



Polk County Aviation Authority Meeting

Thursday, March 10, 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 March 10, 2022 Agenda

Action# B1-1. Consider motion to approve and accept the March 10, 2022 agenda without amendment.

C. PUBLIC FORUM

D. PUBLIC HEARING

1. PH 2022-02 Revised Fiscal Year 2021-2022 Budget and the Proposed Fiscal Year 2022-2023 Budget

Action# D1-1. Consider motion to close Public Hearing 2022-02.

Action# D1-2. Consider motion to adopt RESOLUTION approving the revised FY 2021-2022 Budget and the proposed FY 2022-2023 Budget.

E. FBO REPORTS

- Fuel Report
- Inspection Report
- Hangar tenant waiting list report

- Tenant concerns and response report

F. FINANCE / BUDGET REPORTS

G. CONSENT AGENDA ITEMS

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

- CA - 2 Consider motion to approve Payment #48 in the amount of \$2,885.00 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 \$65,141.64.

- CA - 4 Consider motion to approve March 2022 Financial Reports

- **APPROVAL OF CONSENT AGENDA ITEMS**

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

Action# G1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-4.

H. REMOVED CONSENT AGENDA ITEMS

I. OLD BUSINESS

J. NEW BUSINESS

1. Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease with Exec 1 Aviation II, LLC

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

3. Consider motion to approve the Construction Plans for ACME Aviation Hangar – Taxiway D Box Hangar Development.

4. Consider motion to adopt **RESOLUTION** authorizing an annexation application and agreement with the City of Ankeny for land on the eastern edge of the airport along Four Mile Drive

5. Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement with MidAmerican Energy Company to install a gas main to service the box hangers along Taxiway D

6. Consider motion to approve the Iowa Military Aviation Heritage Museum 4 Flight Breakfast/Luncheon Special Events Application for June 4, 2022.

K. REPORTS

1. **Engineering Report**
 - a. Information on Fast Patch concrete solution

2. **Staff Report**

- a. Applications for FY2023 state funded aviation programs are now open and are due by 4:00 p.m. on May 26, 2022. Staff would like to confirm projects listed in most recent CIP are still top priorities.
- b. Corvette Club Event Update
- c. On February 22, the FAA issued an Announcement for the Notice Of Funding Opportunity (NOFO) for the Terminal program under the Bipartisan Infrastructure Law. There are funds dedicated for airports of all sizes and the program is funded for 5 years. The federal share is 95% for small hub, non-hub, and non-primary NPIAS airports. Applications due March 28

3. **Legal Counsel Report**

- a. Update on sale of South property to ATI Realty.

4. **Board Report**

5. **Chair Report**

L. **ADJOURNMENT**



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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ACTION REQUESTED:

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Public Hearing

LEGAL:
No Review Required

SUBJECT:
PH 2022-02: Revised Fiscal Year 2021-2022 Budget and the Proposed Fiscal Year 2022-2023 Budget

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**Yes**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2022-02.

Action: Consider motion to adopt RESOLUTION approving the revised FY 2021-2022 Budget and the proposed FY 2022-2023 Budget.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 PH Coversheet
 Resolution

PUBLIC HEARING 2022-02

5:00 P.M.

MARCH 10, 2022

**REVISED FISCAL YEAR 2021-2022 BUDGET
AND THE PROPOSED FISCAL YEAR 2022-2023 BUDGET
FOR THE POLK COUNTY AVIATION AUTHORITY**

Chairperson Jeff Wangness:

“This is the time and place for a public hearing on the revised FY 2021-2022 Budget and the proposed FY 2022-2023 Budget.

Notice of this hearing was published in the Des Moines Register on February 25, 2022.”

ASK IF THERE IS ANYONE PRESENT WHO WISHES TO BE HEARD FOR OR AGAINST
THE PROPOSED BUDGETS?

After any comments from the audience, Chairperson states: “We need to take the following actions”

1. Consider **MOTION** to close Public Hearing 2022-02.
2. Consider **MOTION** to adopt Resolution 2022-08 approving the revised FY 2021-2022 Budget and the proposed FY 2022-2023 Budget.

RESOLUTION

RESOLUTION APPROVING THE REVISED FY 2021-2022 BUDGET AND THE PROPOSED FY 2022-2023 BUDGET

WHEREAS, The Polk County Aviation Authority (PCAA) is responsible to plan and prepare an annual budget; and

WHEREAS, as per Section 401.2 of the PCAA Board Policies, it is necessary to hold a Public Hearing to review and approve an annual budget; and

WHEREAS, the notice of Public Hearing was published in the Des Moines Register on February 25, 2022, in accordance with the Code of Iowa; and

WHEREAS, a Public Hearing regarding the PCAA revised FY 2021-2022 Budget and proposed FY 2022-2023 Budget, copies of which are hereto attached, was held at the regularly scheduled meeting of the Polk County Aviation Authority on Thursday, March 10, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby adopts the revised FY 2021-2022 Budget and proposed FY 2022-2023 Budget as presented; and

BE IT FURTHER RESOLVED that the Polk County Aviation Authority authorizes the administrative staff to take the appropriate steps to certify and provide a copy of the adopted budgets to each member municipality.

Passed and approved this 10th day of March, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Bill Gardner, Treasurer



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

??

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [FBO Report](#)

 [Waiting List](#)

FBO REPORT March 10th, 2022

FUEL SALES

01/26 - 02/25	2022 Gallons		2021 Gallons	Last Month
100LL	5,149.1		2,013.9	3,677.4
JET-A	41,703.0		34,256.0	36,574.0
Total Gallons	46,852.1		36,269.9	40,251.4
46,852.1	x \$.09/gallon=	\$ 4,216.69		

Self-Serve fuel sales: 477.9 gallons equaling 9%.

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: The following hangars have had their LED lighting replaced: B-01, E-02, E-06. One of the hangar door cables on B-01 was frayed and has been replaced.

MISC: Gutter sealing and repairs have been put on hold due to the cold weather.

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 should be installed by the time of this meeting.

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.

Baker Electric has everything they need to get out ramp lights converted to LED and working with the exception of some special clamps that are on order. This project should be done by the time of the meeting.

MOWING:

Done for the season.

SNOW REMOVAL:

We've had several ice events and one big snow event this season causing a bigger than expected consumption of NAAC. We got down to our last pallet so I ordered four more pallets. I went with four pallets because I saw the price had gone up and there is no indication it will be going back down before the next time I need to order.

WILDLIFE:

The Geese have been very active for the last two months, pretty much every day starting between 3pm & 4pm they start flying over the airport, this lasts until sundown. They come from the Casey's pond and go to the North East sometimes landing on the North East corner of the airport. I've been working with Ernie from the USDA but there is little that can be done.

The Coyotes have been scarce, we haven't seen any of them in the past month.

MISC:

Fuel Farm: I haven't received a quote from Seneca yet so we've been in touch with Unified to bid this project. They have been out and looked at this project and will be sending us a proposal.

JET Farm: The housing that the meter sits upon that had multiple hairline cracks has been replaced with a new unit, Unified performed the work and did an excellent job and got the work done quickly once we gave them the go ahead.

Main Hangar East I Beam: The deformation at the top of the beam has been repaired. We will monitor it to make sure they repair holds.

The South Gate (private hangar entrance) is broken, inside the control box the rollers seem to have broken free from the chassis so the gate is partially on the ground, it cannot be opened. Controlled Access has been called out to fix it. It may be fixed by the time of this meeting.

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)

29 people do not have a plane to put in a hangar or now live out of state.

Pos	Date Added	Name	Plane?	Phone	E-Mail	Notes
T HANGAR						
1	10/1/2018	Markus Kelly	Looking	515-419-0099		11/3/21 Dave K - Called Markus; 515-499-6518 has been disconnected. Sent e-mail to office@flykdsm.com asking him to get ahold of me. 11/4/21 Dave k texted with (I got the number from Frici) asking if has a number (he did). 11/4/21 Markus texted back and said he doesn't have a plane for this hangar but would buy one once the hangar opens up. 02/02/22 Dave K texted Markus letting him know he is number on one the list. He does not have a plane to put into the hangar. Once he gets the hangar he understands that he has 90 days to get something purchased.
2	10/16/2018	George Qualley	Mooney M20	515-556-5058	qualleyiv@mac.com	11/3/21 Dave K - Called and left a voice message. 11/5/21 Dave K called and left a message. 11/7/21 Dave K may have found him on FB Messenger so I sent him a message. That was him, he called back and would like to stay on the list. I also updated his phone number to his cell. 02/13/22 Sent George an e-mail to see if he'd like to remain. 02/17/22 George emailed back that he'd like to remain on the list
3	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.
4	11/5/2018	Corey Kautz	Cirrus	515-865-2546	coreykautz@hotmail.com	11/5/21 Dave K - I have not talked to Cory but I suspect he will drop off the list on his private hangar is built.
5	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.
6	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.
7	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.
8	8/28/2019	Dan Stull	Looking	515-447-2339	Dan@Stullcompanies.com	
9	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 it thinking about adding a smaller plane, a car and a project in this hangar.
10	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.
11	10/31/2019	Mike Callison		515-505-9111	MLCallison8@gmail.com	11/5/21 Dave K - Called Mike, he wants to stay on the list.
12	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.
13	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.
14	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.
15	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.
16	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.
17	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.
18	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.
19	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.

20	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.
21	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.
22	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.
23	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.
24	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.
25	4/8/2016	Tom Kielty	Cessna 150	515-480-0313	tkielty73@gmail.com,wkielty@cloud	11/5/21 Dave K - texted asking if he is still interested. 11/5/21 Dave K texted back to keep him on the list.
26	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.
27	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.
28	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.
29	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.
30	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.
31	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.
32	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.
33	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.
34	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.
35	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.
36	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.
37	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.
38	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.
39	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.
40	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.
41	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.
42	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.
43	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.
44	8/16/2021	Todd Anderson	N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested.
45	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.
46	8/31/2021	Sam Marcsisak	looking	515-208-7946	Sam@midioelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking t stay on list.

47	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.
48	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.
49	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.
50	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.
51	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.
52	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.
53	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.
54	11/29/2021	Nile Ackerman		515-480-8075	nile.ackerman@gmail.com	11/29/21 Dave K - Request received.
55	12/1/2021	John Roan	Champ	515-240-9495	johnroan01@gmail.com	12/01/21 Dave K - Request received.
56	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.
57	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.
58	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.
59	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.
60	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.

