875.00  | 22,000.00    | (20,125.00)    | 8.52%       |
| 614 · AUDIT SERVICES                  | 0.00      | 13,300.00    | (13,300.00)    | 0.0%        |
| 616 · GENERAL INSURANCE               | 546.53    | 6,600.00     | (6,053.47)     | 8.28%       |
| 617 · PROPERTY INSURANCE              | 2,825.68  | 34,000.00    | (31,174.32)    | 8.31%       |
| 618 · PUBLIC OFFICIALS INSURANCE      | 119.07    | 1,500.00     | (1,380.93)     | 7.94%       |
| 630 · SNOW REMOVAL & MOWING           | 0.00      | 91,000.00    | (91,000.00)    | 0.0%        |
| 631 · REPAIRS & MAINTENANCE (General) | 3,010.00  | 74,000.00    | (70,990.00)    | 4.07%       |
| 640 · UTILITIES                       | 472.46    | 5,100.00     | (4,627.54)     | 9.26%       |
| 644 · AIRPORT PLANNING & ENGINEERING  | 0.00      | 68,000.00    | (68,000.00)    | 0.0%        |
| 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%        |
| 729 · STRENGTHEN & EXTEND RW 18/36    | 0.00      | 765,000.00   | (765,000.00)   | 0.0%        |
| Total Expense                         | 13,869.40 | 2,105,700.00 | (2,091,830.60) | 0.66%       |
| Net Ordinary Income                   | 3,779.74  | (569,955.00) | 573,734.74     | (0.66%)     |
| Other Income/Expense                  |           |              |                |             |
| Other Income                          |           |              |                |             |
| 402 · INVESTMENT INCOME               | 0.00      | 5,000.00     | (5,000.00)     | 0.0%        |
| 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                    | 0.00      | 1,098,500.00 | (1,098,500.00) | 0.0%        |
| Net Other Income                      | 0.00      | 1,098,500.00 | (1,098,500.00) | 0.0%        |
| Net Income                            | 3,779.74  | 528,545.00   | (524,765.26)   | 0.72%       |



POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of July 31, 2022

|                          | Current | 1 - 30 | 31 - 60 | 61 - 90   | > 90 | TOTAL     |
|--------------------------|---------|--------|---------|-----------|------|-----------|
| IOWA DOT                 | 0.00    | 0.00   | 0.00    | 50,091.00 | 0.00 | 50,091.00 |
| Secured Investment Group | 0.00    | 175.00 | 0.00    | 0.00      | 0.00 | 175.00    |
| TOTAL                    | 0.00    | 175.00 | 0.00    | 50,091.00 | 0.00 | 50,266.00 |

## 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 - 2017 Agreement                  | McClure Engineering     | EXP             | 174,750.76               | -                            | 174,750.76         | 174,750.76           | -                    | -                    | -                       | -                             |              |
| General Planning - 2018 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           | -                    | -                    | -                       | -                             |              |
| Protect RW18 Land Acquisition-Disposal                | Various                 | EXP             | -                        | 29,955.00                    | 29,955.00          | 29,955.00            | -                    | -                    | -                       | -                             |              |
| 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                       |              |
| 3-Year Vegetation Control Agreement                   | Perficut ('20-'22)      | EXP             | 47,586.00                | -                            | 47,586.00          | 41,222.00            | 6,364.00             | -                    | -                       | -                             |              |
| Wildlife Hazard Mitigation                            | USDA, APHIS, General    | EXP             | 32,000.00                | (2,368.01)                   | 29,631.99          | 26,898.02            | 2,733.97             | -                    | -                       | -                             |              |
| Strengthen & Extend RW 18/36                          | HDR                     | EXP             | 30,700.00                | -                            | 30,700.00          | 30,700.00            | -                    | -                    | -                       | -                             |              |
|                                                       |                         |                 | -                        | -                            | -                  | -                    | -                    | -                    | -                       | -                             |              |
|                                                       |                         |                 | -                        | -                            | -                  | -                    | -                    | -                    | -                       | -                             |              |
| Grayed out = Completed items, no new charges expected |                         |                 | 8,411,536.59             | 1,937,774.56                 | 10,349,311.15      | 10,285,267.76        | 63,204.12            | 31,038.52            | 4,913,388               | 4,863,297                     |              |
|                                                       |                         |                 |                          |                              |                    |                      |                      | \$ 31,038.52         |                         | \$ 50,091                     |              |
|                                                       |                         |                 |                          |                              |                    |                      |                      | ^= 204 Retainage Pay |                         | ^ = 110 Grant AR              |              |



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to accept the bid from Des Moines Steel Fence Company in the amount of \$2,200.00 for making numerous repairs to the perimeter fence in two locations.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??**No**

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

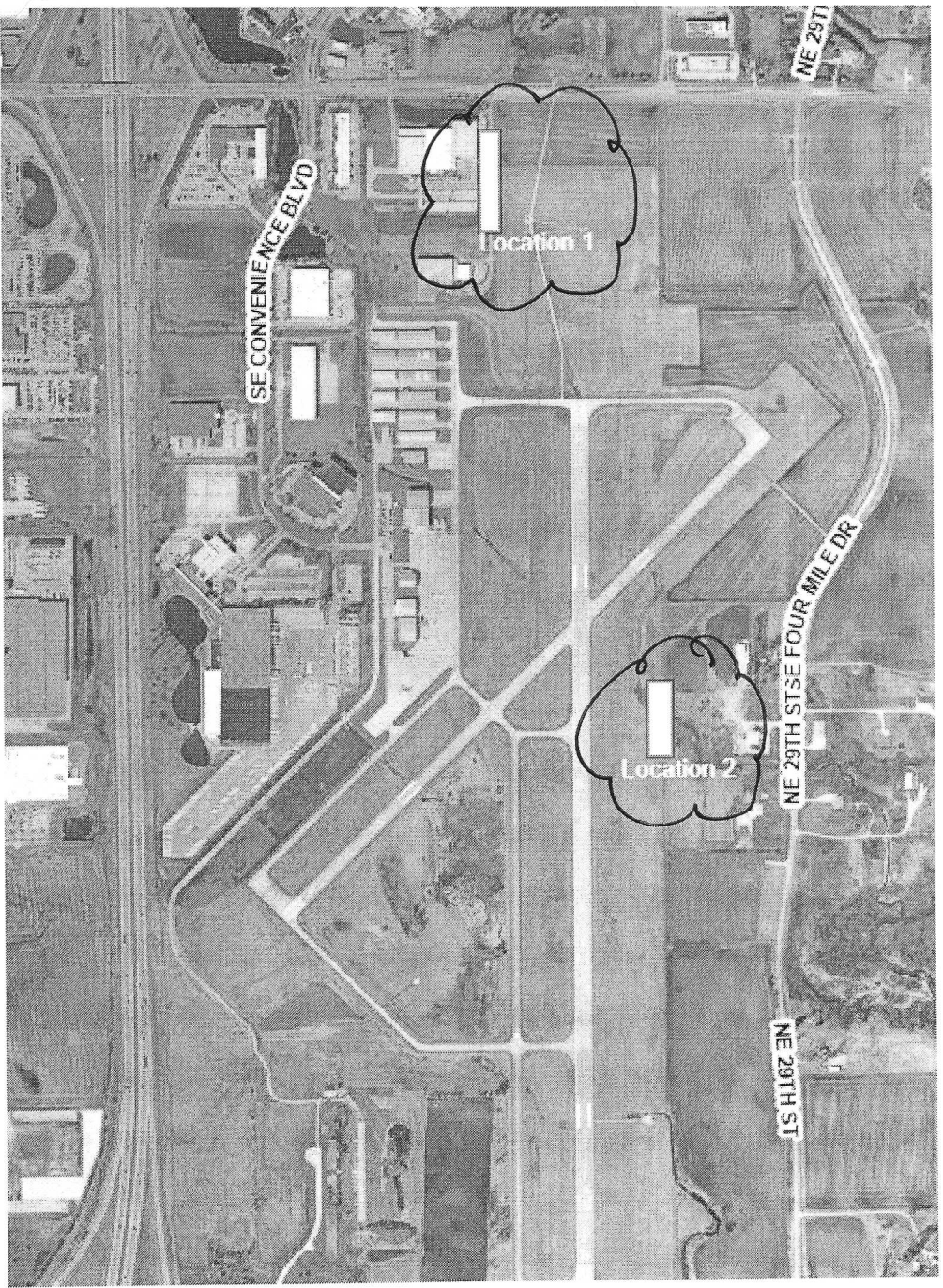
ATTACHMENTS:

Click to download

📎 [Fence Repairs](#)

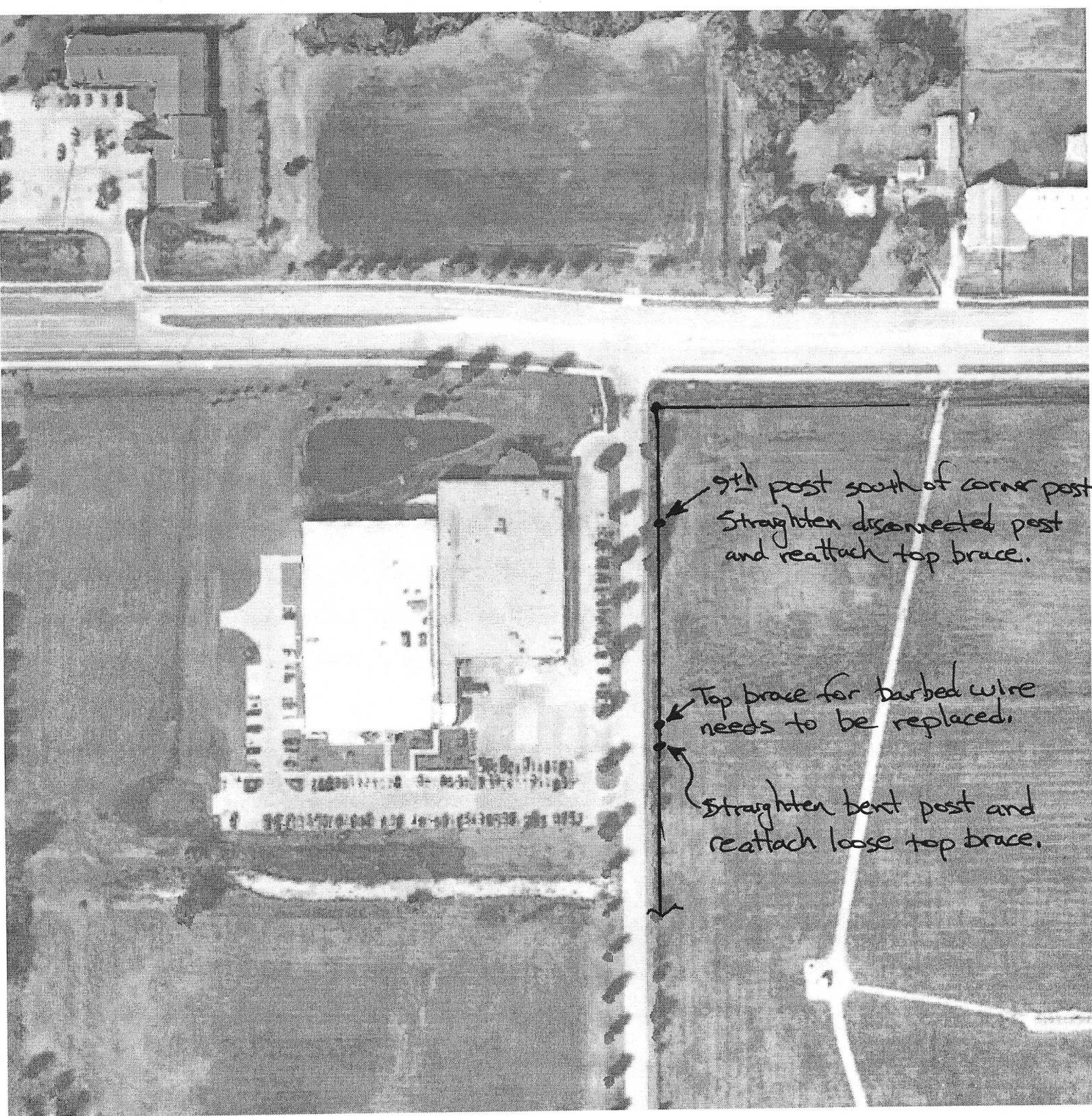
📎 [Bid DM Steel Fence](#)

📎 [Bid American Fc](#)



ANKENT REGIONAL AIRPORT  
2022 FENCE REPAIRS





FENCE REPAIRS  
LOCATION 1  
7/7/2022

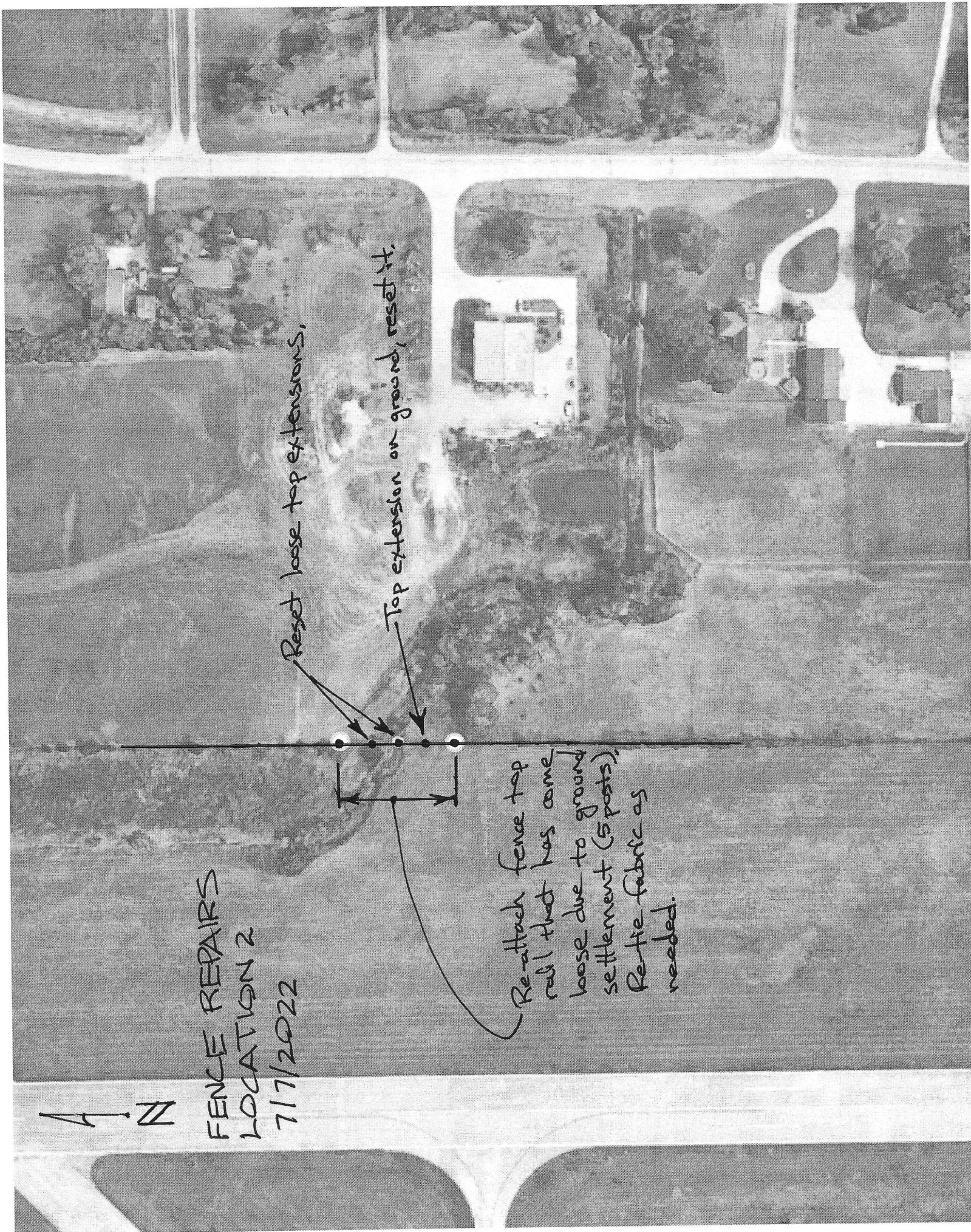




FENCE REPAIRS  
LOCATION 2  
7/7/2022

Reset loose top extensions,  
Top extension on ground, reset it.

Re-attach fence top  
rail that has come  
loose due to ground  
settlement (5 posts)  
Re-tie fabric as  
needed.