SOUTH HANGAR						
1	12/27/2016	Dave Kalwishky	F7 - C182			Dianna: Declined A-2 ; 12-16 and asked to stay on the list, but move to the bottom.
2	1/30/2017	Tony Palmer	A9 - C182			
3	3/1/2019	Bill Sevenbergen	G4 - Cherokee 235			
4	6/25/2019	Byron Rees	D7 - CH701			
5	2/17/2020	Jeff Brandt	D8 - C172			
6	6/25/2018	Dave Schuler	A10 - RV14			Dan: Passed on C4 5.1.2020
7	9/27/2017	Scott Wallace	A6 - C150			Dan: Passed on C4 5.10.2020 Stuck in Colorado
8	11/11/2020	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	
9	1/27/2022	Scott Biller	E6 - Dakota	515-240-0858	Scott.Biller1@gmail.com	
10	2/15/2016	Paul Reinke	E4 - No plane			

GARAGE SPACE						
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	
2	8/12/2019	Bob Folkestad		515-645-5902	bobf@creativewerksinc.com	
3	8/18/2019	Dan Stull		515-447-2339	Dan@Stullcompanies.com	
4	10/28/2020	Marc Broer				Only wants B-SE

2/28/2022

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	

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.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Minutes

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

Chairman Jeff Wangsness called the meeting to order at 5:00 PM. Board Members William Gardner and Dr. Paul Novak were in attendance. Board Member Greg Johnson joined the meeting electronically. Board Member Todd Ashby joined the meeting electronically at 5:08 pm. Dave Kalwishky (Exec 1) was in attendance. Jay Pudenz (McClure) joined the meeting electronically. Airport Board Manager Nick Osborne, City Attorney Amy Beattie, Administrative Services Director Jennifer Sease, and Recording Secretary Diane Klemme were also present.

Perfecting and Approval of the Agenda without amendment

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

Public Hearing – PH 2022-01

A. Chairman Wangsness announced this is the time and place for a public hearing on the matter of approving and authorizing the execution of a Land Lease Agreement with Exec 1 Aviation II, LLC for purposes of construction of a hangar. Notice of this hearing was published in the Des Moines Register on January 28, 2022. Chairman Wangsness asked for any public comment regarding the proposed lease agreement. Beattie reported the resolution to approve the lease agreement will be brought forward at the March 10, 2022 meeting. Hearing no further comments, Novak moved to close public hearing 2022-01, Gardner seconded. Ayes: 4

FBO Report

Dave Kalwishky reported all of the 2022 leases have been returned. He gave updates regarding airfield lighting and the self-serve fuel system. He reported there is an issue with the Main Hangar East 1 Beam and that Jensen Builders believe they can fix it. He will give an update at the next meeting.

Finance / Budget Report

Novak reported on the 2/10/22 listing of bills.

Consent Agenda Items

1. Approval of January 6, 2022, minutes.
2. Payment #47 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$1,080.00.
3. Payment #4 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 3 in the amount of \$6,472.12.
4. Approval of Bills and Transfer of Necessary Funds, \$36,483.59.
5. Approval of February 2022 Financial Reports

Approval of Consent Agenda Items

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

New Business

- A. **Resolution 2022-04** approving the lease agreements with the individuals and/or organizations detailed on the attached list. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Johnson, Wangsness.
- B. **Resolution 2022-05** authorizing the execution of a land lease with John G. Jensen Revocable Trust. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.
- C. **Resolution 2022-06** Setting Public Hearing on the Polk County Aviation Authority Proposed Fiscal Year 2021-2022 Revised Budget and the Proposed Fiscal Year 2022-2023 Budget. (date of hrg: 3/10/22 @ 5:00 p.m.) Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.
- D. **Resolution 2022-07** authorizing the execution of a public utilities easement with Mid American Energy Company and other utilities, pending legal review. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Johnson, Wangsness.
- E. **Motion to approve election of Chairperson, Secretary and Treasurer for terms expiring December 31, 2023.** It was moved by Novak and seconded by Gardner for Wangsness to remain as Chairperson. It was moved by Novak and seconded by Wangsness for Ashby to remain as Secretary. It was moved by Novak and seconded by Wangsness to name Gardner as Treasurer. Ayes: 5.
- F. **Motion to approve the Corvette Club of Iowa Special Events Application for May 28-30, 2022.** Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.

Reports

- A. Engineering Report – Pudenz gave an update on the Runway 18/36 electrical issues and stated that Van Maanen Electric's work is dependent on weather and material delays. They anticipate having the work done by the end of the month.
- B. Staff Report – Osborne submitted the 2021 USDA Wildlife Services Report which was included in the agenda packet. Osborne also gave updates on hangar construction.
- C. Legal Counsel Report - None
- D. Board Report – None
- A. Chair Report – None

Adjournment

The meeting was adjourned at 5:38 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

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



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #48 in the amount of \$2,885.00 to McClure Engineering Company for services that include General On-Call Engineering Services.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [McClure General on Call](#)

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 10-Mar-22 PAYMENT REQUEST # 48
PAYMENT PERIOD: From: 12/19/21 through: 01/29/22

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: \$145,081.50
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 149,841.88
Less previous applications for payment: \$ 146,956.88
SUBTOTAL \$ 2,885.00

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

CURRENT PAYMENT DUE \$ 2,885.00

Balance to finish, including retainage: -

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

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

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Date: 2/24/2022

PCAA Approval:
Signature: _____ Date: _____

City of Ankeny Staff Approval:
Signature: [Signature] Date: 2/25/22

Work completed:
-Coordination with MidAmerican and PCAA on gas / electric service to hangar tenants and placement of easement
-Coordination with Electrical Contractor on lighting issues and schedule review of needed repairs
-Coordination with hangar contractor on hangar door repairs/improvements

Nick Osborne, cc: Jennifer Sease
Email: nosborne@ankenyiowa.gov; jsease@ankenyiowa.gov Phone: 515-965-6420 Fax: 515-965-6416

Date Printed: 2/24/2022



1360 NW 121st Street
Clive, IA 50325

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

January 31, 2022
Project No: 0020517008-000
Invoice No: 48
Due Date: March 02, 2022

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

Professional Services from December 19, 2021 to January 29, 2022

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Administrative Assistant	1.50	70.00	105.00	
Project Manager I	.50	160.00	80.00	
Project Manager II	15.00	180.00	2,700.00	
Totals	17.00		2,885.00	
Total Labor				2,885.00
		Total this Phase		\$2,885.00
		Total Due this Invoice		\$2,885.00

Outstanding Invoices

Number	Date	Balance
47	12/21/2021	1,080.00
Total		1,080.00



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 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 Bills and Transfer of Necessary Funds in the amount of \$65,141.64.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Listing of Bills

POLK COUNTY AVIATION AUTHORITY
 LISTING OF BILLS TO BE APPROVED
 FOR THE MARCH 10, 2022 BOARD MEETING

Vendor	Amount	Date of Invoice	Description
Brick Gentry Law Firm	2,685.00	02/25/22	General legal services
Des Moines Register	202.69	01/31/22	December minutes, January A/P & minutes
Exec 1 Aviation	5,000.00	02/28/22	On-site management fee
Iowa Public Airports Association	175.00	11/25/02	2022 IPAA membership
McClure Engineering	2,885.00	01/31/22	Professional services through 1/29/2022
MidAmerican Energy	397.40	02/11/22	Lift station; Runway lights; Obstruction lighting services
New Deal Deicing	11,580.00	02/23/22	4 pallets (55 40-lb bags) granular deicer
Total Airport Operations Fund	\$ 22,925.09		
MidAmerican Energy	28,105.55	02/17/22	Taxiway D Apron Access Road & Utilities, Gas Main to Phase 2 & 3 Hangar Pad
HDR Engineering	9,042.00	01/06/22	IKV Aeronautical Forecast services from 11/21/21-12/25/21
HDR Engineering	5,069.00	02/07/22	IKV Aeronautical Forecast services from 12/26/21-1/29/22
Total Capital Improvements Fund	\$ 42,216.55		
Grand Total	\$ 65,141.64		

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

March 10, 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 March 2022 Financial Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 March Financials

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of February 28, 2022

ASSETS

Current Assets

Checking/Savings

101 · GREAT WESTERN BANK 2,481,566.30

Total Checking/Savings 2,481,566.30

Other Current Assets

113 · PRE-PAID EXPENSES 22,942.85

Total Other Current Assets 22,942.85

Total Current Assets 2,504,509.15

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 19,955,598.23

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE 64,744.24

Total Accounts Payable 64,744.24

Other Current Liabilities

204 · RETAINAGE PAYABLE 37,035.77

206 · DEFERRED REVENUE 9,685.50

207 · HANGAR/LEASE ADVANCE DEPOSITS 15,655.00

208 · SPECIAL EVENT DEPOSITS 200.00

Total Other Current Liabilities 62,576.27

Total Current Liabilities 127,320.51

Long Term Liabilities

211 · LOAN PAYABLE 844,000.00

Total Long Term Liabilities 844,000.00

Total Liabilities 971,320.51

Equity

3000 · INVESTED IN CAPITAL ASSETS 16,445,472.08

3001 · UNRESTRICTED NET ASSETS 3,032,588.46

3003 · RESTRICTED FOR AIRPORT IMPROVE (493,782.82)

Total Equity 18,984,277.72

TOTAL LIABILITIES & EQUITY 19,955,598.23

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2021 through February 2022

	Jul '21 - Feb 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	497,788.00	1,134,128.00	(636,340.00)	43.89%
401 · LEASE AND LICENSE FEE INCOME	137,751.18	199,000.00	(61,248.82)	69.22%
403 · FUEL FEE INCOME	29,999.41	38,000.00	(8,000.59)	78.95%
Total Income	665,538.59	1,371,128.00	(705,589.41)	48.54%
Gross Profit	665,538.59	1,371,128.00	(705,589.41)	48.54%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	15,498.73	31,800.00	(16,301.27)	48.74%
602 · POSTAGE & OFFICE SUPPLIES	123.03	400.00	(276.97)	30.76%
603 · ONSITE MANAGEMENT SERVICES	40,000.00	60,000.00	(20,000.00)	66.67%
610 · ADVERTISING & PROMOTION	160.61	800.00	(639.39)	20.08%
611 · PUBLICATIONS	1,073.98	2,600.00	(1,526.02)	41.31%
612 · CONFERENCES AND SEMINARS	175.00	3,500.00	(3,325.00)	5.0%
613 · LEGAL SERVICES	13,724.85	17,700.00	(3,975.15)	77.54%
614 · AUDIT SERVICES	10,175.00	12,800.00	(2,625.00)	79.49%
616 · GENERAL INSURANCE	4,697.87	6,600.00	(1,902.13)	71.18%
617 · PROPERTY INSURANCE	24,386.07	32,900.00	(8,513.93)	74.12%
618 · PUBLIC OFFICIALS INSURANCE	990.96	1,500.00	(509.04)	66.06%
630 · SNOW REMOVAL & MOWING	41,617.56	79,000.00	(37,382.44)	52.68%
631 · REPAIRS & MAINTENANCE (General)	34,798.06	72,000.00	(37,201.94)	48.33%
640 · UTILITIES	3,350.16	4,300.00	(949.84)	77.91%
644 · AIRPORT PLANNING & ENGINEERING	22,397.88	68,000.00	(45,602.12)	32.94%
645 · MISCELLANEOUS	89.50	100.00	(10.50)	89.5%
721 · TAXIWAY D ACCESS ROAD	723,726.82	915,625.00	(191,898.18)	79.04%
723 · TAXIWAY REHAB & RECONSTRUCTION	4,737.00	0.00	4,737.00	100.0%
726 · PROTECT RW18 LAND ACQUISITION	6,675.00	0.00	6,675.00	100.0%
729 · STRENGTHEN & EXTEND RW 18/36	21,235.00			
731 · PARKING PAVEMENT REHAB	0.00	208,750.00	(208,750.00)	0.0%
Total Expense	969,633.08	1,518,375.00	(548,741.92)	63.86%
Net Ordinary Income	(304,094.49)	(147,247.00)	(156,847.49)	206.52%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	2,705.81	7,000.00	(4,294.19)	38.65%
504 · FAA GRANT REIMBURSEMENT	59,000.00	300,000.00	(241,000.00)	19.67%
505 · STATE GRANT REIMBURSEMENT	262,591.00	312,682.00	(50,091.00)	83.98%
Total Other Income	324,296.81	619,682.00	(295,385.19)	52.33%
Other Expense				
660 · BOND/LOAN PRINCIPAL	59,000.00	300,000.00	(241,000.00)	19.67%
Total Other Expense	59,000.00	300,000.00	(241,000.00)	19.67%
Net Other Income	265,296.81	319,682.00	(54,385.19)	82.99%
Net Income	(38,797.68)	172,435.00	(211,232.68)	(22.5%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of February 28, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00

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	149,841.88	-	149,841.88	149,841.88	-	-	-	-	
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	-	0.00	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	laDOT	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	laDOT	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	-	(0.00)	1,393,240	1,393,240	FY21
Bi-Fold Hangar Door Replacement	Jensen Builders	laDOT	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	839.27	-	-	-	FY21
Taxiway D Access Road & Utilities - Phase 2	McClure, SandStone	EXP	746,334.00	(19,963.60)	726,370.40	726,370.40	-	-	-	-	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 2	McClure, Concrete Tech	EXP	682,393.50	1,191.81	683,585.31	676,015.12	7,570.19	6,240.00	-	-	
Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	laDOT	736,490.90	216.44	736,707.34	718,351.74	18,355.60	30,795.77	262,591	262,591	
3-Year Vegetation Control Agreement	Perficut ('20-'22)	EXP	47,586.00	-	47,586.00	31,204.00	16,382.00	-	-	-	
Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	32,000.00	(2,368.01)	29,631.99	23,631.99	6,000.00	-	-	-	
Strengthen & Extend RW 18/36	HDR	EXP	27,400.00	-	27,400.00	21,235.00	6,165.00	-	-	-	
			-	-	-	-	-	-	-	-	
			-	-	-	-	-	-	-	-	
Grayed out = Completed items, no new charges expected			8,346,262.16	1,895,873.01	10,242,135.17	10,183,283.11	58,852.06	37,035.77	4,863,297	4,863,297	

\$ 37,035.77

\$ -

^= 204 Retainage Pay

^= 110 Grant AR

21-22 Snow removal cost sum

			FY20/21	
	Quantity	Cost		
Elder	148.50	\$ 13,742.50	\$ 38,196.50	35.98%
S Jackson	-	\$ -	\$ 1,050.00	0.00%
New Deal	242.00	\$ 17,227.79	\$ 8,972.00	192.02%
Cryotech	796.00	\$ 5,487.27	\$ 9,004.08	60.94%
	<u>\$ 1,186.50</u>	<u>\$ 36,457.56</u>	<u>\$ 57,222.58</u>	<u>63.71%</u>
	Quantity	Cost	Cost	
Labor	67.50	\$ 6,323.50	\$ 16,994.75	37.21%
Equipment	81.00	\$ 7,419.00	\$ 22,251.75	33.34%
Material	1,038.00	\$ 22,715.06	\$ 17,976.08	126.36%
	<u>\$ 1,186.50</u>	<u>\$ 36,457.56</u>	<u>\$ 57,222.58</u>	<u>63.71%</u>
	Quantity	Cost	Cost	
Operations	1,186.50	\$ 36,457.56	\$ 57,222.58	63.71%
	<u>\$ 1,186.50</u>	<u>\$ 36,457.56</u>	<u>\$ 57,222.58</u>	<u>63.71%</u>

(Elder contract: year 5 of 5)

FY21/22 Hourly Rates			FY20/21	% Inc	Category
Elder	Manager	\$ 74.00	\$ 74.00	0.0%	Labor
Elder	Manager-OT	\$ 110.00	\$ 110.00	0.0%	Labor
Elder	Manager-DT	\$ 147.00	\$ 147.00	0.0%	Labor
Elder	Operator	\$ 63.00	\$ 63.00	0.0%	Labor
Elder	Operator-OT	\$ 95.00	\$ 95.00	0.0%	Labor
Elder	Operator-DT	\$ 126.00	\$ 126.00	0.0%	Labor
Elder	Annual Payment	\$ -	\$ -	0.0%	Equipment
Elder	Motor Grader	\$ 163.00	\$ 163.00	0.0%	Equipment
Elder	Wheel Loader	\$ 173.00	\$ 173.00	0.0%	Equipment
Elder	Blower	\$ 21.00	\$ 21.00	0.0%	Equipment
Elder	Pickup	\$ 16.00	\$ 16.00	0.0%	Equipment
Elder	Tractor Broom	\$ 105.00	\$ 105.00	0.0%	Equipment
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
New Deal	Granular	\$ 63.13	\$ 46.73	35.1%	Material
New Deal	Shipping	\$ 597.79	\$ 495.00	20.8%	Material
New Deal	Granular - 2ND	\$ 64.88	\$ 52.45	23.7%	Material
New Deal	Shipping - 2ND	\$ 1,200.00	\$ 543.00	121.0%	Material
Cryotech	Liquid	\$ 6.05	\$ 5.95	1.7%	Material
Cryotech	S&H - 2ND	\$ 630.85	\$ 630.85	0.0%	Material
Cryotech	S&H	\$ 677.52	\$ 489.48	38.4%	Material

Continued...

[illegible]

Provider	What	Inv. Date	Quantity	Rate	Cost
New Deal	Granular	11/05/21	80.00	\$ 63.13	\$ 5,050.00
New Deal	Shipping	11/05/21	1.00	\$ 597.79	\$ 597.79
Elder	Manager	12/23/21	2.00	\$ 74.00	\$ 148.00
Elder	Tractor Broom	12/23/21	2.00	\$ 105.00	\$ 210.00
Elder	Operator	01/13/22	5.00	\$ 63.00	\$ 315.00
Elder	Manager	01/13/22	9.00	\$ 74.00	\$ 666.00
Elder	Operator-DT	01/13/22	5.00	\$ 126.00	\$ 630.00
Elder	Manager-DT	01/13/22	7.50	\$ 147.00	\$ 1,102.50
Elder	Manager-OT	01/13/22	2.50	\$ 110.00	\$ 275.00
Elder	Pickup	01/13/22	12.00	\$ 16.00	\$ 192.00
Elder	Tractor Broom	01/13/22	11.00	\$ 105.00	\$ 1,155.00
Elder	Wheel Loader	01/13/22	6.00	\$ 173.00	\$ 1,038.00
Elder	Blower	01/13/22	2.50	\$ 21.00	\$ 52.50
Cryotech	Liquid	01/12/22	795.00	\$ 6.05	\$ 4,809.75
Cryotech	S&H	01/12/22	1.00	\$ 677.52	\$ 677.52
Elder	Manager	01/27/22	23.00	\$ 74.00	\$ 1,702.00
Elder	Manager-OT	01/27/22	13.50	\$ 110.00	\$ 1,485.00
Elder	Pickup	01/27/22	10.00	\$ 16.00	\$ 160.00
Elder	Wheel Loader	01/27/22	23.50	\$ 173.00	\$ 4,065.50
Elder	Blower	01/27/22	11.00	\$ 21.00	\$ 231.00
Elder	Tractor Broom	01/27/22	3.00	\$ 105.00	\$ 315.00
New Deal	Granular - 2ND	02/23/22	160.00	\$ 64.88	\$ 10,380.00
New Deal	Shipping - 2ND	02/23/22	1.00	\$ 1,200.00	\$ 1,200.00



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease with Exec 1
Aviation II, LLC

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Exec 1 Aviation Lease
 Exec 1 Resolution
 Exhibit B
 Exhibit A

HANGAR LAND LEASE AGREEMENT
EXEC 1 AVIATION II, LLC

Article 1
General Agreement

THIS AGREEMENT made and entered into the _____ day of _____ 2022 by and between Polk Authority Aviation Authority, hereinafter referred to as “Authority”, and Exec 1 Aviation II, LLC, hereinafter referred to as “Lessee”.

Witnesseth

WHEREAS, the Authority is the owner and operator of Ankeny Regional Airport, an airport situated in Polk County, Iowa (the "Airport"); and

WHEREAS, Lessee desires to lease from the Authority a parcel of land approximately 21,470 square feet, hereinafter referred to as the “Leased Premises”, and described as follows:

An area approximately 226 feet wide and 95 feet deep representing the building footprint located at the Ankeny Regional Airport entrance as described on Exhibit “A” attached hereto and made part hereof.

Said parcel to be used for the construction of a hangar facility by Lessee for the following purposes:

1. Inside storage of aircraft owned by Lessee and/or its members, private office, kitchenette, and restrooms.
2. Inside storage of aircraft in which Lessee has an agreement for the storage, with any such sublease agreement for space in said hangar facility subject to the terms and conditions of this Lease Agreement.
3. The storage of related materials, equipment and supplies.

WHEREAS, the Authority deems it advantageous to the operation of its Airport to lease to Lessee the area desired, with the rights and privileges as herein set forth:

IT IS MUTUALLY AGREED AND UNDERSTOOD BETWEEN THE AUTHORITY AND THE LESSEE THE FOLLOWING:

Article 2

Terms of Lease Agreement

1. Commencement - The term of this Lease Agreement shall commence on the issuance of the Building Permit for the Lessee's hangar or on July 1, 2022; whichever date occurs first. The lease shall be in full force and effect through July 1, 2072.

2. Renewal Option - At the expiration of the term specified in this Lease, contingent upon a renewal being allowed by the then existing FAA regulations and approved by the FAA, Lessee has the option to renew this Lease Agreement for such reasonable renewal term as is agreed to between the Authority and the Lessee. Lessee hereby has right of first refusal on any lease of the subject property at the expiration of the term specified herein.

Article 3

Fees and Rentals

From and after the effective date hereof, Lessee agrees to pay to the Authority for the rights and privileges herein provided, the following rentals and fees:

21,470 square feet x \$0.313 cents/square foot
TOTAL: \$6,720.11

During the term of this Lease Agreement, including any options, Lessee shall pay to the Authority one quarter (1/4) of the total yearly amount due on January 1, April 1, July 1, and October 1 of each year. No demand for rent or fees need at any time be given, and it shall be the duty of the Lessee to pay all monies when due.

For 2022 and each remaining year or portion thereof during the term of this Agreement or any extension hereof, square footage rentals payable by the Lessee to the Authority as specified herein shall be subject to adjustment by the Authority annually based on the percentage increase or decrease in the Consumer Price Index (All Urban Consumers - All Items) for the United States City Average as published by the U.S. Department of Labor, Bureau of Labor Statistics, or the national replacement or successor index as readjusted to the base month, and computed by comparison of the current June index of the preceding June, which adjustments, when made, shall be effective January 1 of each of the following calendar years.

Article 4

Standards for General Aviation Operators

The provisions set forth in the Hangar Construction Standards shown on Exhibit "B" attached hereto and made part hereof and any Declaration of Covenants and Restrictions for Buildings and Structures at the Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement, the Hangar Construction Standards or the Declaration of Covenants and Restrictions are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, the Hangar

Construction Standards shall control. In addition, the provisions set forth in Section 1 of the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement and the provisions of Section 1 of the Minimum Requirements are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, Section 1 of the Minimum Requirements shall control.