PURCHASER



# AMERICAN FENCE COMPANY



Omaha Lincoln Des Moines Sioux Falls Grand Island Rochester Sioux City Cedar Rapids  
AmeriFence Corporation of Madison AmeriFence Corporation of Kansas City  
6300 NW Beaver Drive, Johnston, IA 50131 Phone: 515-265-6100

## PROPOSAL

|                                                              |                                                                           |
|--------------------------------------------------------------|---------------------------------------------------------------------------|
| Date: 7/13/2022                                              |                                                                           |
| Contact: Paul Moritz                                         |                                                                           |
| Company: City of Ankeny                                      |                                                                           |
| Project: Ankeny Airport Repairs 2022                         |                                                                           |
| Billing Address: 410 W. First St, Ankeny, IA 50023           |                                                                           |
| Phone: (515) 965-6428                                        | Email: <a href="mailto:pmoritz@ankenyiowa.gov">pmoritz@ankenyiowa.gov</a> |
| Project Location: 3700 SE Convenience Blvd, Ankeny, IA 50021 |                                                                           |
| Scope: Repair                                                | <i>Note: This scope of work is specific and limited to the following:</i> |
| 2 sections of fence                                          |                                                                           |

|                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------|--|
| Project Scope Information:                                                                                 |  |
| Pull and replace (1) 2 ½” line post                                                                        |  |
| Install (3) new barb wire arms                                                                             |  |
| Straighten (1) line post                                                                                   |  |
| Reattach and anchor 5 barb wire arms                                                                       |  |
| Replace missing and broken ties in repair areas                                                            |  |
|                                                                                                            |  |
| <i>If not listed herein, it is not included. Advise, prior to acceptance of required additional items.</i> |  |

|                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|
| Project Specific Notes:                                                                                                   |
| 1. No delegated design. No engineering or stamped engineered drawings. Add \$1,200.00                                     |
| Working Days Included: 1                                                                                                  |
| Crew Size: 2 – 3                                                                                                          |
| Project specific supervision: Foreman                                                                                     |
| <i>Notes are specific to the scope and directly impact project pricing. If not agreeable, advise prior to acceptance.</i> |

|                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Pricing: \$3,731.00</b>                                                                                                                                                                                                                           |
| <i>Unless otherwise stated, pricing does not include sales tax, subject to change after 10 days of date of proposal. This proposal is not binding unless signature is affixed to page two. Do not sign and return this sheet without signed second page.</i> |

|                                  |                    |                                                                            |
|----------------------------------|--------------------|----------------------------------------------------------------------------|
| Contact Information: Tim Richter | Cell: 712-304-7192 | <a href="mailto:t.richter@americafence.com">t.richter@americafence.com</a> |
|----------------------------------|--------------------|----------------------------------------------------------------------------|

|                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Standard Notes &amp; Exclusions: Unless otherwise noted:</b>                                                                                                                                                                             |
| 1. 1 mobilization included for the installation of the fence.                                                                                                                                                                               |
| 2. Block-out(s) in concrete / masonry for fence by others. No core drilling included. Sleeves required but not provided by AFC.                                                                                                             |
| 3. No surveying and/or staking included. Fence line to be staked by others.                                                                                                                                                                 |
| 4. Private utilities to be located by others in accordance with State's One Call System standards. In the event these utilities are damaged as a result of improper locating, AFC will not be responsible for damages and associated costs. |
| 5. Fence line to be staked clear of utilities. No excavation included for digging within 18" of utilities but at additional expense. Hand excavation due to interference with utilities at \$35.00 per post hole.                           |
| 6. No permits, bonds, dues, completed operations, or primary-none contributory included.                                                                                                                                                    |
| 7. No project specific employee background, drug screen or DMV history included. Add \$65.00 per employee if required.                                                                                                                      |

|                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. No grading, grubbing, and/or demolition are included.                                                                                                                                                  |
| 9. No electrical wire, wiring, grounding, conduit, connections, and/or initial electrical/controls set-up. Only after electrician has confirmed connections and operations, AFC will review installation. |
| 10. AFC will not be subject to liquidated damages or back charges as a result of delays.                                                                                                                  |
| 11. Material fabricated per plans. No field verification, engineering, delegated design included.                                                                                                         |
| 12. Accounts not paid within thirty days will be charged eighteen percent (18%) per annum. No retention to be withheld.                                                                                   |
| 13. No prevailing, union or Davis – Bacon wages included.                                                                                                                                                 |
| 14. No participation in billing processing programs, Textura. Participation fee to be added to contract if required.                                                                                      |

REV 08-23-16

### Terms and Conditions

By signing this proposal, the customer has completely reviewed and agreed with the prices, specifications and conditions as stated herein. Furthermore, the customer is authorizing American Fence Company / AmeriFence Corporation to complete the work. Unless stated, the fence does not include a warranty. Customer is financially responsible for cancellation fees and costs of special-order materials if the customer elects to cancel the contract. TERMS: 60% Down. Balance due on date of completion. No retention to be withheld. If withheld without approval, the contract amount will be 5% more than what is shown on the proposal. Service and handling charge of 1.5% per month-18% per annum applies to delinquent accounts not paid within 5 days of completion. Customer assumes full responsibility for location of property pins, staking of fence, and inaccurately placed pins and stakes. Customer understands that American Fence Co. may stake the fence based on the proposal and/or in consideration of existing utilities that do not reflect the actual location of customer's property. Customer agrees to defend, hold harmless and indemnify American Fence Co. against claims, liabilities and expenses for trespass and damage arising out of location of said fence. Customer assumes full responsibility for damage to marked and unmarked underground utility, telephone, T.V., cable or sprinkler systems. Customer requests, agrees or allows American Fence Co. to locate the fence within 18 inches of any buried utilities; customer agrees to defend, hold harmless and indemnify American Fence Co. against all claims, liabilities and expenses as a result of damage to these utilities and property. If the contract price is not paid when due, customer agrees to allow American Fence Co. to trespass on to their property and remove fence at the company's discretion. Furthermore, customer agrees to indemnify and hold harmless American Fence Co. for any damage done to the property as a result of removal of the fence. All modifications shall be in writing and shall be affixed to the original bid. This agreement and subsequent modifications shall be contingent upon strikes, accidents, shortages or delays beyond the control of American Fence Co. Time stated for installation is purely estimated. Customer agrees and accepts that AFC will not extend discounts or credits for any delays or be held responsible for interest charges on any payments made by customer. Changes to the fence due to varying ground conditions are not the responsibility of American Fence Co. Customer to carry fire, tornado and other necessary insurance. This proposal cannot be withdrawn by customer after acceptance of proposal. American Fence Co. has the right to reject any bid. Legal and related fees accrued in an effort to collect on this account for whatever reason will be the responsibility of the customer. By signing this proposal, customer has completely reviewed and agreed with the prices, specifications and conditions as stated herein. Furthermore, customer is authorizing American Fence Co. to complete the work. The customer is financially responsible for cancellation fees and costs of special-order materials in the event the customer elects to cancel the contract. TERMS: 60% Down. Balance due on substantial completion. Service and handling charge of 5% per month-60% per annum will apply to delinquent accounts past 10 days. Customer acknowledges that this is page two of two and has received page one.

By signing below, I acknowledge and agree with all stated herein inclusive of both pages one and two of this proposal.

Customer signature: \_\_\_\_\_ Date: \_\_\_\_\_

Customer printed name: \_\_\_\_\_ Date: \_\_\_\_\_

REV 02-03-16



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 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** authorizing the execution of a professional services agreement with Construction Materials Testing (CMT) in the amount of \$25,785.00 for geotechnical services needed for the Runway 18/36 Strengthening - Preliminary Engineering project.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??**Yes**

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STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Resolution</a> |
|  <a href="#">Proposal</a>   |

## **RESOLUTION 2022-XX**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CONSTRUCTION MATERIALS TESTING COMPANY FOR THE GEOTECHNICAL INVESTIGATION NEEDED FOR THE RUNWAY 18/36 STRENGTHENING - PRELIMINARY ENGINEERING**

**WHEREAS**, the PCAA has identified a need to undertake the full reconstruction of the main Runway 18/36 due to the deteriorated conditions of the runway and to ultimately provide a runway that can accommodate a larger class of aircraft at the Ankeny Regional Airport, and

**WHEREAS**, this project has been included in the current Airport Capital Improvements Program and staff have been in negotiations with the FAA to solicit support for this major reconstruction project, and

**WHEREAS**, at this time, the FAA has designated the project as potentially eligible for FAA funding at a future date if the preliminary engineering and environmental clearances are completed in advance of the final design of the project, and

**WHEREAS**, the said preliminary engineering work and environmental assessment work would need to be financed by the PCAA initially, with the FAA reimbursing 90% of these costs in the future when the overall project becomes eligible for FAA grant funding, and

**WHEREAS**, McClure Engineering Company is undertaking the preliminary engineering at this time under Task Order No. 10, which was approved by the PCAA Board on July 7, 2022; and

**WHEREAS**, the preliminary engineering work requires geotechnical investigation of the existing runway pavement and subgrade conditions including soil borings, pavement coring, lab testing and associated work; and

**WHEREAS**, Construction Materials Testing Company of Des Moines proposes to complete the said geotechnical work for an amount not to exceed \$25,785.00.

**NOW, THEREFORE, BE IT RESOLVED**, that the Polk County Aviation Authority approves the Professional Services Contract with Construction Materials Testing Company for the geotechnical investigation work on the Runway 18/36 Strengthening - Preliminary Engineering.

**BE IT FURTHER RESOLVED** that the Chairperson is hereby authorized to sign the said contract.

Dated at Ankeny, Iowa, this 4<sup>th</sup> day of August, 2022.

---

Jeff Wangsness, Chairperson

ATTEST:

---

Todd Ashby, Secretary



July 22, 2022

Polk County Aviation Authority  
Attn: Mr. Paul Mortiz  
3701 SE Convenience Blvd  
Ankeny, Iowa 50021

Re: **Geotechnical Investigation**  
Ankeny Regional Airport  
Reconstruct Runway 18/36  
Ankeny, Iowa

Dear Mr. Mortiz:

Thank you for the opportunity to provide our services for the above referenced project. Based on available information, I have put together the following estimate for additional laboratory testing for the project, per the attached RFQ.

**Table 1. Geotechnical Analysis - FAA Analysis**

| <i>Description of Services</i>     | <i>Quantity</i> | <i>Estimate</i>    |
|------------------------------------|-----------------|--------------------|
| Mobilization                       | 1s              | \$1,650.00         |
| Drilling and Sampling (Total Feet) | 330             | \$7,260.00         |
| Engineering Report                 | 1s              | \$1,275.00         |
| <b>Total</b>                       |                 | <b>\$10,185.00</b> |

**Table 2. Laboratory Testing - FAA Analysis – Non-Treated Samples**

| <i>Description of Service (s)</i>          | <i>Cost</i>   | <i>Unit (s)</i> | <i>Total Estimate</i> |
|--------------------------------------------|---------------|-----------------|-----------------------|
| <b>Soil Classification</b>                 |               |                 |                       |
| Atterberg Limits (ASTM D4318)              | \$175.00 each | 10              | \$1,750.00            |
| Grain Size Analysis (ASTM D422)            | \$250.00 each | 10              | \$2,500.00            |
| Moisture Contents (ASTM D2216)             | \$35.00 each  | 10              | \$350.00              |
| Modified Proctor (ASTM D1557)              | \$150.00 each | 10              | \$1,500.00            |
| ASR Core Testing (3 Cores, ASTM C1567)     | \$750.00 each | 1               | \$750.00              |
| California Bearing Ratio (CBR, ASTM D1883) | \$275.00 each | 10              | \$2,750.00            |
| <b>Total</b>                               |               |                 | <b>\$9,600.00</b>     |

Subtotal - \$19,785.00

**Table 3. Laboratory Testing - FAA Analysis – Cement Treated Samples**

| <i>Description of Service (s)</i>          | <i>Cost</i>   | <i>Unit (s)</i> | <i>Total Estimate</i> |
|--------------------------------------------|---------------|-----------------|-----------------------|
| <b>Soil Classification</b>                 |               |                 |                       |
| Atterberg Limits (ASTM D4318)              | \$175.00 each | 10              | \$1,750.00            |
| Modified Proctor (ASTM D1557)              | \$150.00 each | 10              | \$1,500.00            |
| California Bearing Ratio (CBR, ASTM D1883) | \$275.00 each | 10              | \$2,750.00            |
| <b>Total</b>                               |               |                 | <b>\$6,000.00</b>     |

**Total (If warranted) - \$25,785.00**

If CMT is elected for this project, please sign and return a copy of this contract for our records. All past due invoices are subject to a 1.5% service charge. Please feel free to call us should you have any questions or if we may be of any further assistance. We look forward to working with you.

Sincerely,

Sybil K. Ferrier, P.E.  
Principal Engineer

I accept the terms of the above agreement and agree to pay the stated amount.

Signed

Date

1610 East Madison Ave • Des Moines, Iowa 50313  
(515) 263-0794 • Fax (515) 263-0851  
www.cmt-iowa.com





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 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** authorizing the execution of an agreement in the amount of \$22,202.00 with Applied Pavement Technology (APT) for the optional testing of the existing pavement for the Runway 18/36 Strengthening - Preliminary Design project.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??**No**

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Resolution</a> |
|  <a href="#">Proposal</a>   |

## **RESOLUTION 2022-YY**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH APPLIED PAVEMENT TECHNOLOGY FOR THE SPECIALIZED PAVEMENT INVESTIGATION NEEDED FOR THE RUNWAY 18/36 STRENGTHENING - PRELIMINARY ENGINEERING**

**WHEREAS**, the PCAA has identified a need to undertake the full reconstruction of the main Runway 18/36 due to the deteriorated conditions of the runway and to ultimately provide a runway that can accommodate a larger class of aircraft at the Ankeny Regional Airport, and

**WHEREAS**, this project has been included in the current Airport Capital Improvements Program and staff have been in negotiations with the FAA to solicit support for this major reconstruction project, and

**WHEREAS**, at this time, the FAA has designated the project as potentially eligible for FAA funding at a future date if the preliminary engineering and environmental clearances are completed in advance of the final design of the project, and

**WHEREAS**, the said preliminary engineering work and environmental assessment work would need to be financed by the PCAA initially, with the FAA reimbursing 90% of these costs in the future when the overall project becomes eligible for FAA grant funding, and

**WHEREAS**, McClure Engineering Company is undertaking the preliminary engineering at this time under Task Order No. 10, which was approved by the PCAA Board on July 7, 2022; and

**WHEREAS**, if the preliminary design by McClure concludes that an overlay of the existing runway is feasible, the FAA will require that non-destructive testing of the existing runway pavement be completed using a falling-weight deflectometer; and

**WHEREAS**, Applied Pavement Technology Company proposes to complete the said optional pavement testing work for an amount not to exceed \$22,202.00

**NOW, THEREFORE, BE IT RESOLVED**, that the Polk County Aviation Authority approves the Professional Services Contract with Applied Pavement Technology for the pavement testing work on the Runway 18/36 Strengthening - Preliminary Engineering.

**BE IT FURTHER RESOLVED** that the Chairperson is hereby authorized to sign said contract.

Dated at Ankeny, Iowa, this 4<sup>th</sup> day of August, 2022.

---

Jeff Wangsness, Chairperson

ATTEST:

---

Todd Ashby, Secretary

# ANKENY REGIONAL AIRPORT

## RUNWAY 18/36 PAVEMENT EVALUATION

### Project Scope

McClure Engineering (McClure) is conducting preliminary designs to determine several alternatives for rehabilitation or reconstruction of Runway 18/36 at Ankeny Regional Airport in Iowa. If rehabilitation (such as an overlay) is determined as a feasible rehabilitation alternative, the Federal Aviation Administration (FAA) is requesting non-destructive testing to assess the existing pavement properties. If complete reconstruction is determined from the preliminary study, this proposed testing will not be completed. The project extents are illustrated in figure 1.

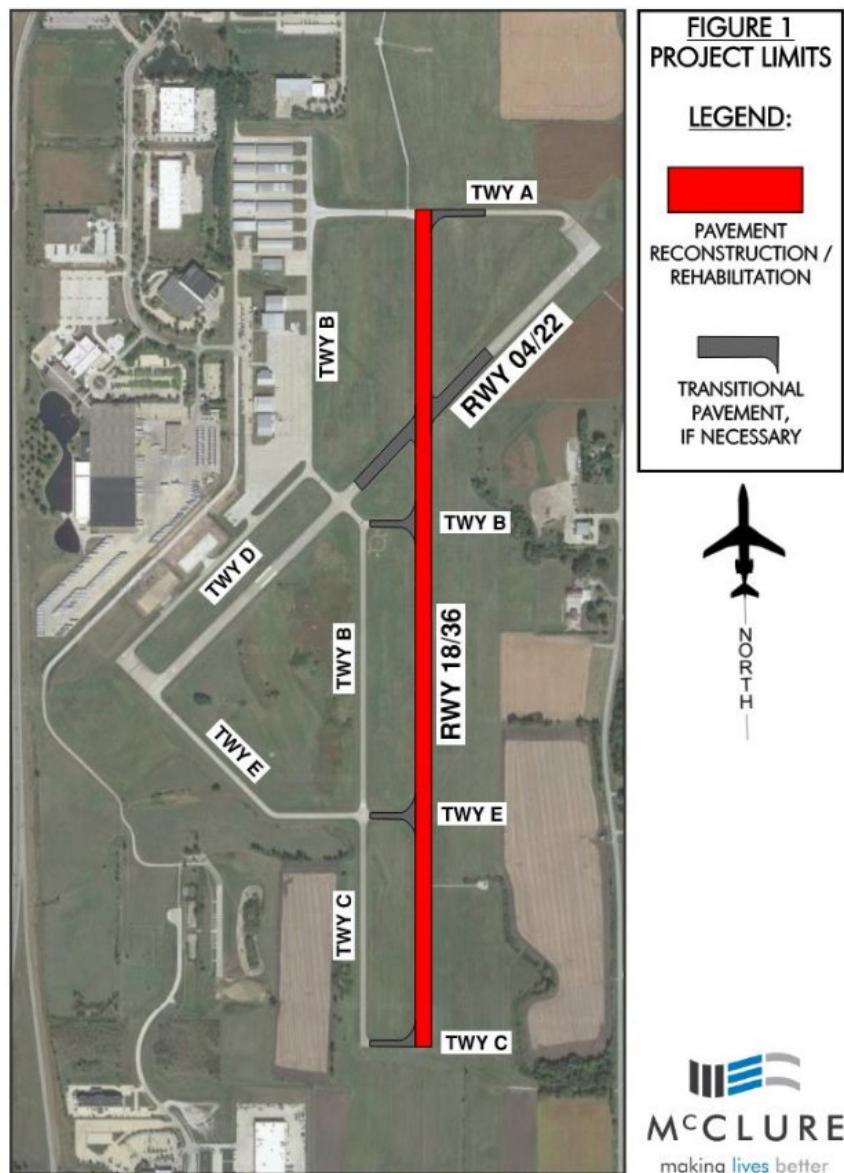


Figure 1. Runway 18/36 project extents (McClure 2022).

This document outlines the Scope of Work for Applied Pavement Technology, Inc. (APTech) to perform falling-weight deflectometer (FWD) testing and associated analysis for Runway 18/36. APTech's services will be conducted using the following the guidance for this project-level pavement evaluation:

- FAA Advisory Circular 150/5370-11B, *Use of Nondestructive Testing in the Evaluation of Airport Pavements*.
- FAA Advisory Circular 150/5320-6G, *Airport Pavement Design and Evaluation*.

Records from the Iowa Department of Transportation (DOT) statewide Airport Pavement Management System (APMS) indicate that the northern portion of Runway 18/36 (i.e., section 1 located north of Taxiway E) was constructed in 1993 as a 6-inch concrete pavement with a 4-inch asphalt treated base. A runway extension was constructed in 1998 and is represented by a separate section (i.e., section 2 located south of Taxiway E); however, construction layer details are not available in the APMS data. The APMS was conducted by APTech and has included several Pavement Condition Index (PCI) inspections over the years as well as a Pavement Classification Number (PCN) calculation for the runway pavements at Ankeny Regional Airport. Deflection testing was not completed as part of the APMS projects. PCI data indicate both load-related distress (such as corner breaks and cracks) and material-related distress (MRD, such as alkali silica reaction [ASR] or durability cracking) are present.

A visual inspection is not proposed as part of this Scope of Work. APTech will be responsible for conducting FWD testing and associated analysis. Results of the pavement evaluation will be summarized in a project report. The tasks to accomplish the Scope of Work are discussed in detail herein.

### Task 1. Meetings and Coordination

APTech's key staff will participate in a virtual kick-off meeting with representatives from McClure and Ankeny Regional Airport at the start of the project. The purpose of this meeting is to review the objectives and anticipated outcomes of the pavement evaluation. The meeting will cover several topics, including the overall project schedule, the field work schedule, airside access, project deliverables, and other topics as appropriate. The conduct of the FWD testing will be discussed and coordinated to ensure that all parties have a clear understanding of how the work will be performed and that any concerns are addressed before the field work begins.

Also included as part of this task is overall project coordination, communication, monthly progress reporting and invoicing, and other important elements of overseeing a successful project. Meetings and coordination will occur via conference calls and email communication.

### Task 2. FWD Testing

FWD testing will be performed using APTech's Dynatest Model 8082 heavy-weight model FWD. The FWD equipment is configured to simulate the local loading conditions in the field. The following FWD configuration is anticipated:

- Three-drop test sequence with the maximum loading targeting 15,000 lbs.
- Small load plate with a 5.9-inch radius.
- Sensors spaced at 0, 8, 12, 18, 24, 36, and 60 inches (SHRP layout).

The testing layout is determined specifically for the included pavements and is proposed to include:

- Midslab testing at:
  - 6-ft offsets east and west of the centerline at 100-ft testing intervals
  - 31-ft offsets at 200-ft testing intervals
- Transverse joint testing at 50 percent of the midslab testing density at the same offsets as midslab tests (i.e., at 200-ft and 400-ft intervals at 6-ft and 31-ft offsets, respectively)
- Longitudinal joint testing at:
  - 12.5-ft offsets at 200-ft testing intervals
  - 25-ft offsets at a 400-ft testing intervals

This testing configuration will require eight total passes down the runway (four for midslab and transverse joint tests and another four to collect longitudinal joint data). The testing configuration and pattern is subject to revision based on information determined from reviewing pavement records, input from the client, and on-site conditions.

Approximately 330 test locations are proposed, which can be collected within 2 days. The deflection testing will be coordinated with the airport to minimize the impact to airport operations. It is assumed that the pavement testing can be performed during the day assuming an 8-hour access window with limited interruptions; however, FWD testing can be conducted at night, if needed. This cost proposal assumes that escorts will be provided if required; no time or expenses are included for badging or other security-related efforts.

### Task 3. FWD Data Analysis

APTech will review pertinent records concerning the existing pavement included in the project. This review includes the 2021 network-level PCI results (as part of an ongoing project with the Iowa DOT), construction records (including those documented in the pavement management program), and geotechnical investigation results (if conducted, to be provided by McClure). Results of the records review will provide the basis for confirming the proposed FWD testing configuration, with pavement layer information (thicknesses and material types) required to analyze the FWD data. As previously mentioned, APTech has layer information from original construction records for the north portion of Runway 18/36 but no details for the southern portion of this runway. It is assumed that the required cross section information will be provided by McClure.

APTech will analyze normalized deflections to assess the stiffness of the pavement and its response to aircraft loadings. By evaluating the deflection profiles—assessing maximum deflections (correlated to a standard load) against the stationing along a facility—areas with changes in pavement structural capacity or condition will be identified. Deflection testing results will be used to determine subgrade and pavement layer moduli for McClure to use for developing pavement rehabilitation design alternatives. Layer properties will be determined using closed-form AREA computations, as outlined in FAA AC 150/5370-11B. Specific results that will be generated from this testing program include normalized deflections, elastic modulus (E) of individual pavement layers, correlated flexural strength of the concrete layer, subgrade

support conditions (k-value representing subgrade and aggregate support), and joint load transfer efficiency.

#### Task 4. Evaluation Report

The pavement evaluation results will be presented in a project report. This report will include a summary of relevant pavement data (such as age, condition, layer types, and thicknesses), analysis methodologies used, and results of the analyses outlined in the previous task.

A draft version of the report will be provided for review and comment. A final report will be provided within 2 weeks of receiving review comments. Both the draft and final reports will be provided electronically (PDF format).

### Budget

Table 1 summarizes APTech's proposed fee to perform the runway pavement evaluation. The only on-site work proposed is FWD testing. Meetings and coordination will occur virtually. APTech can provide pavement rehabilitation design services (including life-cycle cost analysis) if desired, for an additional fee; however, those services are not included in APTech's proposed Scope of Work.

The cost estimate assumes that notice to proceed (NTP) will be issued by September 1, 2022 and APTech's services will be completed within the 2022 calendar year. APTech proposes a lump sum contract to complete this work, with \$22,202 to be paid in full within 30 days of invoice following delivery of all submittals.

Table 1. APTech's proposed project fee.

| Task                         | Fee             |
|------------------------------|-----------------|
| 1. Meetings and Coordination | \$1,694         |
| 2. FWD Testing               | \$9,665         |
| 3. FWD Analysis              | \$6,107         |
| 4. Evaluation Report         | \$4,736         |
| <b>Total</b>                 | <b>\$22,202</b> |

If proposed services are approved, you may sign this proposal below and return to APTech as a contract for the professional services described herein and to serve as notice-to-proceed (NTP).



Monty Wade, P.E., President

Accepted on behalf of the Polk County Aviation Authority for proposed services at Ankeny Regional Airport in Ankeny, Iowa.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Name, Title





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

??

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
Item Reviewed by Legal Counsel

---

SUBJECT:  
Consider motion to approve the Amendment to the Amended and Substituted Land License Agreement for the Maintenance Facility to facilitate the planned expansion of the building by Exec 1 Aviation.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??No

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [Amendment](#)



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve the construction plans for the Exec 1 Aviation Maintenance Hangar Addition as prepared by Jensen Builders and Snyder & Associates.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??No

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Click to download</b>                                                                                                          |
|  <a href="#">Addition Plans</a>                  |
|  <a href="#">Bldg Plans</a>                      |
|  <a href="#">Review Comments</a>                 |
|  <a href="#">Revised Drainage Drawing 080122</a> |



SITE PLANS  
FOR  
**EXEC 1 HANGAR EXPANSION**  
JENSEN BUILDERS  
CITY OF ANKENY, POLK COUNTY, IOWA

VICINITY MAP

NOT TO SCALE

## SHEET INDEX

| Sheet Number | Sheet Title                      |
|--------------|----------------------------------|
| C100         | TITLE                            |
| C101         | PROJECT INFORMATION              |
| C200         | DIMENSION                        |
| C300         | GRADING AND EROSION CONTROL PLAN |

OWNER

CITY OF ANKENY

DEVELOPER

JENSEN BUILDERS LTD  
2097 NE 60TH AVE  
DES MOINES, IOWA 50313  
CONTACT: JASON CRIMMINS  
PHONE: (515) 520-3215

ENGINEERS

SNYDER & ASSOCIATES  
2727 SW SNYDER BLVD  
ANKENY, IOWA 50023  
CONTACT: JUSTIN STROM  
PHONE: (515) 964-2020



Project No: 122.0739

Sheet C100

## EXEC 1 HANGAR EXPANSION

**TITLE**

XXXX SE CONVENIENCE BLVD, ANKENY, IA

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

[illegible]



D:\p04643\2022\122.0739\122.0739.DWG ALEX KICKINNEY PROJECT INFORMATION: 20220712, 11:28 AM, ANSI FULL BLEED D (24.00 X 28.20 INCHES)

LEGEND

FEATURES

Section Corner  
1/2" Rebar, Cap # 11579  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

FOUND

▲  
●  
■  
○CP  
P  
M  
R  
D  
C  
MPE

SET

△  
○  
■

FEATURES

Spot Elevation  
Contour Elevation  
Fence (Barbed, Field, Hog)  
Fence (Chain Link)  
Fence (Wood)  
Fence (Silt)  
Tree Line  
Tree Stump

EXISTING

X 1225.25  
1225  
X  
//  
○  
○

PROPOSED

X 1225.25  
1225  
X  
//  
○  
○

Deciduous Tree \ Shrub

○

Coniferous Tree \ Shrub

○

Communication  
Overhead Communication  
Fiber Optic

C(\*)  
OC(\*)  
FO(\*)

Underground Electric  
Overhead Electric

E(\*)  
OE(\*)

Gas Main with Size  
High Pressure Gas Main with Size

G(\*)  
HPC(\*)

Water Main with Size  
Sanitary Sewer with Size

W(\*)  
S(\*)

Duct Bank  
Test Hole Location for SUE w/D

DUCT  
⚡

(\*) Denotes the survey quality service level for utilities

Sanitary Manhole

⊗

Storm Sewer with Size  
Storm Manhole

ST(\*)  
⊗

Single Storm Sewer Intake  
Double Storm Sewer Intake

⊗  
⊗

Fire Hydrant  
Fire Hydrant on Building

⊗  
⊗

Water Main Valve  
Water Service Valve

⊗  
⊗

Well

⊗

Utility Pole  
Guy Anchor

⊗  
⊗

Utility Pole with Light  
Utility Pole with Transformer

⊗  
⊗

Street Light  
Yard Light

⊗  
⊗

Electric Box  
Electric Transformer

⊗  
⊗

Traffic Sign

⊗

Communication Pedestal  
Communication Manhole

⊗  
⊗

Communication Handhole  
Fiber Optic Manhole

⊗  
⊗

Fiber Optic Handhole  
Gas Valve

⊗  
⊗

Gas Manhole  
Gas Apparatus

⊗  
⊗

Fence Post or Guard Post  
Underground Storage Tank

⊗  
⊗

Above Ground Storage Tank  
Sign

⊗  
⊗

Satellite Dish  
Mailbox

⊗  
⊗

Sprinkler Head  
Irrigation Control Valve

⊗  
⊗

NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2022 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENIGATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

SW ¼ OF SECTION 31, TOWNSHIP 30N, RANGE 23W

PROPERTY ADDRESS

xxxx SE CONVENIENCE BLVD, ANKENY, IA 50021

ZONING

ANKENY MUNICIPAL AIRPORT

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552204358.

G1-GAS MAIN  
UE1-UNDERGROUND ELECTRIC

MIDAMERICAN ENERGY  
CRAIG RANFELD  
515-252-6632

[MECDSDDESIGNLOCATES@MIDAMERICAN.COM](mailto:MECDSDDESIGNLOCATES@MIDAMERICAN.COM)

W1-WATER MAIN

ANKENY, CITY OF  
AMANDA HAYDEN  
515-963-3539  
[AHAYDEN@ANKENYIOWA.GOV](mailto:AHAYDEN@ANKENYIOWA.GOV)

CO1-COMMUNICATION

CENTURY LINK  
SADIE HULL  
918-547-0147  
[SADIE.HULL@LUMEN.COM](mailto:SADIE.HULL@LUMEN.COM)

CLEAR PER MAP

CONSOLIDATED COMMUNICATIONS  
JUSTIN GREV  
507-386-3606  
[JUSTIN.GREV@CONSOLIDATED.COM](mailto:JUSTIN.GREV@CONSOLIDATED.COM)

CLEAR PER MAP

AUREON NETWORK SERVICES  
JEFF KLOCKO  
515-830-0445  
[JEFF.KLOCKO@AUREON.COM](mailto:JEFF.KLOCKO@AUREON.COM)

NO RESPONSE

MEDIACOM  
KEVIN COLLINS  
515-246-6668  
[KCOLLINS1@MEDIACOMCC.COM](mailto:KCOLLINS1@MEDIACOMCC.COM)

FO1-FIBER OPTIC

WINDSTREAM COMMUNICATIONS  
LOCATE DESK  
800-289-1901  
[LOCATE\\_DESK@WINDSTREAM.COM](mailto:LOCATE_DESK@WINDSTREAM.COM)

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)  
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
IARTN DERIVED - US SURVEY FEET

CP100 N=7526128.17 E=18540461.86 Z=896.92  
SET CUT "X" AT EDGE OF TAXIWAY LOCATED AT RUNWAY LIGHT  
EAST OF IOWA AVIATION HERITAGE MUSEUM HANGAR (AS SHOWN  
ON SURVEY)

CP101 N=7526521.48 E=18540461.09 Z=897.83  
SET CUT "X" AT EDGE OF TAXIWAY LOCATED AT RUNWAY LIGHT  
EAST OF MAIN ENTRANCE. (AS SHOWN ON SURVEY)

CP102 N=7526328.11 E=18539997.23 Z=901.13  
FOUND CUT "X" AT WEST BACK OF CURB OF PARKING LOT  
LOCATED BETWEEN EXEC. 1 AVIATION BUILDING 3702. (AS SHOWN  
ON SURVEY)

DATE OF SURVEY

JUNE 21, 2022

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH

QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

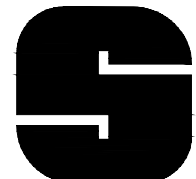
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

EXEC 1 HANGAR EXPANSION

PROJECT INFORMATION

XXXX SE CONVENIENCE BLVD, ANKENY, IA

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

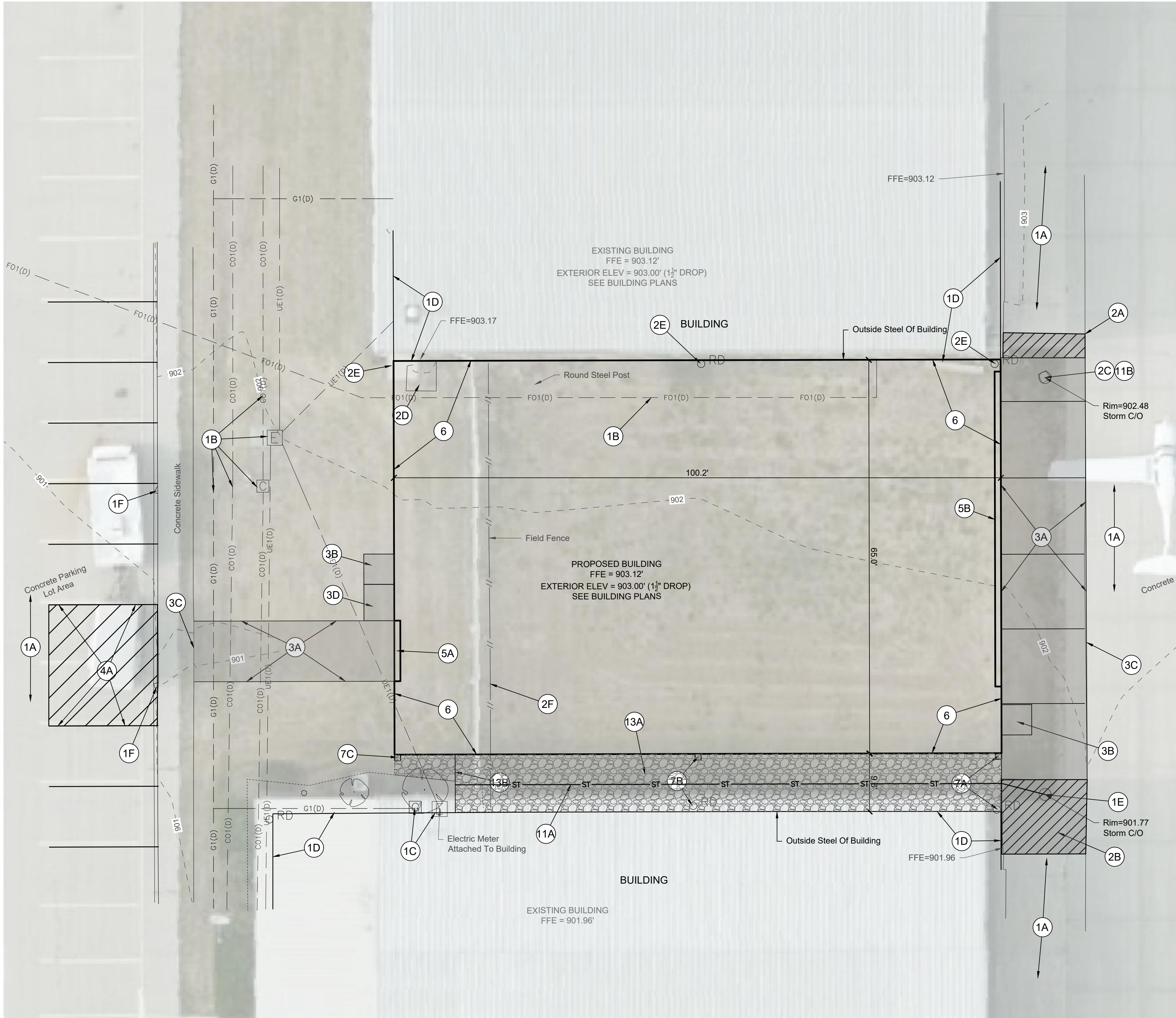
Project No: 122.0739

Sheet C101

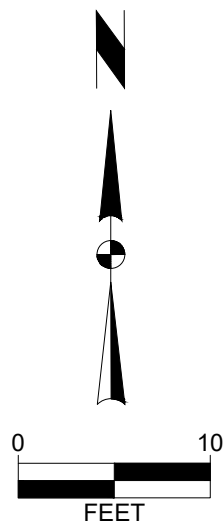
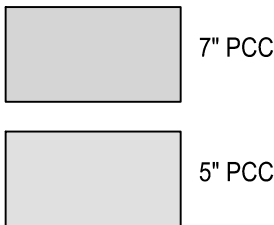