Article 5

Rights and Privileges of Lessee

Subject to the terms and conditions hereinafter set forth, Lessee is hereby given the following rights during the term of this Lease Agreement:

1. Storage - Lessee has the right to store aircraft on Lessee's Leased Premises; however, Lessee shall not engage in any other business or operation which would be in competition with the services offered by a fixed base operator as defined in the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport including, but not limited to the sale of fuel, repair of aircraft owned by others, aircraft charter, and flight school/instruction activities. Violation of this paragraph shall be considered a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority. This section would not apply to the current lessee who is acting as the fixed base operator, but this clause is deemed to run with the leased property and would apply in the future if a change in fixed base operator were to occur.

2. Aeronautical Facility Use - Lessee shall be permitted to use, in common with others, existing and future aeronautical facilities at the Airport as they may exist or be modified, augmented, or deleted from time to time. These facilities shall include, but not be restricted to the landing areas, their extensions and additions, roadways, aprons, and any air navigation facilities or other conveniences for the flying, landing, and taking-off of aircraft. Nothing herein shall prohibit the Authority from modifying, augmenting, or deleting any such items.

3. Ingress and Egress - Subject to rules and regulations governing the use of the Airport as may be established by the Airport Manager, the Lessee, its employees, suppliers of materials, furnishers of service, subleases, business visitors, and invites shall have the right of ingress and egress to and from the Premises leased exclusively to Lessee.

4. Quiet Enjoyment - The Authority covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Leased Premises for the term of this Agreement. Lessee agrees that temporary inconveniences, such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of Airport improvements or Airport events shall not constitute a breach of quiet enjoyment of the Leased Premises.

Article 6

Rights and Privileges of Authority

The Authority, in addition to any rights herein retained by it, reserves the following privileges:

1. Authority Representative - The Assistant City Manager or City designee of the City of Ankeny, Iowa is hereby designed as the official representative for the enforcement of all provisions in this Lease Agreement with full power to represent the Authority in dealings with Lessee in connection with the rights and obligations herein provided, and in all actions relating to policy determination, modification of this Agreement, subsequent permissive authorization under this Agreement, termination of this Agreement, and any similar matters affecting the terms of this Lease Agreement.

2. Airport Development - The Authority reserves the right, but shall not be obligated to Lessee, to develop or improve the landing areas and other portions of the Airport as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance. If the development of the Airport requires the relocation of Lessee, the Authority agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee, or to purchase from Lessee its building(s) and/or structures at the fair market value.

3. Aerial Approaches - The Authority reserves the right to take any action it considers necessary to protect the aerial approaches and transition surfaces of the Airport against obstruction, together with the right to prevent the Lessee or sub-lessee from erecting or permitting to be erected any building or other structure on the Airport, which, in the opinion of the Authority would limit the usefulness of the Airport or constitute a hazard to aircraft.

4. War, National Emergency, Riot, or Natural Disaster - During time of war, national emergency, riot or natural disaster, the Authority shall have the right to lease the entire Airport or any part thereof to the United States or State of Iowa for military or National Guard use and, in such event, the provisions of this Agreement, insofar as they are inconsistent with the provisions of any lease to any such unit of government, shall be suspended for the term of such government lease.

5. Access to Leased Premises - To the extent necessary to protect the rights and interests of the Authority, or to investigate compliance with the terms of this Agreement, the Airport Manager or his designee shall at any and all times have the right to inspect the Leased Premises, including all buildings, structures, and improvements erected thereon.

6. Government Use of Airport - This Agreement shall be subordinate to the provisions existing or future agreement between the Authority and the United States Government to the operation or maintenance of the Airport, the execution of which has been, or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

7. Unrestricted Right of Flight - There is hereby reserved to the Authority, its successors and assigns, for the use and benefit of the public, unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Leased Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the Airport.

Article 7

Obligations of Lessee

Except as otherwise specifically provided herein, Lessee, during the term of this Agreement shall have the following obligations:

1. Condition of Premises - Lessee accepts the Leased Premises in its present condition and, without expense to the Authority, will maintain any installations thereon.

2. Construction - Lessee shall have all construction plans, including site preparation approved by the Authority prior to any construction occurring on the Leased Premises, such approval not to be unreasonably withheld. Construction must begin within twelve (12) months from the execution of this Agreement and must be completed within nine (9) months from the time construction begins. Construction scheduling and operations shall be coordinated with, and approved by the Airport Manager before construction shall begin, such approval not to be unreasonably withheld. Lessee understands that restoration of any and all portions of the Airport which are disturbed by Lessee or its contractors during construction shall be at Lessee's sole expense to the same condition as before construction began. Failure to make any restorations as identified herein shall be considered a material breach of this Agreement.

3. Maintenance, Exterior Storage, and Housekeeping – Lessee shall at its expense, keep, maintain and repair the Leased Premises, any improvements thereto, all equipment and buildings in a presentable and operable condition consistent with good business practices, and in a manner to preserve and protect the general appearance and value of other premises in the immediate vicinity, including but not limited to: roof, exterior painting, all personal doors, paved areas, and grass areas within lease lines.

Lessee further agrees that there will be no outside storage of equipment, materials, supplies or damaged or partially dismantled aircraft on the Leased Premises, and will cause to be removed at Lessee's expense all trash, garbage, oil, etc., and agrees not to deposit the same on any part of the Airport except temporarily in conjunction with collection or removal.

In the event Lessee does not keep the Leased Premises in a presentable condition, the Authority has the right to issue a written notice to remedy the condition forthwith. Should Lessee fail to perform satisfactory within twenty (20) days of such notification, or show cause for extension of said time period, the Authority shall have the right to perform, or have performed by an outside contractor the necessary work without liability, and Lessee agrees to pay the

Authority one hundred twenty five percent (125%) of such expenses within fifteen (15) days upon invoice receipt.

In the event of fire of any other casualty to structures owned by Lessee, Lessee shall either repair or replace the building or remove the damaged building and restore the Leased Premises to its original condition; such action must be accomplished within one hundred twenty (120) days of the date the damage occurred. Upon petition by Lessee, the Authority may grant an extension of time if it appears such extension is warranted.

4. Additions or Alterations - Lessee is prohibited from making alterations, attaching external fixtures, or making other changes to the hangar facility unless approved in advance in writing by the Airport Manager.

5. Signage and Illumination - Lessee shall not paint upon, attach, exhibit or display in and about said Leased Premises any sign without the written consent of the Airport Manager first obtained regarding the nature and construction of said sign, provided always that the Lessee may erect across the front of the building an appropriate sign containing the name of the Lessee with Airport Manager approval within 15 days, said approval not to be unreasonably withheld.

6. Utilities - Lessee will install and pay for standard metering devices for the measurement of such services. In the event it shall become necessary to make changes upon the Leased Premises, or within the structures covered by this Lease Agreement, such as wiring, plumbing, or similar installations, as a condition of the continuance of utility services, and Lessee desires to continue such services, Lessee will promptly make such changes and installations, as its expense, as directed and required by the utility organizations. It is further agreed that the Authority shall have the right, without cost to Lessee, to install and maintain in, on or across the demised Premises, sewer, water, gas, electric, and telephone lines, electric substations, or other installations necessary to the operation of the Airport, or to service other tenants of the Authority; provided, however, that the Authority shall carry out such work and locate any above-ground structures in a manner so as not to unreasonably interfere with Lessee's use of the Leased Premises.

7. Discrimination - Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration thereof, does hereby covenant and agree that (a) no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in the use of said facilities, (b) that in the construction of any improvements on, over, or under such land and the furnishings of services, thereon, no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (c) that the Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

8. Assignment - The Authority will cooperate with Lessee and hereby permits Lessee to encumber and grant a security interest in any property or property rights, real or personal, it may have in the Leased Premises or property located thereon.

9. Costs of Enforcement - Lessee covenants and agrees to pay and discharge all reasonable costs, attorneys' fees, and expenses that shall be made and incurred by the Authority in enforcing the covenants and agreements of this Lease Agreement.

10. Taxes, Licenses and Permits - Lessee shall obtain and keep current all municipal, County, State and Federal licenses and permits that may be required in its operation. Also, the Lessee will bear, pay, and discharge all taxes, assessments and levies of every nature and kind which may be taxed, charged or assessed lawfully against the Leased Premises and improvements thereon, or which may be lawfully levied or imposed upon the leasehold by a governmental agency

11. Liens - Lessee agrees to promptly pay all sums legally due and payable on account of any labor performed on, or materials furnished for the Leased Premised. Lessee shall not permit any liens to be placed against the Leased Premises on account of labor performed or material furnished and in the event such a lien is placed against the Leased Premises, Lessee agrees to save the Authority harmless from any and all such asserted claims and liens and to remove or cause to be removed any and all such asserted claims or liens as soon as reasonably possible.

12. Parking - Lessee agrees to prohibit vehicle parking on the Airport premises other than those vehicles specifically associated with the use of the Leased Premises, and no other. Lessee, its employees, sub-lessees, guests and invites shall park only in Lessee's Hangar, or other publicly designated parking areas. Lessee, its agents or guests are expressly prohibited from operating any vehicle on any area of the Airport designated as a "movement area". Lessee shall at all times comply with posted signs regulating the movement of vehicles.

13. Laws, Ordinances, Rules and Regulations - Lessee agrees to observe and obey the rules and regulations governing the conduct and operation of the Airport facilities promulgated from time to time by the Airport Manager. The rules and regulations shall not be unreasonable or inconsistent with safety/security of any Federal agency having jurisdiction with respect thereto. Lessee shall also comply with, at its own cost and expense, all applicable Federal, State and local laws and ordinances. Any violation of this paragraph shall be construed as a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority, unless Lessee, upon receipt of written notice, within thirty (30) days completes remedial measures acceptable to the Airport Manager.

14. Storage of Flammable Fluids - Lessee agrees that the storage of gasoline or other flammable fluids in bulk quantities shall be limited to the Airport Fuel Farm or to such area as designated by the Airport Manager. Lessee agrees that the storage of all other gasoline or flammable fluids shall be in an approved steel locker labeled "FLAMMABLE". The Airport Manager may, in his discretion, prohibit or impose restrictions on the storage of said material if, in the Manager's opinion, the storage is determined a safety hazard. Lessee agrees that the

disposing of any hazardous chemicals or fluids on the Airport premises is prohibited and is considered a material breach of this Agreement.

15. Snow Plowing - The Authority shall provide snow removal on all airplane movement areas consistent with priorities established by its Airport Manager. Lessee agrees to be responsible for the removal of snow in all other areas within or serving the Lease Premises.

Article 8 Insurance

Lessee shall, at its expense, maintain insurance in full force and effect during the term of this Agreement in such amounts and coverages as to meet the minimum limits of liability specified below, and insurance shall be placed with companies or underwriters authorized to do business in the State of Iowa satisfactory to the Authority. The Authority, its boards, commissions, agencies, appointed and elected officials, employees, and representatives shall be named as additional insureds. Certificates of Insurance evidencing the required insurance shall be filed with the Authority's Airport Manager and upon request certified copies of the required insurance policies shall also be filed. The Certificates of Insurance and all such policies shall contain a provision that coverages will not be cancelled or non-renewed during the term of this Agreement unless thirty (30) days advance notice in writing has been given to the Authority in the manner specified in this Agreement.