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LEGEND



DIMENSION AND UTILITY PLAN GENERAL NOTES

- A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT SIZE, TYPE, LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:  
A. PAVEMENTS TO REMAIN. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.  
B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.  
C. LOCATE ELECTRICAL AND GAS SERVICES ASSOCIATED WITH METERS AND RELOCATE SERVICES IF THEY ARE WITHIN THE PROPOSED BUILDING LOCATION.  
D. EXISTING BUILDING.  
E. EXISTING CLEANOUT.  
F. EXISTING DRIVE CURB.
2. EXISTING FEATURES, REMOVE THE FOLLOWING:  
A. PAVEMENT TO CRACK.  
B. PAVEMENT AS NEEDED FOR SUBDRAIN CONNECTION.  
C. SUBDRAIN CLEANOUT TOP.  
D. STOOP.  
E. DOWNSPOUTS.  
F. 10' CHAIN-LINK SECURITY FENCE WITH BARBED WIRE. SALVAGE EXISTING LENGTH FOR REINSTALLATION, AND PROVIDE AIRPORT THE OPPORTUNITY TO ACQUIRE LEFTOVER MATERIAL PRIOR TO REMOVAL FROM SITE.
3. PAVEMENTS, PROVIDE THE FOLLOWING:  
A. 7" DEPTH PCC WITH 6" MODIFIED SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. (SIMILAR TO EXISTING CONCRETE APRON AND CONCRETE DRIVE).  
B. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.  
C. INSTALL EXPANSION JOINT.  
D. 5" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:  
A. FOR DELIVERIES & TRASH SERVICE TO HANGAR. 45 DEGREE STRIPING AT 3' O.C. SPACING WHERE SHOWN.
5. BUILDING DOORS:  
A. 10' WIDE OVERHEAD DOOR. SEE BUILDING PLANS.  
B. 52' WIDE BIFOLD DOOR. SEE BUILDING PLANS.
6. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
7. ROOF DRAINS. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS ON LOCATION, SIZE AND ELEVATION PRIOR TO CONSTRUCTION.  
A. DIRECT DOWNSPOUTS EAST TOWARD APRON.  
B. INSTALL DOWNSPOUT EXTENDERS AND DIRECT WEST AWAY FROM BUILDINGS.  
C. DIRECT DOWNSPOUTS WEST AWAY FROM BUILDINGS.
8. COORDINATE ELECTRICAL AND GAS SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
9. WATER SERVICES, PROVIDE THE FOLLOWING:  
A. WATER SERVICE TO BE PROVIDED INTERNALLY TO EXISTING BUILDING SERVICE.
10. SANITARY SEWER SERVICES.  
A. SANITARY SERVICE TO BE PROVIDED INTERNALLY TO EXISTING BUILDING SERVICE.
11. STORM SEWER.  
A. INSTALL SUBDRAIN TILE BELOW LANDSCAPING FOR SUBSURFACE DRAINAGE AND CONNECT TO EXISTING CLEANOUT.  
B. RAISE SUBDRAIN CLEANOUT AND PROVIDE CLEANOUT COVER FOR PAVEMENT.
12. COORDINATE GRADING AND DRAINAGE WITH ADJACENT HANGAR.
13. INSTALL SITE AMENITIES AS FOLLOWS:  
A. LANDSCAPE ROCK BETWEEN BUILDINGS. MATCH EXISTING LANDSCAPE ROCK.  
B. REINSTALL SECURITY FENCING. POUR FOOTINGS AS NEEDED. UTILITY METERS TO REMAIN ON PUBLIC SIDE FOR ACCESS, UNLESS DIRECTED BY CITY/AIRPORT UTILITY PROVIDERS.

EXEC 1 HANGAR EXPANSION

DIMENSION

XXXX SE CONVENIENCE BLVD, ANKENY, IA



Project No: 122.0739

Sheet C200

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

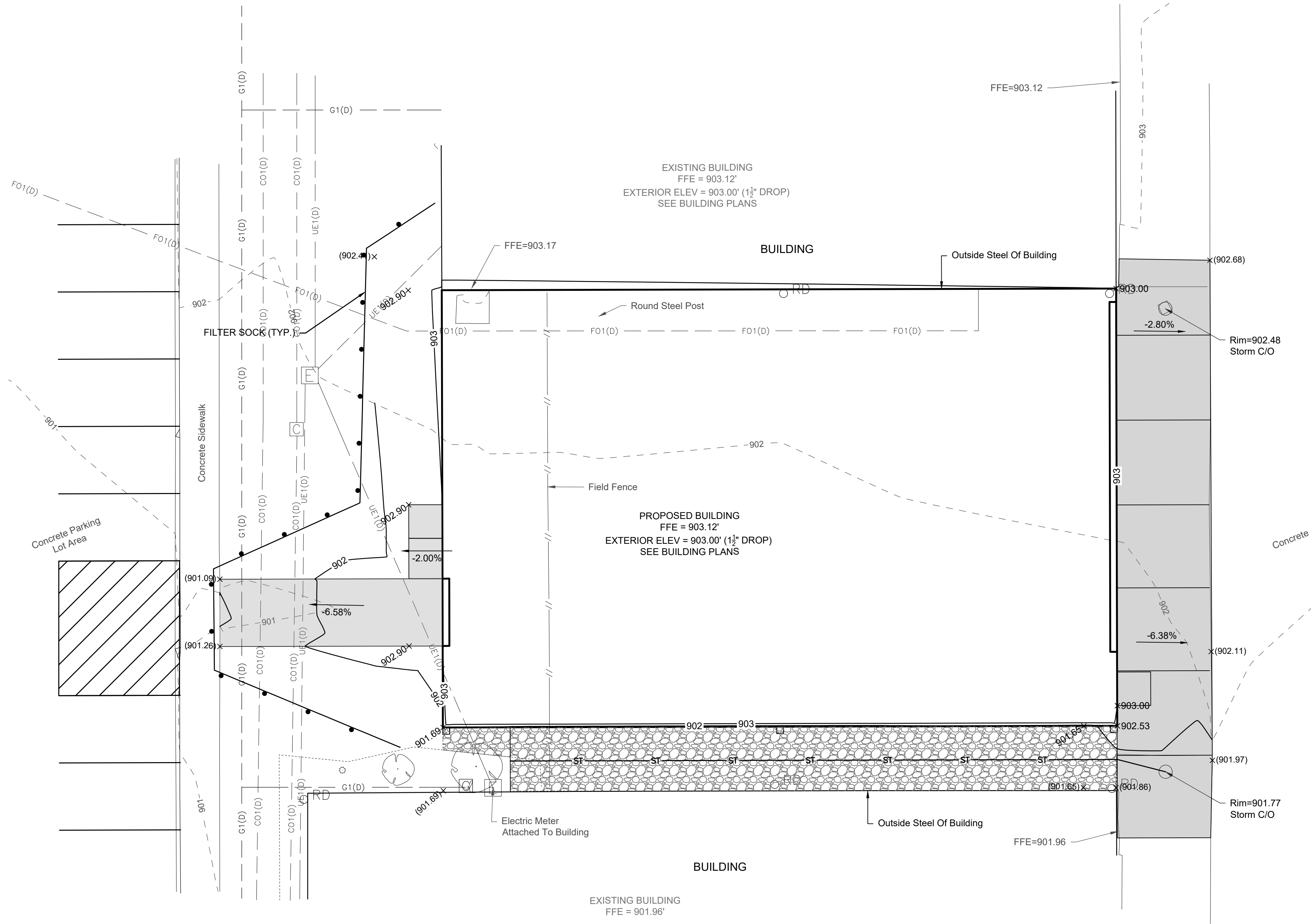
Project No: 122.0739

Sheet C200

| MARK | ENGINEER | TECH | REVISION | CHECKED BY        | DATE       | BY |
|------|----------|------|----------|-------------------|------------|----|
|      |          |      |          | CHKD              | 07/15/2022 |    |
|      |          |      |          | Scale: 1" =       |            |    |
|      |          |      |          | T-R-S: TTN-RRW-SS |            |    |



V:\projects\2022\122.0739\OTICADD\SP02\_122.0739.GR003.dwg ALEX MCKINNEY GRADINGS AND EROSION CONTROL PLAN 2/22/2022 11:28 AM ANSI FULL BLEED 13.00 X 22.00 INCHES



#### GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. INSTALL TEMPORARY ROLLED EROSION CONTROL MATS IN FRONT OF SOUTHERN SPLASH BLOCKS. COMPLY WITH EROSION CONTROL LAW.

## EXEC 1 HANGAR EXPANSION

GRADING AND EROSION CONTROL PLAN XXXX SE CONVENIENCE BLVD, ANKENY, IA

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



Project No: 122.0739

Sheet C300

Project No: 122.0739

Sheet C300

| MARK             | REVISION         | DATE              | BY |
|------------------|------------------|-------------------|----|
| Engineer: ENGR   | Checked By: CHKD | Scale: 1" =       |    |
| Technician: TECH | Date: 07/15/2022 | T-R-S: TTN-RRW-SS |    |

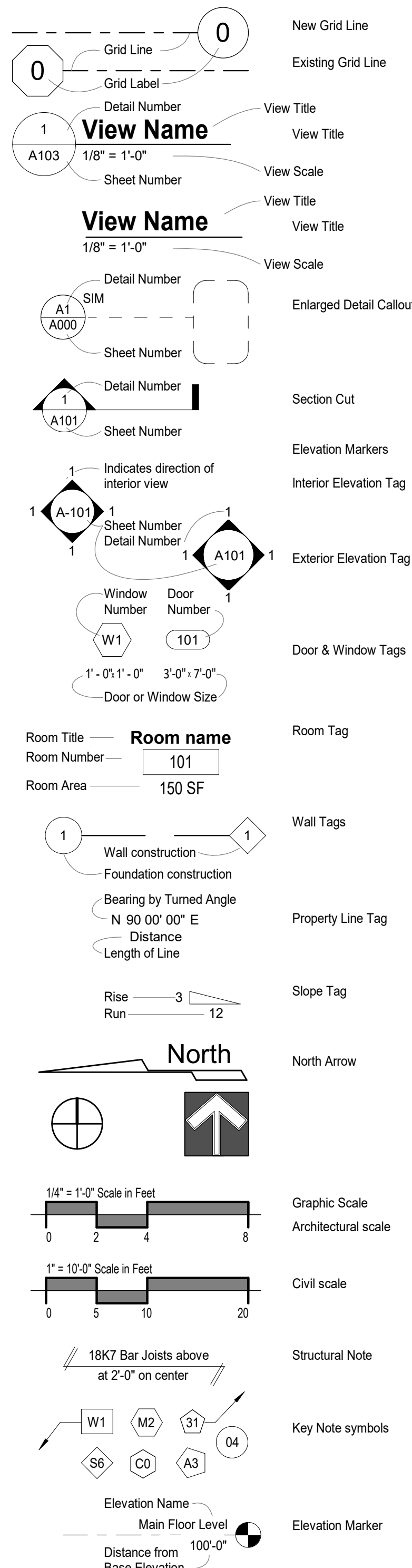


# Exec 1 Aviation Hangar Addition Ankeny Airport

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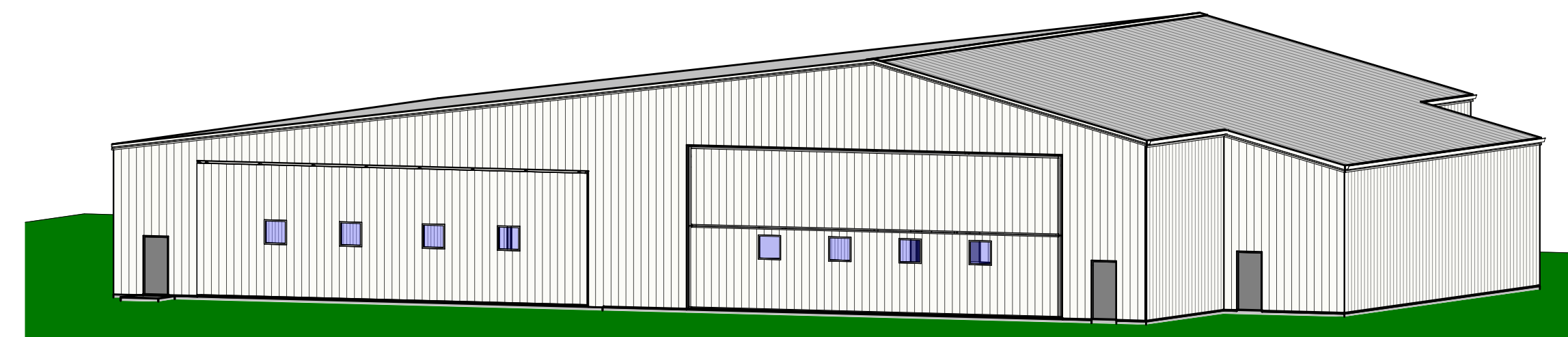
Ankeny, Iowa 50023

### Symbols Legend

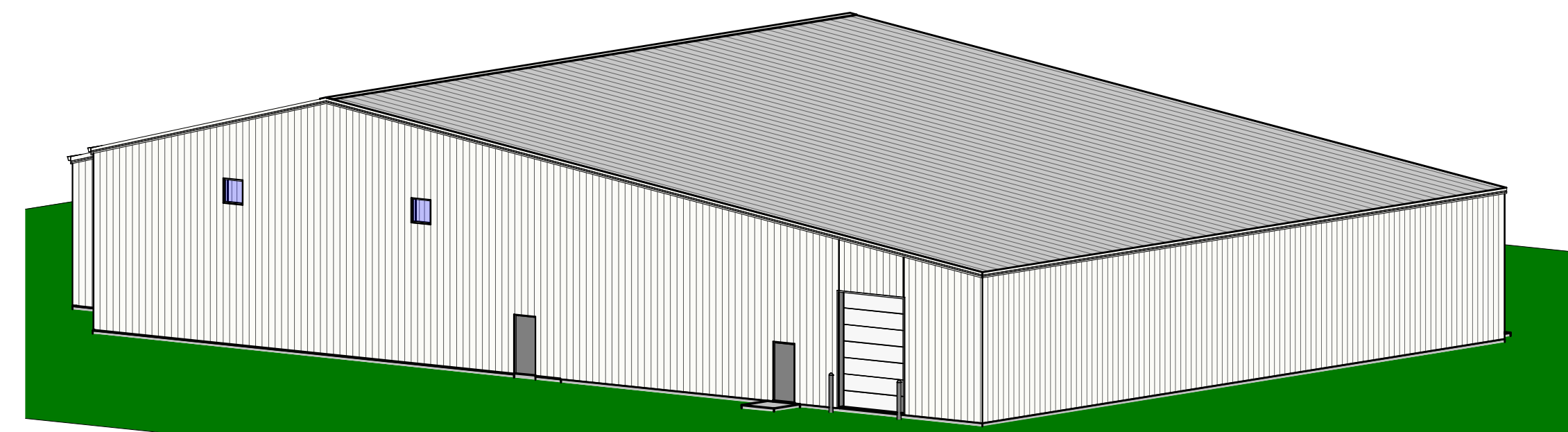


## Abbreviations List

|        |                           |        |                                          |        |                                       |        |                                  |
|--------|---------------------------|--------|------------------------------------------|--------|---------------------------------------|--------|----------------------------------|
|        |                           | EL     | ELEVATION                                | JC     | JANITOR'S CLOSET                      | S      | SOUTH                            |
| A      | AND                       | ELEC   | ELECTRICAL                               | JST    | JOIST                                 | SA     | SUPPLY AIR                       |
| @      | AT                        | ELEV   | ELEVATOR                                 | JT     | JOINT                                 | SC     | SOLID CORE                       |
| AB     | ANCHOR BOLT               | EMER   | EMERGENCY                                | K      |                                       | SCHED  | SCHEDULE                         |
| AC     | AIR CONDITIONING          | ENCL   | ENCLOSURE                                | KIT    | KITCHEN                               | SD     | STORM DRAIN                      |
| ACC    | ACCESSIBLE                | ENG    | ENGINEER                                 | KO     | KNOCK OUT                             | SEC    | SECTION                          |
| ACT    | ACOUSTIC CEILING TILE     | EP     | ELECTRICAL PANEL                         | L      |                                       | SF     | SQUARE FEET/FOOT                 |
| ADJ    | ADJACENT                  | EPDM   | ETHYLENE PROPYLENE                       | LAM    | LAMINATE                              | SH     | SPIRACLE                         |
| AFF    | ABOVE FINISHED FLOOR      |        | DIENE M-CLASS                            | LAV    | LAVATORY                              | SHR    | SHOWER                           |
| AGGR   | AGGREGATE                 | EQ     | EQUAL                                    | LB     | POUNDS                                | SHT    | SHEET                            |
| ALT    | ALTERNATE                 | EQUIP  | EQUIPMENT                                | LT     | LIGHT                                 | SIM    | SIMILAR                          |
| ALUM   | ALUMINUM                  | EXH    | EXHAUST                                  | M      |                                       | SM     | SURFACE MOUNTED                  |
| ANOD   | ANODIZED                  | EXIST  | EXISTING                                 | MAS    | MASONRY                               | SP     | STANDPIPE                        |
| APPROX | APPROXIMATE               | EXP    | EXPANSION                                | MAX    | MAXIMUM                               | SPEC   | SPECIFICATION                    |
| ARCH   | ARCHITECTURAL             | EXPS   | EXPOSED                                  | MECH   | MECHANICAL                            | SPKR   | SPEAKER                          |
| ASPH   | ASPHALT                   | EXT    | EXTERIOR                                 | MED    | MEDIUM                                | SQ     | SQUARE                           |
| ATTN   | ATTENTION                 | F      |                                          | MFR    | MANUFACTURER                          | SS     | STAINLESS STEEL                  |
| AUTO   | AUTOMATIC                 | FA     | FIRE ALARM                               | MH     | HOLE                                  | STC    | SOUND TRANSMISSION COEFFICIENT   |
| AV     | AUDIOVISUAL               | FB     | FACE BRICK                               | MIN    | MINIMUM                               |        |                                  |
| B      |                           | FD     | FLOOR DRAIN                              | MISC   | MISCELLANEOUS                         | STL    | STEEL                            |
| BD     | BOARD                     | FD     | FLOOR DRAIN                              | MO     | MASONRY OPENING                       | STOR   | STORAGE                          |
| BIT    | BITUMINOUS                | FDC    | FIRE DEPARTMENT CONNECTION               | MTD    | MOUNTED                               | STRG   | STRINGER                         |
| BLDG   | BUILDING                  |        |                                          | MTG    | MOUNTING                              | STRUCT | STRUCTURAL                       |
| BLKG   | BLOCKING                  | FE     | FIRE EXTINGUISHER                        | MTL    | METAL                                 | SUSP   | SUSPENDED                        |
| BM     | BEAM                      | FEC    | FIRE EXTINGUISHER CABINET                | N      |                                       | SYM    | SYMMETRICAL                      |
| BO     | BOTTOM OF                 | FF&E   | FURNITURE, FIXTURES AND EQUIPMENT        | N      | NORTH                                 | SYS    | SYSTEM                           |
| BOT    | BOTTOM                    |        |                                          | NA     | NOT APPLICABLE                        | T      |                                  |
| BRG    | BEARING                   | FHC    | FIRE HOSE CABINET                        | NIC    | NOT IN CONTRACT                       | T      | TREAD                            |
| BRK    | BRICK                     | FIN    | FINISH                                   | NO     | NUMBER                                | T&B    | TOP AND BOTTOM                   |
| BRKT   | BRACKET                   | FIXT   | FIXTURE                                  | NOM    | NOMINAL                               | T&G    | TONGUE AND GROOVE                |
| BSMNT  | BASEMENT                  | FLASH  | FLASHING                                 | NTS    | NOT TO SCALE                          | TB     | TOWEL BAR                        |
| C      |                           | F      |                                          | O      |                                       | TBD    | TO BE DETERMINED                 |
| C      | CHANNEL                   | FLUOR  | FLUORESCENT                              | OA     | OUTSIDE AIR                           | TEL    | TELEPHONE/TELECOM                |
| CAB    | CABINET                   | FND    | FOUNDATION                               | OC     | ON CENTER                             | TEMP   | TEMPERED TEMPORARY TEMPERATURE   |
| CB     | CEMENT BOARD              | FO     | FACE OF                                  | OD     | OUTSIDE DIAMETER                      |        |                                  |
| CC     | CENTER TO CENTER          | FP     | FIRE PROTECTION                          | OD     | OVERFLOW DRAIN                        | THK    | THICKNESS                        |
| CCTV   | CLOSED CIRCUIT TELEVISION | FR     | FIRE RESISTANT                           | OFCI   | OWNER FURNISHED, CONTRACTOR INSTALLED | THRU   | THROUGH                          |
| CEM    | CEMENT                    | FRC    | FIBER REINFORCED CONCRETE                | OFOI   | OWNER FURNISHED, OWNER INSTALLED      | T&B    | TACK BOARD                       |
| CER    | CERAMIC                   |        |                                          |        |                                       | TLT    | TOILET                           |
| C      | CORNER GUARD              | FRT    | FIRE RETARDANT TREATED                   |        | INSTALLED                             | TO     | TOP OF                           |
| CG     | CAST IRON                 | FT     | FEET/FOOT                                | OH     | OVERHEAD                              | TOB    | TOP OF BEAM                      |
| CIP    | CAST-IN-PLACE             | FTG    | FOOTING                                  | OPG    | OPENING                               | TOC    | TOP OF CONCRETE                  |
| CJ     | CONTROL JOINT             | FURN   | FURNITURE                                | OPP    | OPPOSITE                              | TOS    | TOP OF STEEL                     |
| CL     | CENTERLINE                | FURR   | FURRING                                  | ORD    | OVERFLOW ROOF DRAIN                   | TS     | TUBE STEEL                       |
| CLG    | CEILING                   | FWC    | FABRIC WALL COVERING                     | P      |                                       | TV     | TELEVISION                       |
| CLR    | CLEAR                     | FWP    | FABRIC WRAPPED PANEL                     | PAV    | PAVING                                | TYP    | TYPICAL                          |
| CNTR   | COUNTER                   | G      |                                          | PBD    | PARTICLE BOARD                        | U      |                                  |
| CO     | CLEANOUT                  | GA     | GAUGE                                    | PC     | PRECAST                               | UNFIN  | UNFINISHED                       |
| COL    | COLUMN                    | GALV   | GALVANIZED                               | PERF   | PERFORATED                            | UNO    | UNLESS NOTED OTHERWISE           |
| CONC   | CONCRETE                  | GB     | GRAB BAR                                 | PERIM  | PERIMETER                             | UON    | UNLESS OTHERWISE NOTED           |
| COND   | CONDITION                 | GC     | GENERAL CONTRACT                         | PERP   | PERPENDICULAR                         | URNL   | URNAL                            |
| CONN   | CONNECTION                | GEN    | GENERAL                                  | PI     | PLATE                                 | V      |                                  |
| CONST  | CONSTRUCTION              | GFR    | GLASS FIBER REINFORCED CONCRETE          | PLAM   | PLASTIC LAMINATE                      | VAC    | VENTILATION AND AIR CONDITIONING |
| CONT   | CONTINUOUS                | GL     | GLASS                                    | PLAS   | PLASTER                               | VAR    | VARIABLES                        |
| CONTR  | CONTRACTOR                | GLAZ   | GLAZING                                  | PLYND  | PLYWOOD                               | VCT    | VINYL COMPOSITION TILE           |
| COORD  | COORDINATE                | GRAN   | GRANULAR                                 | PANEL  |                                       | VERT   | VERTICAL                         |
| CORR   | CORRIDOR                  | GRD    | GROUND                                   | PNT    | PAINT                                 | VEST   | VESTIBULE                        |
| CPT    | CARPET                    | GSM    | GALVANIZED SHEET METAL                   | POL    | POLISHED                              | VIF    | VERIFY IN FIELD                  |
| CTR    | CERAMIC TILE              | GV     | GAS VALVE                                | PAIR   | PAIR                                  | VP     | VISION PANEL                     |
| CTW    | CENTER                    | GWB    | GYPSUM WALL BOARD                        | PREFAB | PREFABRICATED                         | VR     | VAPOR RETARDER                   |
| D      | COLD WATER                | GYP    | GYPSUM                                   | PROJ   | PROJECT                               | VT     | VINYL TILE                       |
| DBL    | DOUBLE                    | H      |                                          | PSF    | POUNDS PER SQUARE FOOT                | VWC    | VINYL WALL COVERING              |
| DEG    | DEGREE                    | HB     | HOSE BIBB                                | PT     | PRESSURE TREATED                      | W      |                                  |
| DEMO   | DEMOLISH                  | HC     | HANDICAPPED                              | PTD    | PAINTED                               | W      | WEST                             |
| DEPT   | DEPARTMENT                | HDWD   | HARDWOOD                                 | PVC    | POLYVINYL CHLORIDE                    | W      | WITH                             |
| DF     | DRINKING FOUNTAIN         | HDWR   | HARDWARE                                 | Q      |                                       | W/O    | WITHOUT                          |
| DIA    | DIAMETER                  | HGT    | HEIGHT                                   | QT     | QUARRY TILE                           | WC     | WATER CLOSET                     |
| DIFF   | DIFFUSER                  | HM     | HOLLOW METAL                             | QTY    | QUANTITY                              | WD     | WOOD                             |
| DIM    | DIMENSION                 | HNDRL  | HANDRAIL                                 | R      |                                       | WIN    | WINDOW                           |
| DISP   | DISPENSER                 | HO     | HOLD OPEN                                | RA     | RETURN AIR                            | WM     | WIRE MESH                        |
| DIV    | DIVISION                  | HORIZ  | HORIZONTAL                               | RAD    | RADIUS                                | WP     | WATERPROOF/WATERPROOFING         |
| DMPF   | DAMP PROOFING             | HR     | HOUR                                     | RB     | RESILIENT BASE                        | WPM    | WATERPROOF MEMBRANE              |
| DN     | DOWN                      | HRC    | HOSE REEL CABINET                        | RBR    | RUBBER                                | WS     | WEATHER-STRIPPING                |
| DO     | DOOR OPENING              | HTG    | HEATING                                  | RCP    | REFLECTED CEILING PLAN                | WSC    | WAINSCOT                         |
| DR     | DOOR                      | HVAC   | HEATING VENTILATION AND AIR CONDITIONING | RD     | ROOF DRAIN                            | WT     | WEIGHT                           |
| DRN    | DRAIN                     | HW     | HOT WATER                                | REC    | RECOMMENDED                           | WWF    | WELDED WIRE FABRIC               |
| DS     | DOWN SPOUT                | I      |                                          | REF    | REFERENCE                             | WWM    | WELDED WIRE MESH                 |
| DTL    | DETAIL                    | ID     | INSIDE DIAMETER                          | REFR   | REFRIGERATOR                          |        |                                  |
| DW     | DISHWASHER                | IN     | INCH/INCHES                              | REG    | REGISTER                              |        |                                  |
| DWG    | DRAWING                   | INCL   | INCLUDED/INCLUDING                       | REINF  | REINFORCED                            |        |                                  |
| DWR    | DRAWER                    | INFM   | INFORMATION                              | REM    | REMOVABLE                             |        |                                  |
| E      |                           | INSUL  | INSULATION                               | REQ    | REQUIRE/REQUIRED                      |        |                                  |
| CMU    | CONCRETE MASONRY UNIT     | INT    | INTERIOR                                 | RESIL  | RESILIENT                             |        |                                  |
| E      | EAST                      | INTERM | INTERMEDIATE                             | REV    | REVISION/REVISED                      |        |                                  |
| EA     | EACH                      | INV    | INVERT                                   | RM     | ROOM                                  |        |                                  |
| EB     | EXPANSION BOLT            | J      |                                          | RO     | ROUGH OPENING                         |        |                                  |
| EJ     | EXPANSION JOINT           | JAN    | JANITOR                                  | S      |                                       |        |                                  |



### 3D Perspective NE Corner



### 3D Perspective SW Corner

## Materials Legend

|                                                                                       |                        |
|---------------------------------------------------------------------------------------|------------------------|
|  | Earth                  |
|  | Earth - Undisturbed    |
|  | Gravel                 |
|  | Sand                   |
|  | Brick                  |
|  | Masonry                |
|  | Concrete               |
|  | Steel                  |
|  | Aluminum               |
|  | Wood - Finish          |
|  | Wood - Framing         |
|  | Plywood                |
|  | Insulation - Rigid     |
|  | Insulation - Cellulose |
|  | Insulation - Batt      |
|  | Gypsum                 |
|  | Shingles               |
|  | EIFS Finish            |

Jensen Builders and their consultants have completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programming information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

The Contractor acknowledges by submission of this bid that they have a thorough understanding of the project and of the Owner/Landlord's and Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor understands that the design documents, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all component not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also understands and acknowledges that the means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

## Drawing Index

GENERAL  
G100      Cover Sheet

STRUCTURAL  
S101      Structural Floor Plan

ARCHITECTURAL  
A101      Main Floor Level Plan  
A201      Exterior Elevations and Roof Plan  
A401      Door & Finish Schedules

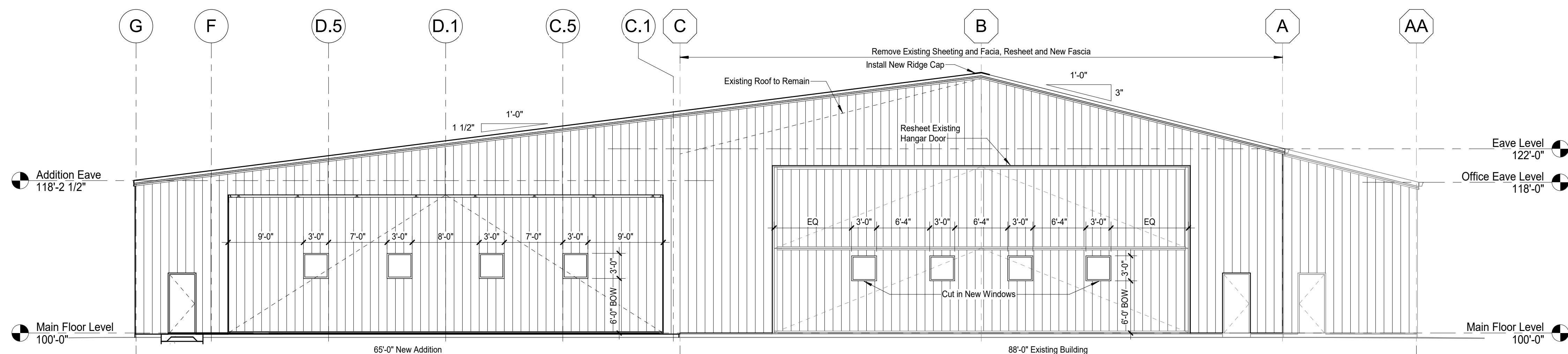
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|---|------------|---------------|
| 1 | 07-09-2020 | Preliminary 1 |
| 2 | 09-10-2020 | Preliminary 2 |
| 3 | 09-21-2020 | Preliminary 3 |
| 4 | 09-24-2020 | Preliminary 4 |
| 5 | 03-09-2021 | Preliminary 5 |
| 6 | 04-28-2021 | Preliminary 6 |
| 7 | 05-26-2022 | Preliminary 7 |
|   |            |               |
|   |            |               |
|   |            |               |
|   |            |               |

|             |                         |
|-------------|-------------------------|
| PROJECT NO: | 22-114                  |
| DRAWN BY:   | CEB                     |
| CHECKED BY: | Checker                 |
| CHECKED BY: |                         |
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| SHEET TITLE |                         |