1. Commercial General Liability: Coverage must include premises and operations.
Limits: Bodily injury and property damage combined single limited - \$1,000,000 each occurrence.
2. Aircraft Liability: For the value of all owned aircraft which are operated at the Ankeny Regional Airport.
3. Bodily injury and property damage: A combined single limited for each occurrence of \$1,000,000.
4. Property Insurance: For all property owned or leased by the Authority.
Limits: Lessee shall carry sufficient all-risk property insurance on both owned and leased equipment, including aircraft, at the Airport.

It is expressly understood that the Authority has no responsibility for Lessee's owned or leased equipment.

The Authority may elect, at its option, to terminate this Agreement upon the cancellation or other termination of any insurance policy issued in compliance with this Article, unless another policy has been filed and approved pursuant to this Article and shall have been in effect at the time of such cancellation or termination.

The cancellation or other termination of any insurance policy issued in compliance with this Article shall automatically terminate this Agreement, unless another policy has been filed

and approved pursuant to this Article and shall be in effect at the time of such cancellation or termination.

Article 9

Indemnification and Hold Harmless

Lessee shall indemnify, defend and hold harmless Authority and all of its members, employees, officers and agents from and against all claims, liabilities, judgments, damages, losses and costs, including attorney fees, and all expenses which result from the investigation and defense thereof, which arise from or are related to death, damages (including loss of use) or injuries to third persons or their property and their members, employees, officers and agents, which are occasioned in whole or part by any act or omission of the Lessee in its use and occupancy of the Leased Premises and in the conduct of any and all operations permitted or required by this Agreement. The parties will give each other prompt and reasonable notice of any claim made or actions instituted which in any way directly or indirectly affects or may affect each other or Lessee's insured, and each party shall have the right to investigate, compromise, and defend the same to the extent of its own interests. The Authority shall have the right, but not the duty, to participate in the defense of any claim or litigation with attorneys of the Authority's selection without relieving Lessee of any obligations hereunder. Any final judgment rendered against the Authority for any cause for which Lessee is liable hereunder shall be conclusive against Lessee as to Liability and amount. Lessee's obligations herein shall survive any termination of this Agreement or Lessee's activities on the Airport.

The Authority shall have no liability to the Lessee or any sub-lessee of said Lease for damage to Lessee's or sub-lessee's property of whatever nature on the premise of the Airport caused by fire, windstorm, explosion, or for any other reason, including theft. Lessee further agrees to accept full responsibility for the acts and omissions of its own sub-lessees

Article 10

Cancellation by Authority

The Authority may cancel this Lease Agreement upon or after any one of the following events.

1. The filing by Lessee of a voluntary petition in bankruptcy
2. The institution of proceedings in bankruptcy against Lessee and the adjudication of Lessee as bankrupt pursuant to such proceedings.
3. The taking by a court of jurisdiction of Lessee and its assets pursuant to proceedings brought under the provisions of any Federal Reorganization Act.
4. The filing of any lien against the Premises resulting from any act or omission or Lessee which is not discharged or contested in good faith as determined by the Authority by

proper legal proceedings within fifteen (15) days of receipt of actual notice by Lessee, unless Lessee posts a bond within this time period equal to the amount of the lien.

5. The appointment of a receiver of Lessee's assets, or any general assignment for the benefit to Lessee's creditors.

6. The transfer of Lessee's interest herein by other operation of law.

7. The default by Lessee in the performance of any agreement required herein, and Lessee's failure to commence and diligently continue to correct such default within thirty (30) days of written notice, unless a short time is specified in this Lease Agreement.

8. The lawful assumption by the United States Government, or any authorized agency thereof of the operation, control or use of the Airport and facilities, or any substantial part or parts thereof, in such manner as to substantially restrict Lessee, for a period of at least sixty (60) days, from its Airport operation.

9. Lessee become in arrears in the payment of the whole or any part of the amount(s) agreed upon herein for a period of thirty (30) days after the time such payments become due.

10. The nonpayment of any real estate and/or personal property taxes levied by the County against Lessee's property after such taxes become due and Lessee's failure to correct such default within thirty (30) days of written notice.

11. Lessee falsifies any of its records or figures so as to deprive the Authority of any of its rights under the terms of this Agreement.

12. Lessee abandons the hangar or vacates said Premises before the expiration of said term, unless the Airport Manager gives Lessee expressed, written permission. Abandonment, for this Agreement, shall be defined as the non-use of the Leased Premises from its specified purpose during a consecutive ninety (90) day time period.

13. The default of any agreement indicated herein as a material breach.

14. Polk County Aviation Authority decides not to operate the facilities as an airport.

In the event of any such termination as above enumerated, the Authority shall have the right at once and without further notice to the Lessee to enter and take full possession of the Leased Premises occupied by the Lessee under this Agreement.

Failure of the Authority to declare this Lease Agreement terminated upon the default of Lessee for any of the reasons set out above shall not operate to bar or destroy the right of the Authority to cancel this Agreement by reason of any subsequent violation of the terms of this Agreement. Further, the acceptance of rental or fees by the Authority for any period after a default of any of the terms, covenants or conditions by Lessee shall not be deemed a waiver of any right on the part of the Authority to cancel this Lease Agreement.

Article 11

Cancellation by Lessee

Lessee may cancel this Agreement at any time that it is not in default in its obligations by giving the Airport Manager thirty (30) days written notice to be served as hereinafter provided after the happening of any of the following events, if such event materially impairs the conduct of its normal business on the Airport:

1. The issuance by a court of competent jurisdiction of any injunction in any way preventing or restraining normal use of the Airport or any substantial part of it, and the remaining in force of such injunction for a period of sixty (60) consecutive days, such injunction not being the result of any fault of Lessee;

2. The inability of Lessee to use, for a period of six (6) consecutive months, the Airport or any substantial part of it due to enactment or enforcement of any law or regulation, or because of fire, earthquake or similar casualty or Acts of God or the public enemy;

3. The lawful assumption by the United States Government of the operation, control or use of the Airport or any substantial part of it for military purposes in time of war or national emergency for a period of at least ninety (90) days; or

4. The material breach by the Authority of any of the terms, covenants, and conditions of the Agreement and the failure of the Authority to remedy such breach for a period of ninety (90) days after receipt of written notice from the Lessee of the existence of such breach.

Failure of Lessee to declare this Agreement terminated upon the default of the Authority for any of the reasons set out above shall not operate to bar or destroy the right of Lessee to cancel this Agreement by reason of any subsequent violation of the terms of this Lease Agreement.

Article 12

Waiver of Subrogation

The Authority and Lessee hereby release each other from any and all responsibility to the other for any loss of damage to property caused by fire or other peril if the property is insured for such loss or damage in any policy of insurance, even if such loss or damage is caused by the fault or negligence of the other party or anyone for whom such party is responsible. The Authority and the Lessee agree that to the extent any such policy of insurance provides a right of subrogation in the insurer, or to the extent a right of subrogation exists independent of such policy, each will indemnify and hold the other harmless for any loss, claim or expense suffered as the result of any action taken pursuant to the right of subrogation. To the greatest extent possible, the Authority and the Lessee will, in furtherance of the intent of this provision, make every effort to obtain

from its insurance carrier a waiver of subrogation for the matters here described in any such policy of insurance.

Article 13
No Waiver of Default

No action whatsoever, except an express written waiver, shall be construed to be or act as a waiver by the Authority of Lessee of any fault by the other in the performance of any of the terms, covenants, or conditions hereof to be performed, kept, and observed by it. No express written waiver of any subsequent default by the other in the performance of any of the terms, covenants and agreements hereof to be performed, kept, and observed by it.

Article 14
Remedies are Cumulative

The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

Article 15
Laws of Iowa Shall Govern

This Lease Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of the State of Iowa.

Article 16
Counterparts

This Lease Agreement has been executed in several counterparts, each of which shall be taken to be an original, and all collectively but one instrument.

Article 17
Severability

In the event that any provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such provision shall in no way affect any other provision contained herein, provided that the invalidity of any such provision does not materially prejudice either the Authority or Lessee in their respective rights and obligations contained in the valid provisions of this Lease Agreement.

Article 18
Independence of Contract

It is further mutually understood and agreed that nothing herein contained is intended or shall be construed as in any way creating or establishing the relationship of co-partners between the parties hereto or as constituting the Lessee as the agent or representative or employee of the Authority for any purpose or in any manner whatsoever.

Article 19

Rights Upon Termination

Upon expiration of this Agreement, Lessee shall have the first right of refusal to execute a new land lease agreement with terms and conditions in accordance with the then existing FAA regulations and approved by the FAA.

Upon expiration of this Agreement and Lessee's desire not to enter into a new agreement at the then current terms and conditions, or upon sooner termination of this Agreement as stipulated, the Authority shall have the option of exercising the following termination actions at the Authority's sole discretion:

1. Order Lessee to, within one hundred twenty (120) days after Agreement expiration, remove all structures located on the Leased Premises and restore the site to its original condition.
2. The Authority shall take title to all structures located on the premises if not removed by the Lessee within one hundred twenty (120) days of termination of this Agreement.

Article 20

Misrepresentation

All terms and conditions with respect to this Agreement are expressly contained herein, and both parties agree that no representative or agent of the Authority or Lessee has made any representation or promise with respect to this Agreement not expressly contained herein.

Article 21

Successors and Assigns Bound

All of the provisions, covenants, and stipulations in this Lease Agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties.

Article 22

Holdover Possession of Premises by Lessee

In the event that Lessee should hold over and remain in possession of the Leased Premises after the expiration of the term of this Lease Agreement or termination for any other cause, such holding over shall be deemed not to operate as a renewal or extension of this Agreement and shall create a tenancy from month to month which may be terminated at any time by the Authority or Lessee, upon notice as required to end month to month tenancies.

Article 23
Paragraph Headings

All paragraph and subparagraph headings contained in this Lease Agreement are for the in reference only, and are not intended to define or limit the scope of any provision.

Article 24
Notices

Notices to the Authority or Lessee provided for herein shall be hand delivered or sent by certified mail, postage prepaid, addressed to:

Authority:

Polk County Aviation Authority
Attn: Assistant City Manager
410 West First Street
Ankeny, IA 50021

Lessee:

Exec 1 Aviation II, LLC
3700 SE convenience Blvd.
Ankeny, Iowa 50021

or to such other addresses as the parties may designate to each other in writing from time to time, and such notices shall be deemed to have been given when so sent.

All payments shall be made payable to the Ankeny Regional Airport and sent to the attention of the Airport Manager at the Authority's address stated above.