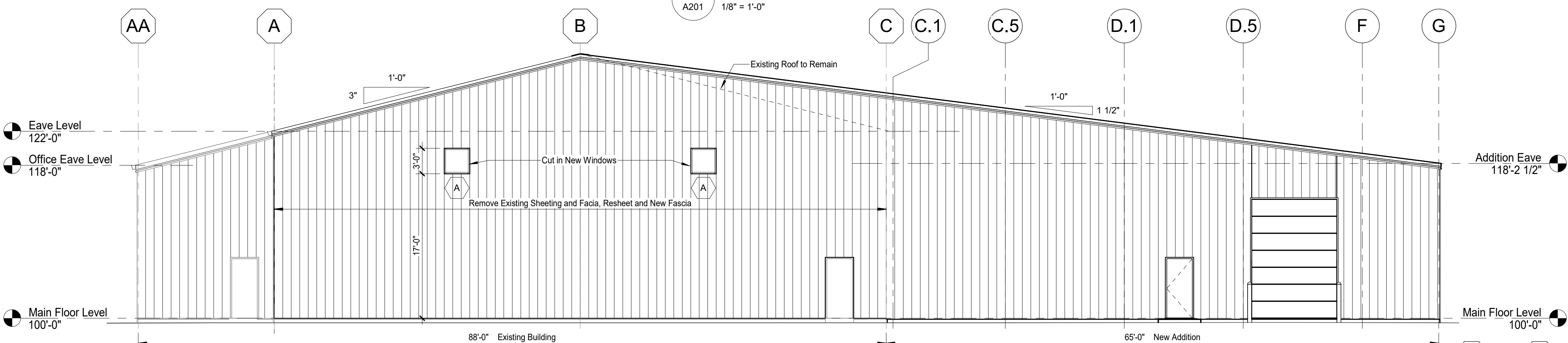


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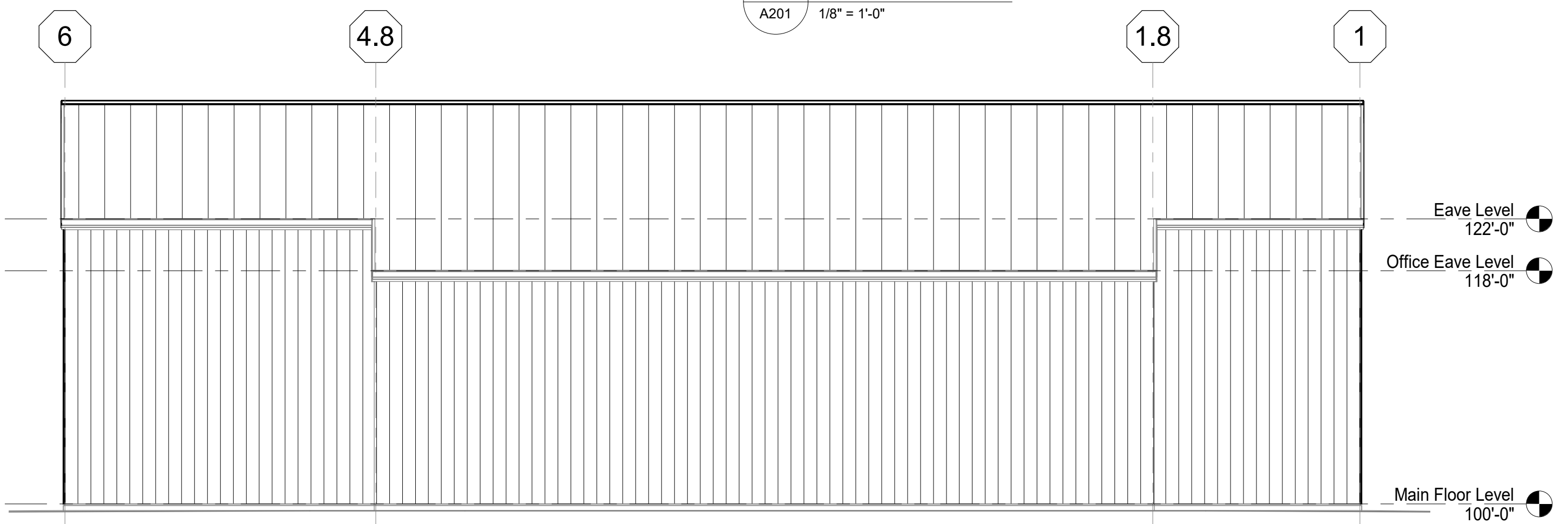
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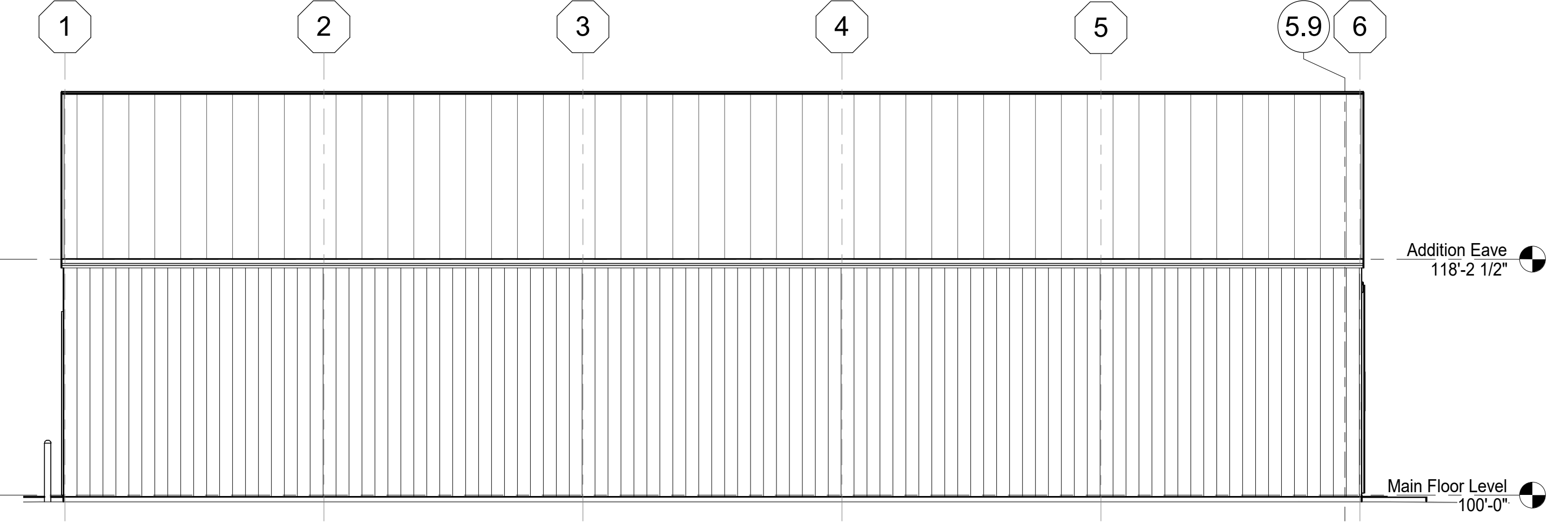
1 East Elevation  
A201 1/8" = 1'-0"



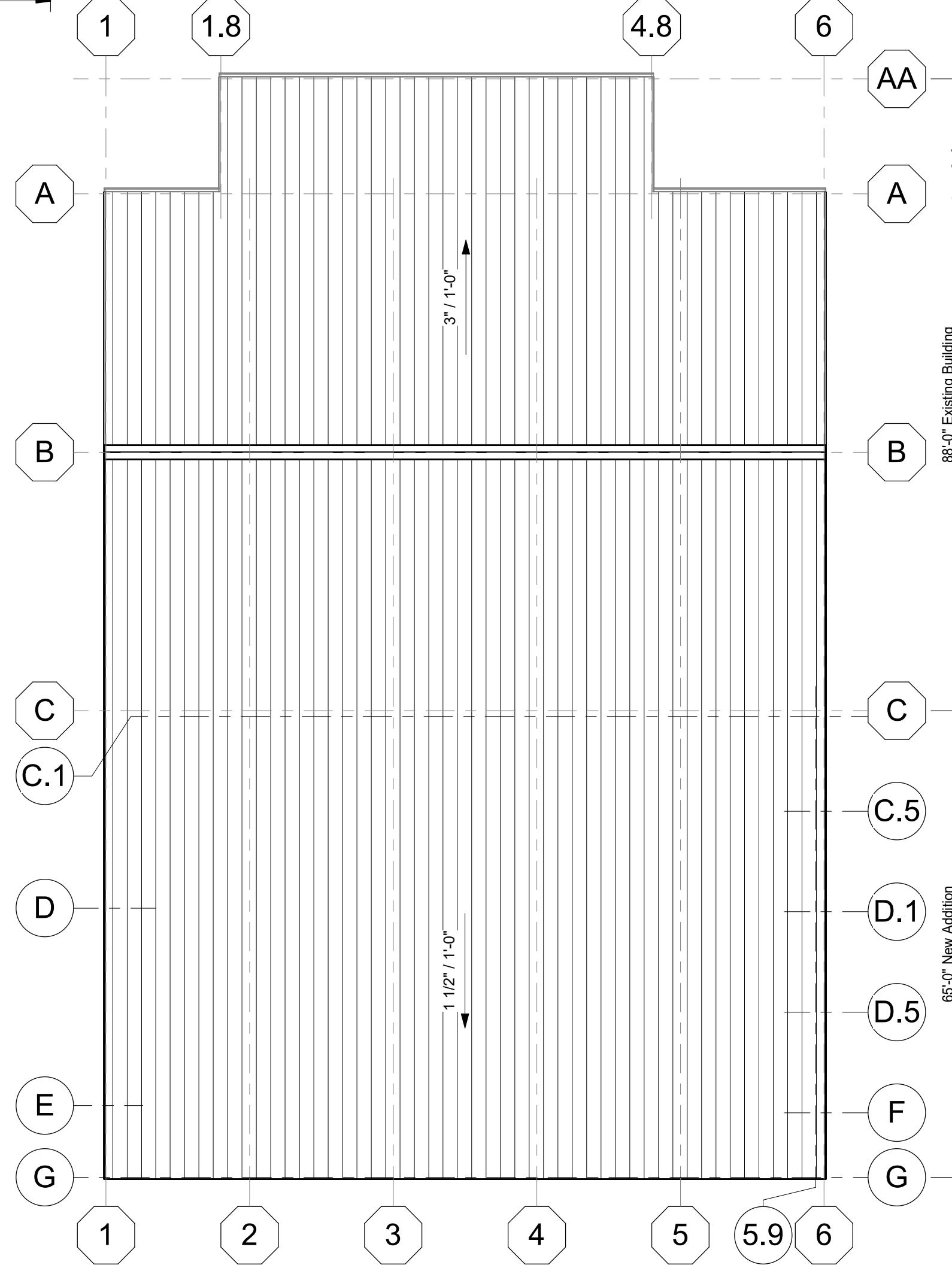
2 West Elevation  
A201 1/8" = 1'-0"



3 North Elevation  
A201 1/8" = 1'-0"



4 South Elevation  
A201 1/8" = 1'-0"



A Roof Plan  
A201 1/16" = 1'-0" Scale in Feet  
0 8 16 32

NOT FOR CONSTRUCTION



JENSEN BUILDERS, LTD.  
Design-Build General Contractor

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Fax: (515) 573-5146  
  
2097 NE 60th Avenue  
Des Moines, IA 50313  
Phone: (515) 292-5000  
Fax: (515) 292-5100  
  
www.jensenbuilders.com

# Exec 1 Aviation Hangar Addition Ankeny Airport Ankeny, Iowa 50023

| # | DATE       | DESCRIPTION   |
|---|------------|---------------|
| 1 | 07-09-2020 | Preliminary 1 |
| 2 | 09-18-2020 | Preliminary 2 |
| 3 | 09-21-2020 | Preliminary 3 |
| 4 | 09-24-2020 | Preliminary 4 |
| 5 | 03-09-2021 | Preliminary 5 |
| 6 | 04-28-2021 | Preliminary 6 |
| 7 | 05-26-2022 | Preliminary 7 |

PROJECT NO: 22-114  
DRAWN BY: CEB  
CHECKED BY: Checker  
CHECKED BY:  
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SHEET TITLE

Exterior Elevations  
and Roof Plan

A201

SHEET OF: 5



**Paul Moritz, P.E.**  
*Airport Board Manager*

## **Memorandum**

**TO: Justin Strom – Snyder & Associates, Inc.**

**DATE: July 28, 2022**

**RE: Exec 1 Maintenance Hangar Addition – Site Plan Comments**

I have reviewed the site plan you provided, and have also received comments from McClure Engineering. Please note the following:

1. Before the hangar addition can proceed to construction, the latest addendum to Exec 1's land lease for the maintenance hangar will need to be approved. The Board acceptance of that document is on the agenda for the August 4<sup>th</sup> PCAA meeting agenda.
2. I reviewed the site plan submittal against our hangar standards. The site plan generally follows the requirements with the following minor comments:
  - The location, dimensions and height should not be an issue since this is an addition.
  - I assume that the structural members and exterior walls will be metal. The color will match the existing maintenance building per recent correspondence with Exec 1.
  - The roofing material needs to be a minimum of 28-gauge steel, standing seam type. The color should also match the existing building.
  - Be sure to provide temporary construction fencing during the project so that security is maintained at the airport.
3. Sheet C100: For clarity, it would help if the project was titled "Exec 1 Maintenance Building Expansion".
4. Sheet C100: The owner of the project should be changed from City of Ankeny to Exec 1 Aviation.
5. Sheet C101: Note 5 should be revised as "Notify owner, engineer and the Ankeny Regional Airport...".
6. Sheet C101: The property address should be 3700 SE Convenience Blvd. unless the planning staff has designated a different address number for this building.
7. Sheet C101: The zoning of the property is U-1 Conservation and Public Utility District.
8. Sheet C101: Regarding the Utility Contact Information, the street lighting circuits and the water and sanitary utilities may need to be located by McClure from their map and plan information. Electric, gas and fiber locates may be done by those utility companies, or the builder may need to secure a locator for those utilities.

9. Sheet C200: The plan shows a 7" PCC slab that that will be constructed in front of the 10' overhead door on the west side of the building. Does there need to be a drop curb on the parking lot curb to allow vehicles to drive into the building here?
10. Sheet C200: A couple of the existing utilities are labeled as "CO1". Can these be better identified?
11. Sheet C200: Include expansion joints between the building addition and the new concrete slabs ((stoop, sidewalk, drive, apron pavements). The building structural design should dictate the details of these joints.
12. Sheet C200: The fiber optic line under the north end of the building and the electric line under the southwest corner of the building will need to be relocated so they are outside of the building limits.
13. Sheet C200: Revise Note 2.B. to read "Pavement removal and replacement as needed for subdrain connection. Include at least a 1/2-panel area of pavement".
14. Sheet C200: On Note 2.F. add "Provide an end post and bracing against the new building similar to the existing".
15. Sheet C 300: The slope of the finished apron against the east side of the addition is shown at a maximum grade of 6.38%. Maximum grades on aprons are typically limited to 2.00%. McClure warns that the owner will have to accept responsibility for aircraft damage due to these steep grades if they are not flattened.
16. Sheet C200: The grass area where this addition will be constructed has historically been wet and drains poorly. The finished floor elevation of the addition is a foot above the existing adjacent hangar. The metal roof area will deposit a large quantity of storm water onto the 10-foot area between the buildings in a very short time frame. The east downspouts are shown pointing east, putting water onto the apron. This should be prohibited.

I assume that the existing subdrain at the southeast corner of the building is only a 4" or 6" diameter pipe. You show connecting into this subdrain. What diameter is this line? While this should help to keep the rock area drained between storm events, I am concerned that medium and heavy rainfalls will flood this area and push water against the existing hangar. McClure assumes that a storm sewer that will outlet roof drains from a building like this needs to be at least 12" in diameter.

Is there any option for piping the roof drains to the west? Consider installing a concrete flume between the buildings that would run to the west and onto the existing parking lot. Does that lot have positive fall that would accommodate this?

McClure has recommended that a curb be installed against the C&R hangar to restrict water into their building.



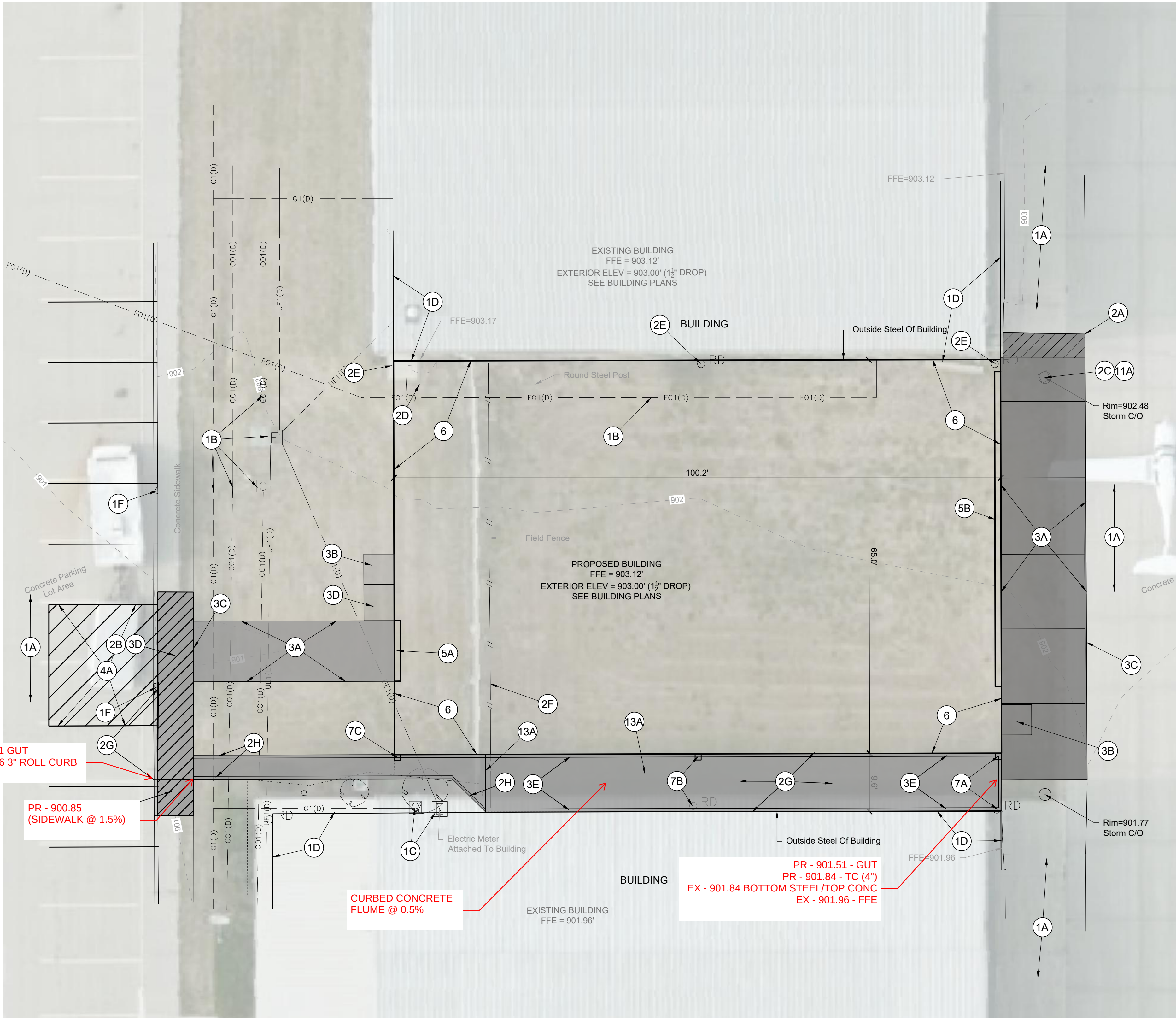
V:\projects\2022\122.0739.01\CAD\DWG\22.0739\_DIM.dwg JUSTIN STROM DIMENSION: 2022/07/29 12:33 PM ANSI FULL BLEED D 34.00 X 22.00 INCH

EX - 900.51 GUT  
PR - 900.76 3" ROLL CURB

PR - 900.85  
(SIDEWALK @ 1.5%)

CURBED CONCRETE  
FLUME @ 0.5%

PR - 901.51 - GUT  
PR - 901.84 - TC (4")  
EX - 901.84 BOTTOM STEEL/TOP CONC  
EX - 901.96 - FFE



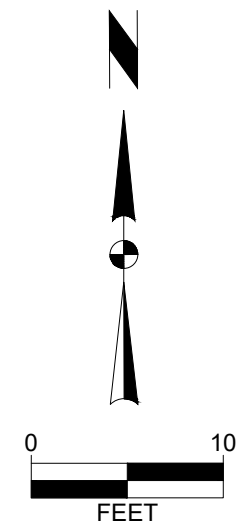
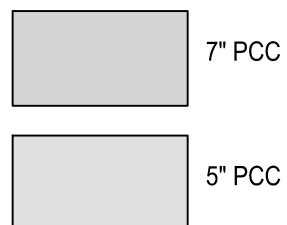
### DIMENSION AND UTILITY PLAN GENERAL NOTES

- UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT SIZE, TYPE, LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

### DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - PAVEMENTS TO REMAIN. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
  - PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
  - LOCATE ELECTRICAL AND GAS SERVICES ASSOCIATED WITH METERS AND RELOCATE SERVICES IF THEY ARE WITHIN THE PROPOSED BUILDING LOCATION.
  - EXISTING BUILDING.
  - EXISTING CLEANOUT.
  - EXISTING DRIVE CURB.
- EXISTING FEATURES, REMOVE THE FOLLOWING:
  - PAVEMENT TO CRACK.
  - SIDEWALK
  - SUBDRAIN CLEANOUT TOP.
  - STOOP.
  - DOWNSPOUTS.
  - 10' CHAIN-LINK SECURITY FENCE WITH BARBED WIRE. SALVAGE EXISTING LENGTH FOR REINSTALLATION, AND PROVIDE AIRPORT THE OPPORTUNITY TO ACQUIRE LEFTOVER MATERIAL PRIOR TO REMOVAL FROM SITE.
  - GRIND CURB TO 3" ROLL CURB. EXTEND EXISTING DRIVE CURB TO EDGE OF PROPOSED CONCRETE FLUME AND TRANSITION BACK TO EXISTING STANDARD CURB.
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - 7" DEPTH PCC WITH 6" MODIFIED SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. (SIMILAR TO EXISTING CONCRETE APRON AND CONCRETE DRIVE)
  - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
  - INSTALL EXPANSION JOINT.
  - 5" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
  - PAVE CONCRETE FLUME BETWEEN BUILDINGS WITH STANDARD 6" CURBED EDGES, SLOPED AT 0.5% TO THE WEST. TOP OF CURB SHOULD NOT EXCEED CONCRETE FOUNDATION ELEVATION.
  - TAPER CURB AND GUTTER FLUME AROUND EXISTING LANDSCAPING AND UTILITIES AND DECREASE TO 4". EXTEND TO SIDEWALK AND TAPER CURB FROM 6" HEIGHT TO 0" AT SIDEWALK CONNECTION
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - FOR DELIVERIES & TRASH SERVICE TO HANGAR. 45 DEGREE STRIPING AT 3' O.C. SPACING WHERE SHOWN.
- BUILDING DOORS:
  - 10' WIDE OVERHEAD DOOR. SEE BUILDING PLANS.
  - 52' WIDE BIFOLD DOOR. SEE BUILDING PLANS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- ROOF DRAINS. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS ON LOCATION, SIZE AND ELEVATION PRIOR TO CONSTRUCTION.
  - DIRECT DOWNSPOUTS EAST TOWARD APRON.
  - INSTALL DOWNSPOUT EXTENDERS AND DIRECT WEST AWAY FROM BUILDINGS.
  - DIRECT DOWNSPOUTS WEST AWAY FROM BUILDINGS.
- COORDINATE ELECTRICAL AND GAS SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
- WATER SERVICES, PROVIDE THE FOLLOWING:
  - WATER SERVICE TO BE PROVIDED INTERNALLY TO EXISTING BUILDING SERVICE.
- SANITARY SEWER SERVICES.
  - SANITARY SERVICE TO BE PROVIDED INTERNALLY TO EXISTING BUILDING SERVICE.
- STORM SEWER.
  - RAISE SUBDRAIN CLEANOUT AND PROVIDE CLEANOUT COVER FOR PAVEMENT.
- COORDINATE GRADING AND DRAINAGE WITH ADJACENT HANGAR.
- INSTALL SITE AMENITIES AS FOLLOWS:
  - REINSTALL SECURITY FENCING. POUR FOOTINGS AS NEEDED. UTILITY METERS TO REMAIN ON PUBLIC SIDE FOR ACCESS, UNLESS DIRECTED BY CITY/AIRPORT UTILITY PROVIDERS.

### LEGEND



EXEC 1 HANGAR EXPANSION

DIMENSION

XXXX SE CONVENIENCE BLVD, ANKENY, IA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0739

Sheet C200

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 122.0739

Sheet C200

| MARK | ENGINEER | TECH | REVISION | CHECKED BY | DATE       | BY         |
|------|----------|------|----------|------------|------------|------------|
|      |          |      |          | CHKD       | 07/15/2022 | TTN-RRW-SS |





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve the proposal in the amount of \$13,900 plus hourly fees from Dave's Dozing to complete the 2022 Silt Removal/Cleanup project along Taxiway D at the Ankeny Regional Airport.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??No

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

|                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                      |
|  <a href="#">Proposal</a>             |
|  <a href="#">Plan</a>                 |
|  <a href="#">Beaver Dam Locations</a> |
|  <a href="#">Bidder Invite List</a>   |
|  <a href="#">Bid - Dave's Dozing</a>  |

## **BID PROPOSAL**

### **2022 SILT REMOVAL / CLEANUP** **ANKENY REGIONAL AIRPORT** **ANKENY, IOWA**

The Polk County Aviation Authority (PCAA) is soliciting bids from grading contractors to complete the 2022 Silt Removal / Cleanup at the Ankeny Regional Airport. The project shall generally include the removal of accumulated silt and vegetation from the drainageways near Taxiway D on the west side of the airport. A detailed description is included below.

#### **Time and Place for Filing Proposals**

If interested, please e-mail or hand-deliver a signed copy of your proposal using this form. Proposals need to be submitted by **10:30 A.M. on Thursday July 28, 2022**. Proposals received after this deadline shall not be considered. Submit proposals to:

**Paul Moritz, PE**  
**Ankeny Regional Airport**  
**Ankeny City Hall**  
**410 West First Street**  
**Ankeny, Iowa 50023**  
[pmoritz@ankenyiowa.gov](mailto:pmoritz@ankenyiowa.gov)

#### **Time and Place Proposals Will be Opened and Considered**

Proposals will be opened and bids tabulated immediately after 10:30 A.M. on July 28, 2022. The proposals will be considered by the Polk County Aviation Authority (PCAA) Board at their regular meeting at 5:00 pm on August 4, 2022. Pending the Board approval, a contract shall be awarded to the lowest responsive, responsible bidder.

#### **Commencement and Completion of Work**

Work on the improvement shall be commenced after a verbal Notice to Proceed is issued on or about August 5, 2022. The project shall be fully completed by October 31, 2022.

#### **Description of Work**

The project location is on the Ankeny Regional Airport. Please refer to the two attached aerial plans showing the work to be completed, which includes:

1. Remove the accumulated silt and vegetation from the concrete channel in the bottom of the ditch over a distance of approximately 210 feet (average 4.5 feet wide) or 945 square feet at an average depth of 1 foot is 35 CY (shown in blue).
2. Remove the accumulated silt and vegetation from the wide channel area on both ends of the four 42" culverts that run under the access drive (shown in red). There is rip rap on the bottom of the channel in these two locations. Leave the rip rap in place as much as possible.
3. Clean the silt and vegetation out of the wide channel just downstream adjacent to the riprap as shown. Clean out the channel over a distance of approximately 75 feet. Over-dig this area to a depth of 2 feet below the adjacent riprap level to form a stilling basin (shown in blue).
4. Load, transport and deposit the excavated silt and vegetation to an existing stockpile area at the south end of the airport. The length of the haul is 0.8 miles (4,200 feet) using a gravel access drive on airport property. The attached aerial plan shows the routing of the haul road.

5. Provide and install 80 tons of Class D riprap at 10 feet wide by 2 feet deep in the ditch bottom just to the south of the south end of the concrete channel (shown in red).
6. Alternate Hourly Work: Removal of Beaver Dams on East Side of Airport. Provide an hourly rate for the equipment and labor needed to remove two beaver dams from the channel located on the east side of the airport property as shown on the second attached aerial plan. Access will be provided through the existing gates in the airport fence. Utilize a track backhoe or similar equipment to remove the beaver dams and pile the refuge on the bank next to the stream.

### **Pre-Bid Field Review**

It is recommended that contractors complete a field-inspection of the project before submitting a proposal. Access to the airport is restricted by fence and gates. To set up a time to inspect the project location and stockpile area, please contact:

- Paul Moritz – Airport Board Manager at (515) 965-6428 or [pmoritz@ankenyiowa.gov](mailto:pmoritz@ankenyiowa.gov)
- Jay Pudenz – Airport Engineer at (515) 964-1229 or [jpudenz@mcclurevision.com](mailto:jpudenz@mcclurevision.com)

### **Contract**

A contract based on this proposal form will be signed by the PCAA Board Chairperson and the contractor's representative prior to commencing work on the project.

### **Bonding Requirements**

A Performance, Payment, and Maintenance Bond will not be required for this project. A Bid Bond also will not be required for this project.

### **Insurance Requirements**

The contractor may be asked to provide a copy of its Certificate of Insurance to verify that the contractor maintains liability and workers compensation insurance. Limits of insurance shall be in accordance with Section 1070.3.02 of the SUDAS Standard Specifications.

### **Title VI Compliance**

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

### **Payment**

Once the work is completed by the contractor and is accepted by the airport board manager, the contractor shall invoice the PCAA for the work. Payment will be made within 30 days, following the next scheduled monthly PCAA Board meeting.

### **Sales Tax Exemption**

The PCAA will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project.

### **Completion of Work**

The Contractor shall fully complete the project no later than October 31, 2022 unless an extension is granted by the PCAA. Fully complete shall be defined as all work completed and ready for final



acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **\$50.00 per calendar day** will be assessed after October 31, 2022 until the work is completed.

The City of Ankeny hereby reserves the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

**Standard Specifications**

The most recent editions of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications and the Iowa Department of Transportation (Iowa DOT) Materials I.M.s (where applicable), shall apply to all work performed on this project unless otherwise noted herein.

---

**BID PROPOSAL**  
**2022 SILT REMOVAL / CLEANUP**  
**ANKENY REGIONAL AIRPORT**

Totals for the two bid items include all labor, equipment and materials needed to complete all work described in the Description of Work section above within the project schedule as stipulated:

**LUMP SUM BID FOR ITEMS 1-5 = \$\_\_\_\_\_**

**HOURLY BID FOR ALTERNATE WORK FOR ITEM 6 ONLY = \$\_\_\_\_\_PER HOUR**

Bidder \_\_\_\_\_ Phone \_\_\_\_\_

By \_\_\_\_\_ E-mail \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

The work will be awarded based on the amount of the lump sum bid for Items 1-5. The add alternate hourly work to remove the beaver dams may or may not be undertaken, pending the Board's discretion.

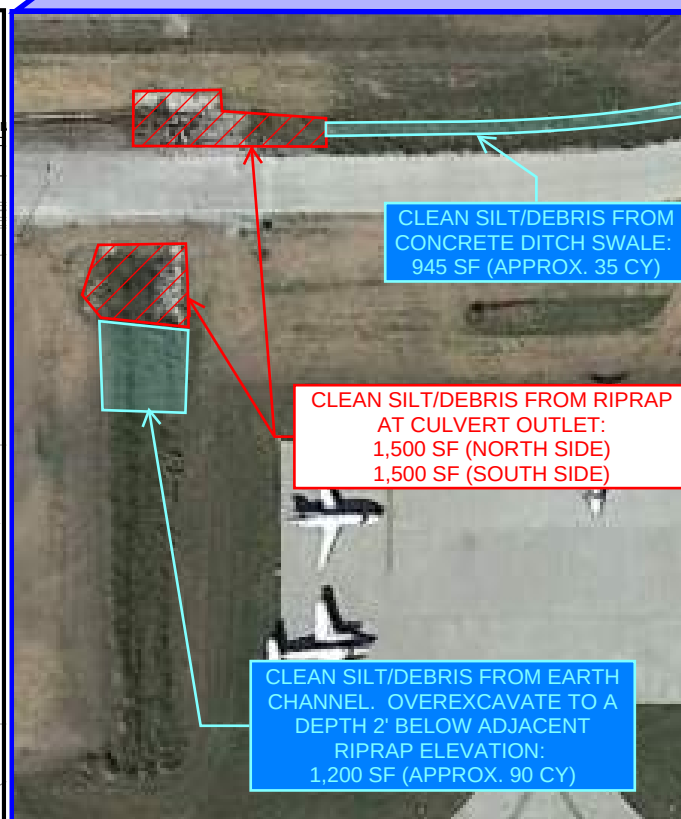
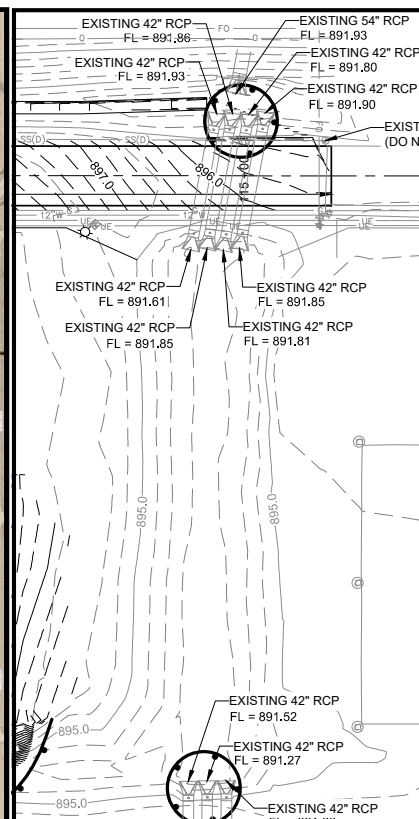
**PCAA ACCEPTANCE**