Article 25
Exhibits

- A. Leased Premises Legal Description
- B. Hangar Construction Standards
- C. Utility Connection Details

Article 26
Closing and Signature

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

Authority:
Polk County Aviation Authority

Lessee:
Exec 1 Aviation II LLC

By: _____
Title: _____

By: _____
Title: _____

**EXHIBIT A to the Hangar Land Lease Agreement
Exec 1 Aviation II LLC**

RESOLUTION NO. 2022-xx

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
LAND LEASE WITH EXEC 1 AVIATION II, LLC**

WHEREAS, the Polk County Aviation Authority proposes to enter into a land lease with Exec 1 Aviation II, LLC for purposes of constructing a hangar; and

WHEREAS, the Polk County Aviation Authority held a public hearing on February 10, 2022, has reviewed the attached lease and believes it to be in the best interest of the Polk County Aviation Authority to enter into said agreement to facilitate constructing a hanger.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the land lease with Exec 1 Aviation II, LLC; and

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

Dated, this 10th day of March 2022.

Jeff Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Todd Ashby, Secretary



Exhibit B

Ankeny Regional Airport – Hangar Construction Standards

DATE: March 1, 2022

Applicability

- The provisions of these standards apply to any hangar, garage, and other structure constructed within the limits of the Ankeny Regional Airport property. The purpose of these Design Standards is to insure that development at the Airport is consistent and of a high quality to protect and enhance the investments made at the airport.
- The requirements and regulations of the City of Ankeny Planning and Building Department, including site plan requirements, zoning ordinances and building codes, apply to all building construction activities within the airport property. The City of Ankeny site plan approval process, including pre-application conference, Technical Committee approval, and Planning and Zoning Commission approval, must be followed.
- An approved long-term land lease with the Polk County Aviation Authority shall be obtained by any private individual prior to review, approval and development of a privately-owned hangar on the airport property.

Review Process

- Applications for construction of a hangar or other building structure on Ankeny Regional Airport property must be approved by the City of Ankeny Planning and Building Department. A site plan must be reviewed by City staff and approved by the Ankeny Planning and Zoning Commission.
- After approval of the site plan, a building permit must be submitted and approved by the City of Ankeny Planning and Building Department according to Municipal Code Chapter 175.
- Applications for construction shall also be reviewed and approved by the Polk County Aviation Authority Board (PCAA). These Hangar Construction Standards shall be utilized in the Board's review.
- The review process for the City of Ankeny and the PCAA can run concurrently.

FAA Adherence

All building construction on the Ankeny Regional Airport shall comply with regulations and requirements of the Federal Aviation Administration (FAA). Nothing in these standards shall overrule or exempt any FAA requirements.

Building Design and Materials

An airport hangar shall be designed so that the finished structure is compatible with other surrounding structures on the airport property. Compatibility includes materials, colors, scale, size, dimensions and proportions.

- Hangar Locations: Hangar locations shall be determined by the PCAA based on FAA regulations, the current Airport Layout Plan, and other regulations of the PCAA and the City of Ankeny. Hangar facilities including structures, entrances, sidewalks, parking stalls, etc. must be contained within the leased land area.
- Hangar Dimensions: The dimensions of the exterior of the hangar shall be consistent in size to adjacent existing or planned structures so that sight lines along the front faces of the hangars are preserved. The proposed hangar pad site as identified on the Airport Layout Plan represents the preferred hangar footprint. Construction of a smaller-sized hangar may be approved by the PCAA at the time of application.
- Hangar Heights: The maximum height of a hangar shall comply with the maximum height regulations as set by the FAA for regulating airspace in the vicinity of the airport runways. The tallest portion of the structures shall be no higher than the building height restrictions as shown on the Airport Layout Plan and as defined in Ankeny Municipal Code Chapter 201. The maximum height of a hangar shall also meet the zoning regulations of the City of Ankeny.
- Hangar Framework: Hangar framework, including columns, beams, trusses, rafters, and braces, shall be metal or as otherwise approved. Framework must be designed to meet current building code standards. A wood-framed hangar will not be allowed. Clear-span interior construction shall be utilized.
- Adjacent Hangars: Connecting adjacent hangars together to eliminate narrow open areas between hangars is encouraged. Connections to an existing adjacent hangar must be approved by the adjacent hangar owner and must meet the requirements of the Ankeny Building Department including (but not limited to) the need for fire walls, sprinklers, and utility conveyance. The roof slope/pitch of the new hangar shall be oriented so that storm water does not drain onto the adjacent hangar, nor onto the apron area in front of the hangar.
- Doors: Hangar doors shall be overhead doors unless otherwise approved by the PCAA. They shall be metal doors that are produced by an aviation door manufacturer. Large overhead hangar doors shall not be installed on the land side walls of the hangars (facing out from the airport) without PCAA approval.
- Flatwork: Hangar floors, aprons and ramp areas must be paved with finished PCC concrete of a minimum thickness as dictated by the current FAA reference tables for airport apron and taxiway design.

- Exterior Wall Materials: The exterior walls of a hangar shall be constructed of materials approved by the PCAA. Generally, materials may include metal, masonry, prefinished aluminum, glass, concrete, steel or a combination of these materials. Wood, Masonite siding or galvanized metal will not be allowed. The architectural design, style and color scheme of a hangar shall match on all sides of the hangar.
- Roofing Materials: Wood, wood composite, or asphalt shingles are not allowed as roofing materials. Metal roofs shall be a minimum of 28 gauge steel, standing seam type (no screw-down or bolted allowed). Factory finish shall be in a color approved by the PCAA.
- Exterior Colors: Colors of hangar walls, doors and roofing shall be muted, neutral, earth tone colors compatible with surrounding features and existing or previously approved structures planned on the airport and as determined and approved by the PCAA.
- Signing: Exterior signing must meet the requirements of the Ankeny Municipal Code in regard to size, style, and lighting. Signing must be approved by the PCAA.
- Parking and Access: Parking stalls may be constructed by the hangar owner on the land side of the hangar. Parking stalls are prohibited on the airside of the hangar, where aircraft movement would be compromised. If the proposed hangar is adjacent to a parking lot that is maintained by the PCAA, a sidewalk is required to be constructed between the hangar and lot. All sidewalks and sidewalk ramps shall be constructed to meet-current ADA requirements.
- Lighting: Exterior lighting shall be installed in accordance with Municipal Code Section 192.02, Para. 3.A.(8). The lighting shall be shielded to restrict light spillover onto the airfield.
- Landscaping: The planting of shrubs, ornamentals, and other vegetation shall be approved by the PCAA. Trees are prohibited. All non-paved areas disturbed by the hangar construction shall be restored with sod or permanent grass seeding.
- Airport Security: The airport is currently protected by a perimeter chain link fence. If construction of a hangar or other structure causes the removal of a section of the fence, the fence shall be promptly replaced either by a new fence or by an exterior hangar wall (the hangar can function as part of the fence line). Temporary construction fencing consisting of similar chain link materials shall be included as part of the hangar construction so that airport security is maintained at all times during hangar construction.
- Site Drainage: The grade of the finished floor of a hangar and the surrounding paved surfaces shall provide positive flow of storm water out of and away from the new hangar. The hangar roof/pitch will be sloped so that storm water does not drain directly onto the apron in front of the hangar, or onto adjacent hangars. In areas where no storm sewer exists, the hangar owner may be required to install storm sewers, intakes and other storm facilities to accommodate proper storm drainage.
- Utilities: Connections to electric, gas, sanitary sewer, water mains, and communication facilities shall be the responsibility of the hangar owner. All utility services shall be constructed underground.

- Sitework Construction Specifications: All exterior utility and pavement construction shall meet the requirements of the current version of the Iowa Statewide Urban Standard Specifications for Public Improvements as amended by the City of Ankeny's Supplemental Specifications.

Submittals

In order to facilitate the necessary approvals by the City of Ankeny and the PCAA, the following submittals are required:

- Site plan drawings according to Section 192.02 of the City of Ankeny Municipal Code.
- Structural drawings, details and specifications as required by the City of Ankeny Building Department.
- Elevation views or other graphic representations showing hangar dimensions, roof slopes, door locations, colors, building materials, etc. for review by the PCAA Board.
- A construction schedule.

The construction of the proposed hangar can commence after each of the following are completed:

- 1) The City of Ankeny approves the site plan and issues a building permit to the hangar contractor.
- 2) The PCAA exercises a land lease for the hangar property with the owner.
- 3) The PCAA issues a letter to the hangar owner signifying that these building standards have been met.
- 4) The PCAA approves a hangar construction schedule, which shall become binding upon the owner / developer.

BEGINNING AT A POINT DETERMINED BY THE IOWA REGIONAL COORDINATE SYSTEM
 ZONE 8 (AMES-DES MOINES) NAD83 (2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY
 FEET;
 NORTHING: 7,526,714.093 EASTING: 18,540,132.14;
 IN THE CITY OF ANKENY, POLK COUNTY, IOWA;
 REPRESENTING THE SOUTHWEST CORNER OF THE EXISTING TERMINAL BUILDING
 NUMBER FOUR AT THE ANKENY REGIONAL AIRPORT (IKV);
 THENCE SOUTH 30.00 FEET;
 THENCE EAST 31.59 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 224.00 FEET;
 THENCE WEST 95.00 FEET;
 THENCE NORTH 224.00 FEET;
 THENCE EAST 95.00 FEET TO THE POINT OF BEGINNING;
 DESCRIBED AREA CONTAINS 21,280 SQUARE FEET, MORE OR LESS.



0 30' 60'





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [DRA Lease](#)

 [DRA Resolution](#)



FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

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

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

with possession by Tenant for a term of 1 year(s) to commence on March 1, 2022, and end on February 28, 2023. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

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

Total annual cash rent of \$235.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2022, second one-half on 1st of December 2022;

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S.

Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant.

Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

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

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

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

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

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

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

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

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

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

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

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

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

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

8. **ENVIRONMENTAL.**

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

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

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

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

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

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

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

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

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

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

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

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

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

23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.
24. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
25. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: February 23, 2022

TENANT:

DRA Properties, LLC

Tara Meredith
Name: Tara Meredith
Title: Secretary

LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Todd Ashby, Secretary

RESOLUTION 2022 –

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

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

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

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

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

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

Dated the 10th day of March, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Bill Gardner, Treasurer



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve the Construction Plans for ACME Aviation Hangar – Taxiway D Box
Hangar Development.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 ACME Hanger Plans
 Building Elevations
 PZ Committee Letter
 PZ Committee Letter 2

SITE PLANS
FOR
ANKENY AIRPORT HANGAR DEVELOPMENT
ACME AVIATION
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER

CITY OF ANKENY

DEVELOPER

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

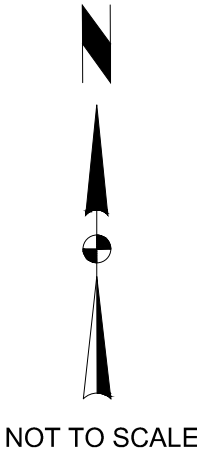
ENGINEER

SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
JUSTIN F. STROM, P.E.
PHONE: (319) 330-0303



VICINITY MAP

Index of Sheets	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN



ANKENY AIRPORT HANGAR DEVELOPMENT

3742 SE CONVENIENCE BLVD ANKENY, IOWA

TITLE SHEET

SNYDER & ASSOCIATES, INC. |

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



Project No: 121,1099

Sheet C100

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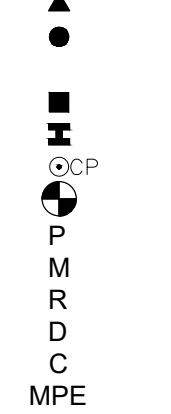
D:\p\p\cadd\2021\1086\1086CADD\SP01_1211086.dwg JAKE R. CAMPOS PROJECT INFORMATION: 20220207 - 10:15 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