By \_\_\_\_\_  
Jeff Wangsness  
PCAA Board Chairperson

Date \_\_\_\_\_

---







Beaver Dam #1

Beaver Dam #2

PAR L

PAR B

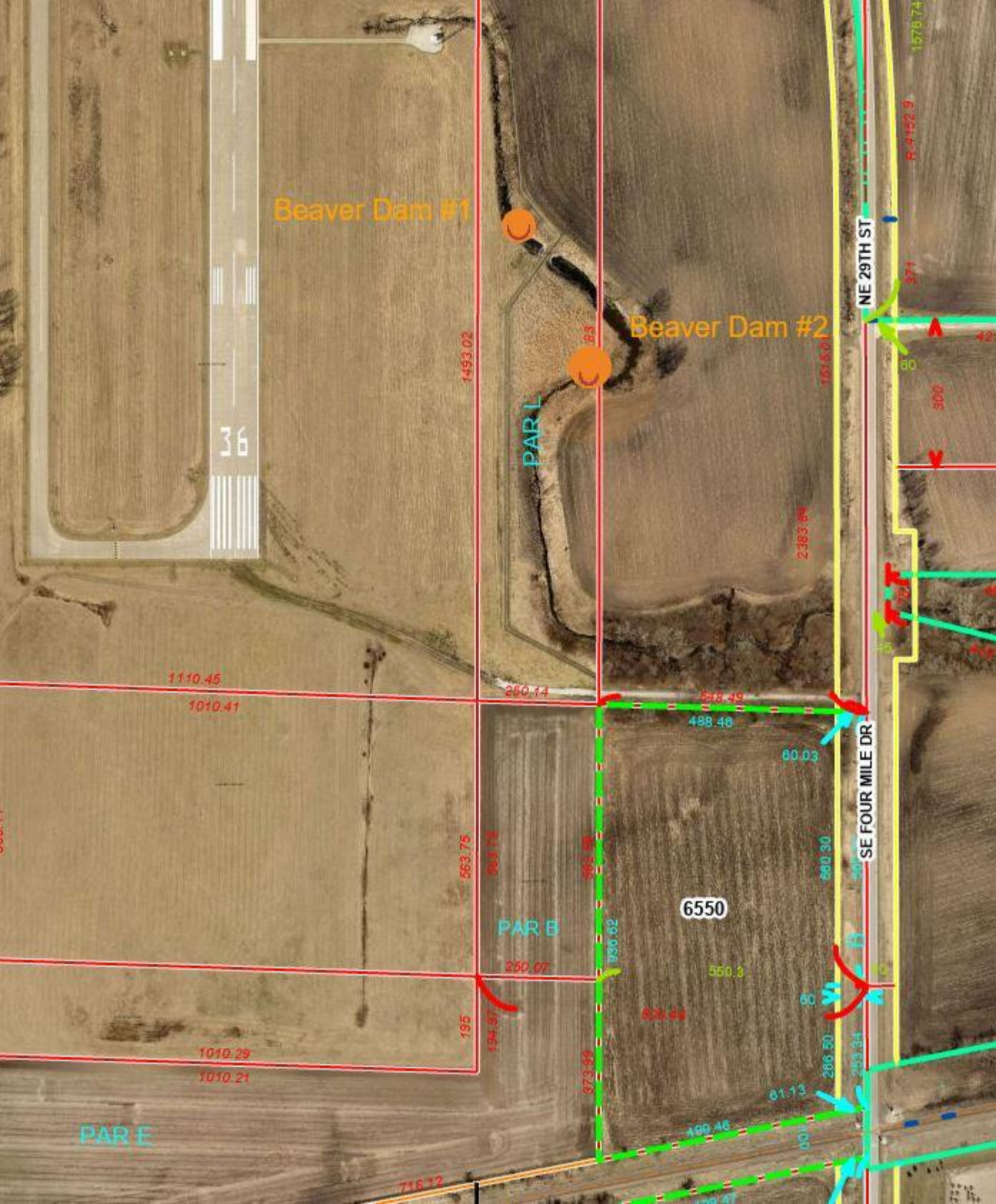
PAR E

36

6550

NE 29TH ST

SE FOUR MILE DR



| <b>Proposal Invite List</b><br><b>2022 Siltation Removal / Cleanup Project</b> |                                 |                                 |               |       |       |                |                |                |                    |                                                                          |
|--------------------------------------------------------------------------------|---------------------------------|---------------------------------|---------------|-------|-------|----------------|----------------|----------------|--------------------|--------------------------------------------------------------------------|
| No.                                                                            | Company                         | Address                         | City          | State | Zip   | Phone          | Fax            | Mobile         | Contact            | E-mail                                                                   |
| 1                                                                              | Bailey's Excavating, Inc.       | 10591 NE 82nd Avenue            | Bondurant     | IA    | 50035 | (515) 967-0026 |                | (515) 208-0994 | Daryl Bailey       | baileysinc12@aol.com                                                     |
| 2                                                                              | Dave's Dozing & Excavating      | 10760 NE 82nd Avenue PO Box 160 | Mitchellville | IA    | 50169 | (515) 967-7497 |                | (515) 669-4287 | Dave Ingle         | dozerdave72@hotmail.com                                                  |
| 3                                                                              | Detrick Excavating              | 9341 SE 56th Avenue             | Runnells      | IA    | 50237 | (515) 266-1395 |                | (515) 202-9805 | Mark Detrick       | tedetrick127@gmail.com                                                   |
| 4                                                                              | Halbrook Excavating, Inc.       | 4807 SE Rio Court               | Ankeny        | IA    | 50021 | (515) 289-2506 | (515) 289-4540 | (515) 208-8934 | Josh VanDusseldorp | joshv@halbrookexcavating.com                                             |
| 5                                                                              | Huber Grading, Inc.             | 2531 NE 97th Place              | Ankeny        | IA    | 50021 | (515) 967-3809 | (515) 967-6385 | (515) 720-5080 | Chance Chestnut    | chance@hubergrading.com                                                  |
| 6                                                                              | RW Excavating Solutions         | 13293 S 88th Avenue W           | Prairie City  | IA    | 50228 | (515) 994-2648 | (515) 994-3142 | (641) 990-9080 | Dan Wilson         | dwilson@rwexcavating.com                                                 |
| 7                                                                              | T.A. Services                   | 4950 SE 104th Street            | Runnells      | IA    | 50237 |                |                | (515) 208-0427 | Toby Ames          | <a href="mailto:amestoby@gmail.com">amestoby@gmail.com</a>               |
| 8                                                                              | Decarlo Demolition and Disposal | 260 NE 44th Avenue              | Des Moines    | IA    | 50313 | (515) 243-1151 |                |                | Dan Cretors        | dcretors@decarlodemolition.com                                           |
| 9                                                                              | Central Iowa Dirt Works, LLC    | 5158 NW Beaver Drive            | Johnston      | IA    | 50131 |                |                | (515) 208-7566 | Cody McDowell      | <a href="mailto:cody@centraliadtworks.com">cody@centraliadtworks.com</a> |
| 10                                                                             | Eslinger Contracting, Inc.      | 4506 SE Powers Drive            | Runnells      | IA    | 50237 |                |                | (515) 202-3605 | Scott Eslinger     | scott@eslingercontracting.com                                            |
| 11                                                                             | Wenthold Excavating, LLC        | 3070 NE 150th Avenue            | Cambridge     | IA    | 50046 | (515) 220-4360 | (515) 220-4289 | (641) 990-2357 | Bryan Spriggs      | bryan@wentholdexcavating.com                                             |

July 12, 2022: E-mailed proposal to these 11 contractors.

acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of \$50.00 per calendar day will be assessed after October 31, 2022 until the work is completed.

The City of Ankeny hereby reserves the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

**Standard Specifications**

The most recent editions of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications and the Iowa Department of Transportation (Iowa DOT) Materials I.M.s (where applicable), shall apply to all work performed on this project unless otherwise noted herein.

---

**BID PROPOSAL**  
**2022 SILT REMOVAL / CLEANUP**  
**ANKENY REGIONAL AIRPORT**

Totals for the two bid items include all labor, equipment and materials needed to complete all work described in the Description of Work section above within the project schedule as stipulated:

LUMP SUM BID FOR ITEMS 1-5 = \$ 13,900

HOURLY BID FOR ALTERNATE WORK FOR ITEM 6 ONLY = \$ 250 PER HOUR <sup>Long Reach</sup>

Bidder Dave's Dozing Phone 515 669 4287

By Dave Doyle E-mail DOZERDAVE72@hotmail.com

Title owner Date 7/18/22

The work will be awarded based on the amount of the lump sum bid for Items 1-5. The add alternate hourly work to remove the beaver dams may or may not be undertaken, pending the Board's discretion.

**PCAA ACCEPTANCE**

By \_\_\_\_\_  
Jeff Wangsness  
PCAA Board Chairperson

Date \_\_\_\_\_

---





ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

??

Exercise Financial Discipline

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to adopt **RESOLUTION** approving the lease agreements with the individuals and/or organizations.

---

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 Approval](#)

## **RESOLUTION 2022-XX**

### **A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE INDIVIDUALS AND/OR ORGANIZATIONS.**

**WHEREAS**, the Polk County Aviation Authority (PCAA) leases aircraft hangar and garage space for the convenience of its patrons; and

**WHEREAS**, the payments received for the lease of hangars and garages will be used to maintain the hangar facilities; and

**WHEREAS**, Dr. Alan Swett executed a twelve-month lease for hangar D-01 with a termination date of December 31, 2022; and

**WHEREAS**, the lease is not in default under the lease and is requesting that the termination date of the lease be changed to June 30, 2022; and

**WHEREAS**, Bill Sevenbergen has transferred a lease agreement for hangar number G-04 to D-01 effective July 1, 2022, with a termination date of December 31, 2022; and

**WHEREAS**, Secured Investments Group has accepted and signed a lease agreement for hangar number G-04 effective July 1, 2022, with a termination date of December 31, 2022; and

**WHEREAS**, Nick Wynen has accepted and signed a lease agreement for tie-down space effective July 1, 2022, with a termination date of December 31, 2022;

**NOW, THEREFORE, BE IT RESOLVED**, that the Polk County Aviation Authority approves the lease agreements with the individuals and/or organizations as indicated above

Dated at Ankeny, Iowa, this 4<sup>th</sup> day of August, 2022.

---

Jeff Wangsness, Chairperson

ATTEST:

---

Diane Klemme, Recording Secretary



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to adopt **RESOLUTION** approving the lease agreement with the Iowa Department of Administrative Services.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: ??**No**

---

STAFF RECOMMENDATIONS:

---



PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [Iowa State Patrol Lease](#)

## **RESOLUTION 2022-XX**

### **A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES.**

**WHEREAS**, the Polk County Aviation Authority (PCAA) leases aircraft hangar and garage space for the convenience of its patrons; and

**WHEREAS**, the Iowa Department of Administrative Services wishes to renew a two-year lease for hangars I-01, I-02 and I-03 for the period of January 1, 2023, through December 31, 2024, on behalf of and for the benefit of the Iowa Department of Public Safety, State Highway Patrol, and

**WHEREAS**, the payments received for the lease of hangars and garages will be used to maintain the hangar facilities; and

**WHEREAS**, the lease agreements are to be signed by the Lessee following approval by the Polk County Aviation Authority

**NOW, THEREFORE, BE IT RESOLVED**, that the Polk County Aviation Authority approves the lease agreements with the Iowa Department of Administrative Services.

Dated at Ankeny, Iowa, this 4<sup>th</sup> day of August, 2022.

\_\_\_\_\_  
Jeff Wangsness, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Klemme, Recording Secretary



ANKENY CITY COUNCIL  
POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
5 : 00 PM

 **Print**

??

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Upgrade Essential Infrastructure

??

---

ACTION REQUESTED:

---

LEGAL:  
No Review Required

---

SUBJECT:  
Column Replacement adjacent to the new hangar door on the terminal building.

---

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

August 4, 2022  
5 : 00 PM

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??

?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:

??

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ACTION REQUESTED:

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LEGAL:

No Review Required

---

SUBJECT:

Update on Runway 18/36 Strengthening Project - Preliminary Engineering

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EXECUTIVE SUMMARY:

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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

August 4, 2022  
5 : 00 PM

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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:

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LEGAL:  
No Review Required

---

SUBJECT:  
New power connection needed for the Overhead Line Obstruction Lights.

---

EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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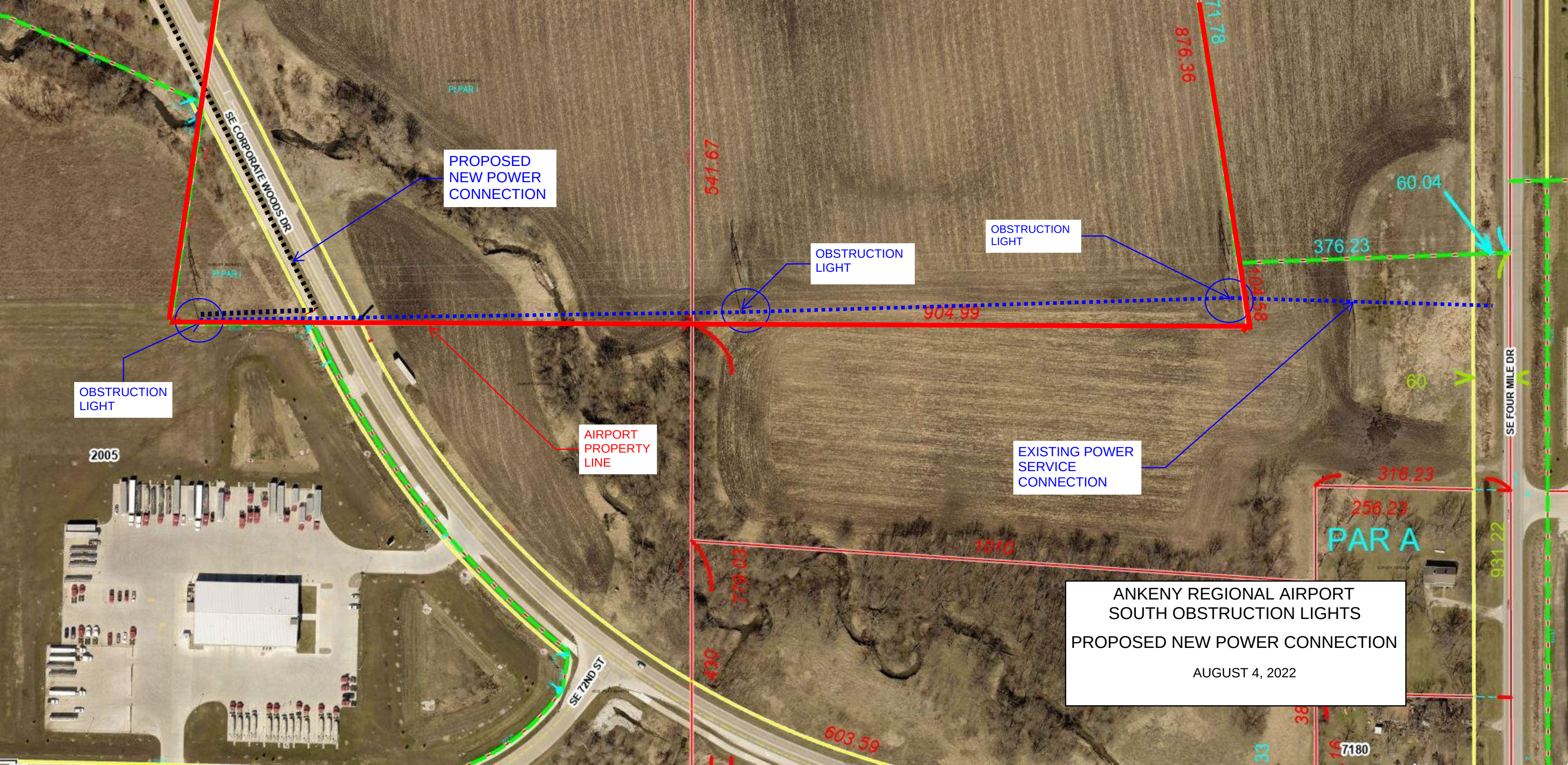
ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
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|  <a href="#">Aerial Plan</a> |





PROPOSED  
NEW POWER  
CONNECTION

OBSTRUCTION  
LIGHT

OBSTRUCTION  
LIGHT

OBSTRUCTION  
LIGHT

AIRPORT  
PROPERTY  
LINE

EXISTING POWER  
SERVICE  
CONNECTION

ANKENY REGIONAL AIRPORT  
SOUTH OBSTRUCTION LIGHTS  
PROPOSED NEW POWER CONNECTION  
AUGUST 4, 2022





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POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Exercise Financial Discipline

---

ACTION REQUESTED:

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LEGAL:  
No Review Required

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SUBJECT:  
Proposal/Inquiry from an agricultural company to lease Airport Farm Property.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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POLK COUNTY AVIATION AUTHORITY MEETING

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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Deliver Exceptional Service

??

---

ACTION REQUESTED:

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LEGAL:  
No Review Required

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SUBJECT:  
Update on the Requests for Proposals: 5-Year Engineering Services and 5-Year Planning Services

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                     |
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|  <a href="#">Memo to Committee</a> |





**ADDRESS**

3700 SE Convenience Blvd  
Ankeny, IA 50021

**PHONE**

(515) 965-1020

**FAX**

(515) 965-5954

Memo to: Todd Ashby, Paul Novak, Greg Johnson and Jennifer Sease  
CC: Jeff Wangsness

Date: July 26, 2022

RE: 5-Year Engineering Contract Proposals Submitted

Todd, Paul, Greg and Jennifer:

The proposals for the selection of our next 5-year engineer were due yesterday. I received two proposals: Bolton & Menk and McClure Engineering.

I sent out the request for proposals to eleven firms, and we also published a notice in the Des Moines Register. I anticipated receiving more than two proposals, as we received four when we went through this process five years ago. I have found that engineering firms are especially busy at this time. I spoke with three other firms that were on the invite list prior to yesterday's due date. One firm sounded like they would submit, while the other two told me that their work load was so heavy that they could not take on any more airport work at this time. So while I am a little disappointed, I am not surprised to have only received two responses.

On the positive side, I feel that the two submittals we received are from firms that are both very capable of handling the engineering that we need for the next five years. Obviously, we are familiar with the capabilities of McClure. Bolton & Menk also have strong aviation experience and expertise. Hard copies of the two proposals are enclosed. I also enclosed a copy of the Request for Qualifications which includes the different percentages for scoring each firm (on page 3). Lastly, I included a scoring table which you can use to assist with your reviews if you want.

Please take a look at the proposals as your time allows. In my schedule, I targeted August 12<sup>th</sup> as the date when we might meet to review the proposals and decide if we wish to do interviews. However, Paul mentioned that he has a conflict on the 12<sup>th</sup>. I'll send out a doodle-poll in the near future to see what dates might work for all of us. In the meantime, please contact me if you have any questions or issues. Thanks!

Paul  
(515) 2085-3891



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POLK COUNTY AVIATION AUTHORITY MEETING

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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL: ??  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:

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LEGAL:

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SUBJECT:

ACME Aviation Box Hangar Construction Schedule

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

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POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Enhance Quality of Life

??

---

ACTION REQUESTED:

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LEGAL:  
No Review Required

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SUBJECT:  
Proposed Annexation - DRA Properties, LC and Tyler Investment Inc.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                       |
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SE Oralabor Rd

NE 78th Ave

Ankeny

Polk County  
Aviation Authority

SE Four Mile Dr

Polk  
County  
Aviation  
Authority

DRA Properties, LC

Right-of-Way

NE Benwick Dr

Polk County  
Aviation  
Authority

DRA Properties, LC

Tyler Investment  
Company, Inc.

Tyler Investment  
Company, Inc.

NE 29th St

Lloyd D. Linn





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POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Ensure Economic Vitality

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ACTION REQUESTED:

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LEGAL:  
No Review Required

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SUBJECT:  
4 States Airport Conference - August 25 and 26 at the Marriott in Kansas City

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Deliver Exceptional Service

??

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ACTION REQUESTED:

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LEGAL:  
No Review Required

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SUBJECT:  
Update on Snow and Ice Removal Agreements.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

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POLK COUNTY AVIATION AUTHORITY MEETING

August 4, 2022  
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?? ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:

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ACTION REQUESTED:  
Motion

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LEGAL:

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SUBJECT:

Request for Executive Session

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: ??No

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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## PUBLIC OUTREACH EFFORTS:

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### ACTION REQUESTED:

**Action:** Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5, subparagraph (j) "to discuss the purchase or sale of particular real estate only where the premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property".

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### ADDITIONAL INFORMATION:

Following adjournment of the Executive Session, Board may take action on any matter discussed during the Executive Session.

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### ATTACHMENTS:

|                          |
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