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



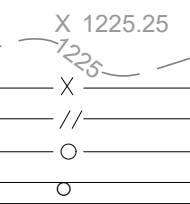
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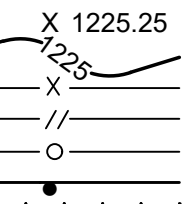
FEATURES

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

EXISTING



PROPOSED



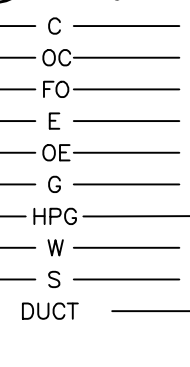
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub

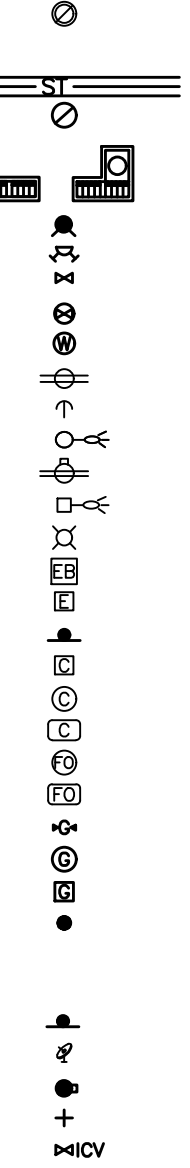


Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D



(*) Denotes the survey quality service level for utilities

Sanitary Manhole
Storm Sewer with Size
Storm Manhole
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



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.

NOTES

- 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.
- 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.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 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.
- NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- 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.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- 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.
- 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.
- 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

- 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.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- 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.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- 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.
- 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 1/4 OF SECTION 31, TOWNSHIP 30N, RANGE 23W

PROPERTY ADDRESS

3742 SE CONVENIENCE BLVD, ANKENY, IA 50021

ZONING

ANKENY MUNICIPAL AIRPORT

DATE OF SURVEY

NOVEMBER 23, 2021

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 ELEV=901.47
BURY BOLT ON HYDRANT LOCATED +5' SOUTH OF DRIVE
AND +5' WEST OF LIGHT POLE. (AS SHOWN ON SURVEY)

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=7525212.36 E=18539374.34 Z=900.78
FOUND 5/8" REBAR WITH RED PLASTIC CAP LOCATED +-10' SOUTH OF FENCE AND 25' NORTH OF DRIVE.
- CP2 N=7525466.86 E=18539620.85 Z=901.37
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' SOUTH OF FENCE, +-30' NORTH OF DRIVE AND +-10' SOUTH OF LIGHT POLE. (AS SHOWN ON SURVEY)
- CP3 N=7525227.62 E=18539849.51 Z=898.81
SET CUT "X" AT CLEAN OUT LOCATED EAST SIDE HANGER ENTRANCE FROM RUNWAY ON NORTH SIDE OF SAID RUNWAY. (AS SHOWN ON SURVEY)
- CP4 N=7525029.63 E=18539636.00 Z=899.98
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' NORTH OF RUNWAY LIGHT, +-10' NORTH OF RUNWAY.
- CP5 N=7525647.07 E=18539797.38 Z=900.63
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-2' SOUTH OF FENCE AND +-30' NORTH OF DRIVE. (AS SHOWN ON SURVEY)
- CP6 N=7525428.61 E=18540029.11 Z=896.82
SET CUT "X" ON BLUE LIGHT BASE LOCATED +-10' NORTH OF TAXI RUNWAY AND +-10' WEST OF TAXI ENTRANCE. (AS SHOWN ON SURVEY)

ANKENY AIRPORT HANGAR DEVELOPMENT

PROJECT INFORMATION

3742 SE CONVENIENCE BLVD ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-968-2020 | www.snyder-associates.com



Project No: 121.1099

Sheet C101

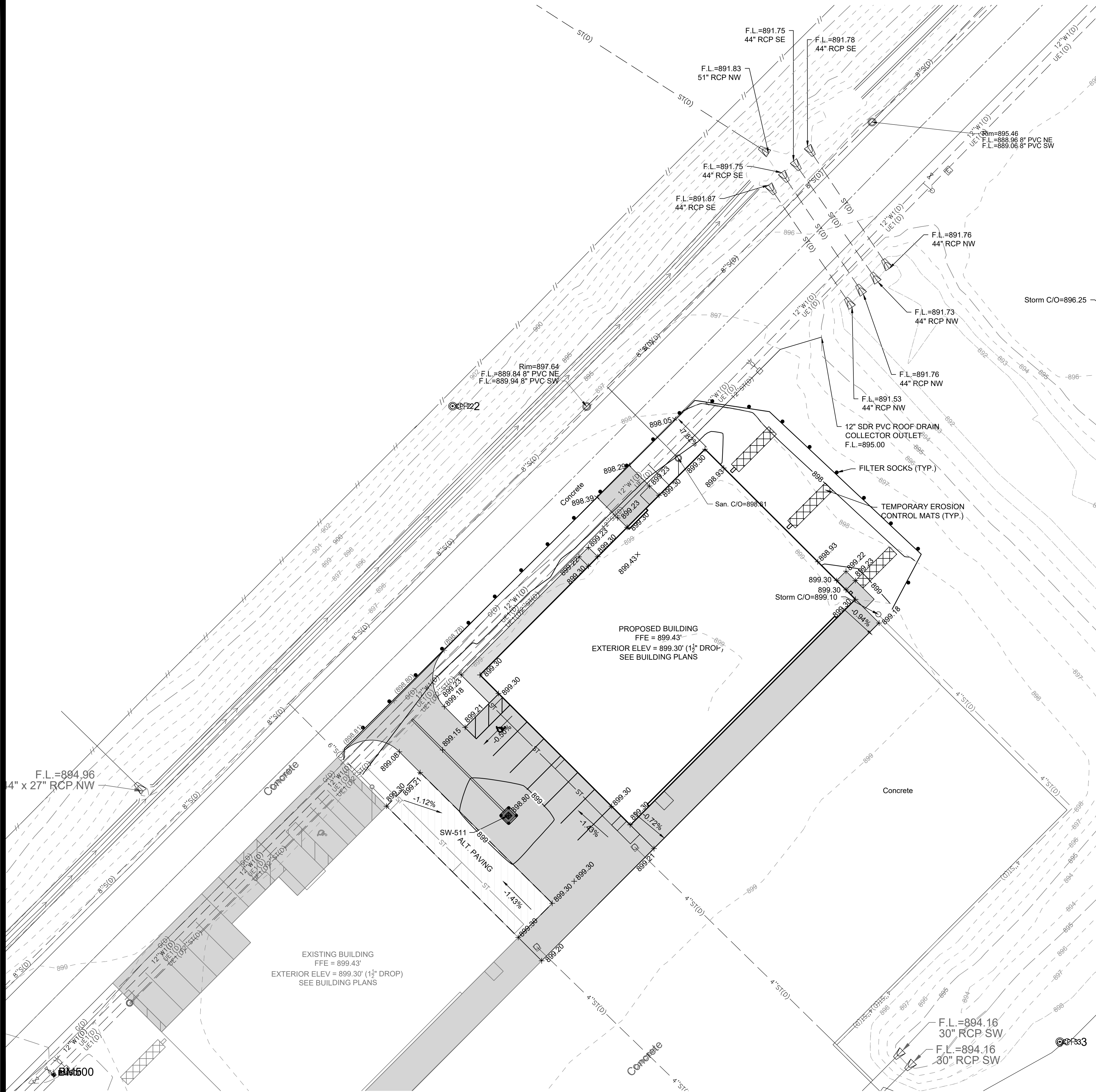
Sheet C101

Project No: 121.1099

Sheet C101

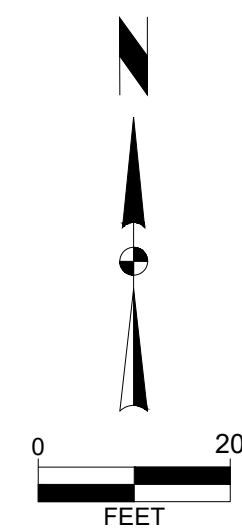
Project No:	121.1099
Sheet	C200

PROPOSED AIRPORT HANGAR DEVELOPMENT - ANKENY, IOWA. GRADING AND EROSION CONTROL PLAN. 3742 SE CONVENIENCE BLVD. ANKENY, IOWA. 50023. 515-364-2020. WWW.SNYDER-ASSOCIATES.COM



GRADING NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6\"/>
- 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.



ANKENY AIRPORT HANGAR DEVELOPMENT

GRADING AND EROSION CONTROL PLAN 3742 SE CONVENIENCE BLVD ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 121.1099

Sheet C300

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Sheet C300

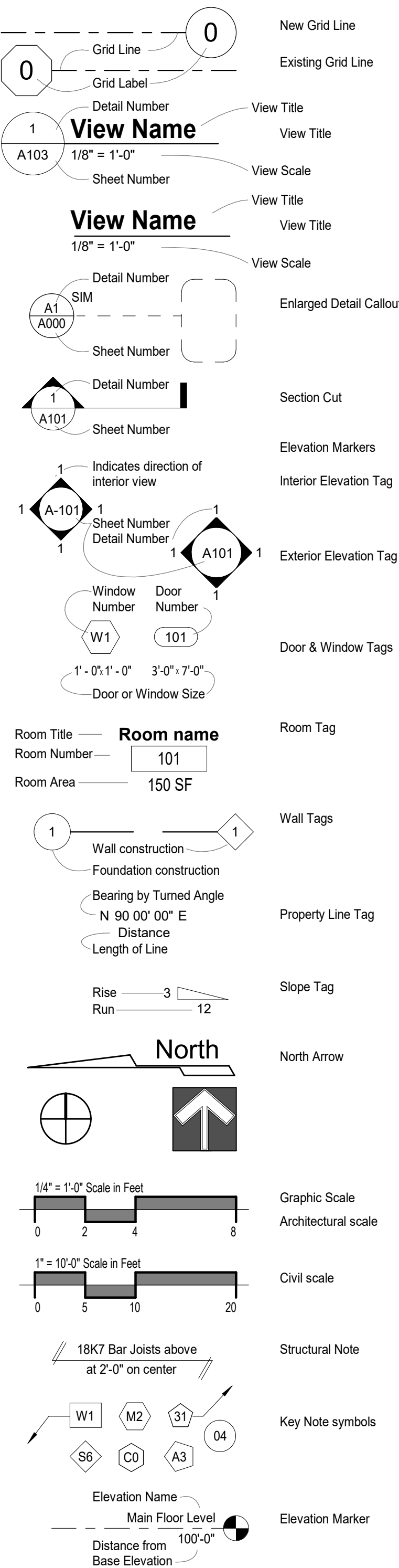
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2	2/1/22	JRC
1	1/26/22	JRC
MARK	REVISION	DATE
Engineer: JFS	Checked By: CHKD	Scale: 1\"/>
Technician: RMB	Date: 12-03-2021	T-R-S: TTN-RRW-SS

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ACME Aviation Ankeny Airport

Ankeny, Iowa 50021

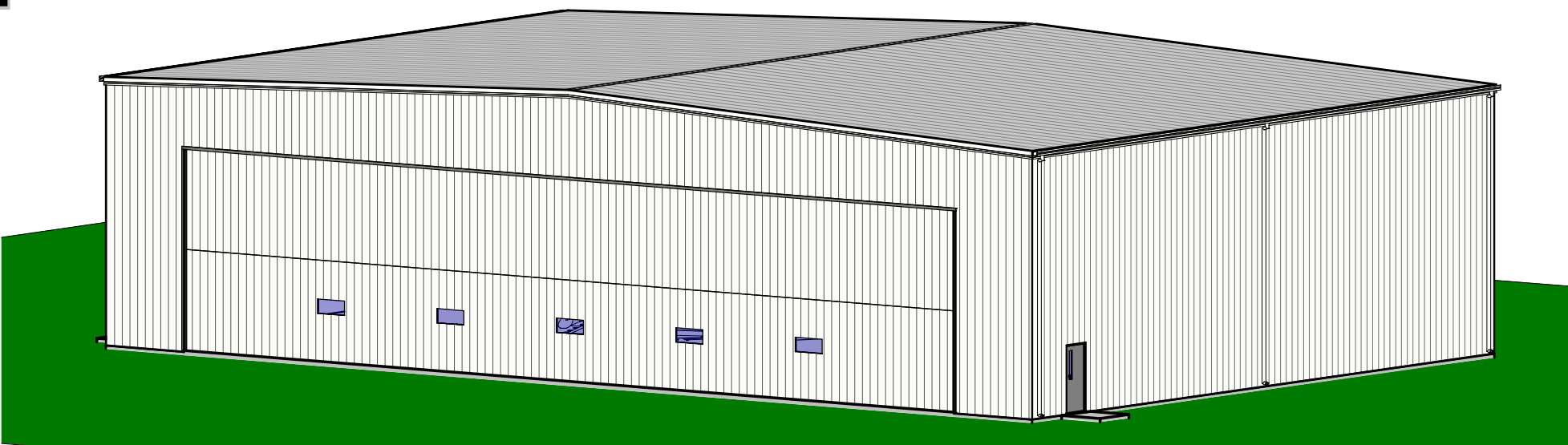
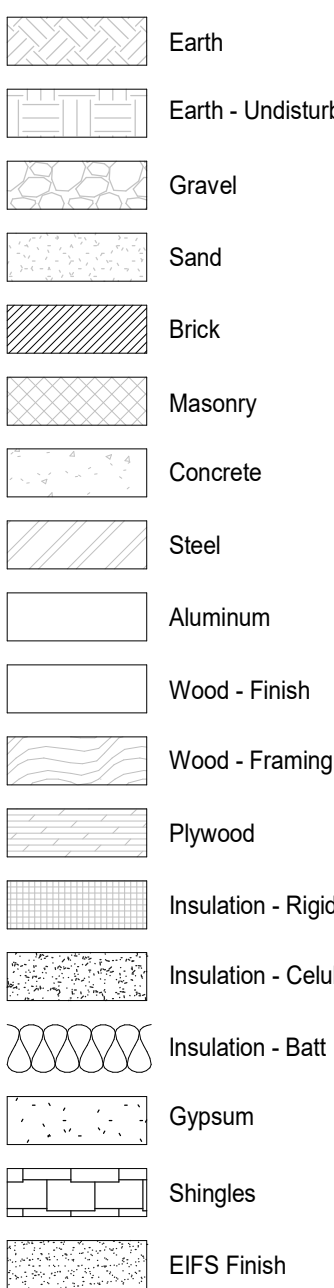
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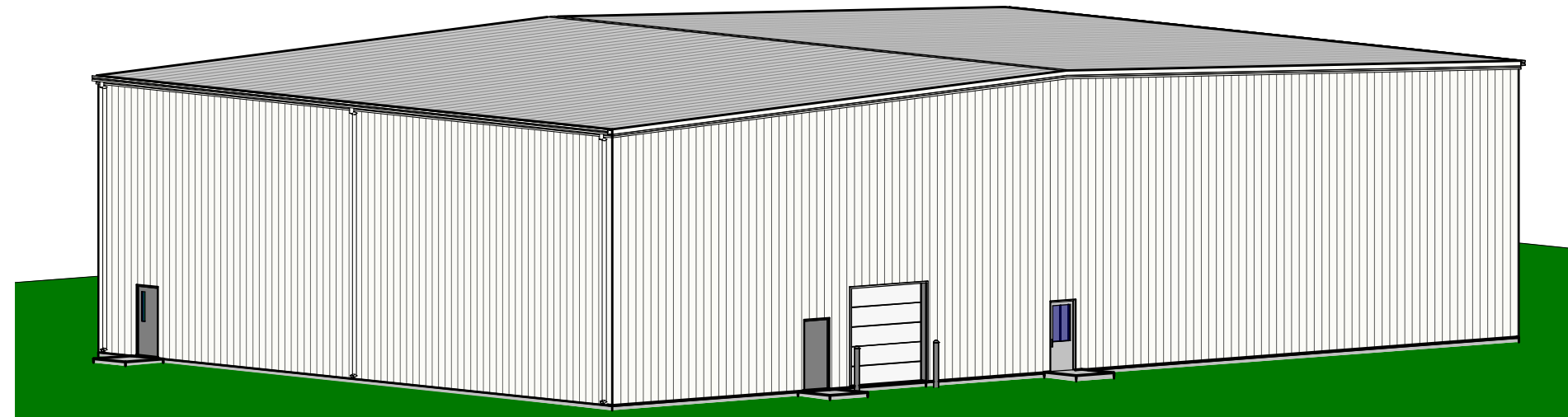
Abbreviations List

A	AND	A	AND	A	AND	A	AND
&	AT	&	AT	&	AT	&	AT
@	ANCHOR BOLT	@	ANCHOR BOLT	@	ANCHOR BOLT	@	ANCHOR BOLT
AB	AIR CONDITIONING	AB	AIR CONDITIONING	AB	AIR CONDITIONING	AB	AIR CONDITIONING
AC	ACCESSIBLE	AC	ACCESSIBLE	AC	ACCESSIBLE	AC	ACCESSIBLE
ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE	ACC	ACOUSTIC CEILING TILE
ADJ	ADJACENT	ADJ	ADJACENT	ADJ	ADJACENT	ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE	AGGR	AGGREGATE	AGGR	AGGREGATE	AGGR	AGGREGATE
ALT	ALTERNATE	ALT	ALTERNATE	ALT	ALTERNATE	ALT	ALTERNATE
ALUM	ALUMINUM	ALUM	ALUMINUM	ALUM	ALUMINUM	ALUM	ALUMINUM
ANOD	ANODIZED	ANOD	ANODIZED	ANOD	ANODIZED	ANOD	ANODIZED
APPROX	APPROXIMATE	APPROX	APPROXIMATE	APPROX	APPROXIMATE	APPROX	APPROXIMATE
ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL	ARCH	ARCHITECTURAL
ASPH	ASPHALT	ASPH	ASPHALT	ASPH	ASPHALT	ASPH	ASPHALT
ATTN	ATTENTION	ATTN	ATTENTION	ATTN	ATTENTION	ATTN	ATTENTION
AUTO	AUTOMATIC	AUTO	AUTOMATIC	AUTO	AUTOMATIC	AUTO	AUTOMATIC
AV	AUDIOVISUAL	AV	AUDIOVISUAL	AV	AUDIOVISUAL	AV	AUDIOVISUAL
B	BOARD	B	BOARD	B	BOARD	B	BOARD
BD	BITUMINOUS	BD	BITUMINOUS	BD	BITUMINOUS	BD	BITUMINOUS
BLDG	BUILDING	BLDG	BUILDING	BLDG	BUILDING	BLDG	BUILDING
BLKG	BLOCKING	BLKG	BLOCKING	BLKG	BLOCKING	BLKG	BLOCKING
BM	BEAM	BM	BEAM	BM	BEAM	BM	BEAM
BO	BOTTOM OF	BO	BOTTOM OF	BO	BOTTOM OF	BO	BOTTOM OF
BOT	BOTTOM	BOT	BOTTOM	BOT	BOTTOM	BOT	BOTTOM
BRG	BEARING	BRG	BEARING	BRG	BEARING	BRG	BEARING
BRK	BRICK	BRK	BRICK	BRK	BRICK	BRK	BRICK
BRKT	BRACKET	BRKT	BRACKET	BRKT	BRACKET	BRKT	BRACKET
BSMNT	BASEMENT	BSMNT	BASEMENT	BSMNT	BASEMENT	BSMNT	BASEMENT
C	CHANNEL	C	CHANNEL	C	CHANNEL	C	CHANNEL
CAB	CABINET	CAB	CABINET	CAB	CABINET	CAB	CABINET
CB	CEMENT BOARD	CB	CEMENT BOARD	CB	CEMENT BOARD	CB	CEMENT BOARD
CC	CENTER TO CENTER	CC	CENTER TO CENTER	CC	CENTER TO CENTER	CC	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION	CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT	CEM	CEMENT	CEM	CEMENT	CEM	CEMENT
CER	CERAMIC	CER	CERAMIC	CER	CERAMIC	CER	CERAMIC
CG	CORNER GUARD	CG	CORNER GUARD	CG	CORNER GUARD	CG	CORNER GUARD
CI	CAST IRON	CI	CAST IRON	CI	CAST IRON	CI	CAST IRON
CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE	CIP	CAST-IN-PLACE
CJ	CONTROL JOINT	CJ	CONTROL JOINT	CJ	CONTROL JOINT	CJ	CONTROL JOINT
CL	CENTERLINE	CL	CENTERLINE	CL	CENTERLINE	CL	CENTERLINE
CLG	CEILING	CLG	CEILING	CLG	CEILING	CLG	CEILING
CLR	CLEAR	CLR	CLEAR	CLR	CLEAR	CLR	CLEAR
CNTR	COUNTER	CNTR	COUNTER	CNTR	COUNTER	CNTR	COUNTER
CO	CLEANOUT	CO	CLEANOUT	CO	CLEANOUT	CO	CLEANOUT
COL	COLUMN	COL	COLUMN	COL	COLUMN	COL	COLUMN
CONC	CONCRETE	CONC	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
COND	CONDITION	COND	CONDITION	COND	CONDITION	COND	CONDITION
CONN	CONNECTION	CONN	CONNECTION	CONN	CONNECTION	CONN	CONNECTION
CONST	CONSTRUCTION	CONST	CONSTRUCTION	CONST	CONSTRUCTION	CONST	CONSTRUCTION
CONT	CONTINUOUS	CONT	CONTINUOUS	CONT	CONTINUOUS	CONT	CONTINUOUS
CONTR	CONTRACTOR	CONTR	CONTRACTOR	CONTR	CONTRACTOR	CONTR	CONTRACTOR
COORD	COORDINATE	COORD	COORDINATE	COORD	COORDINATE	COORD	COORDINATE
CORR	CORRIDOR	CORR	CORRIDOR	CORR	CORRIDOR	CORR	CORRIDOR
CPT	CARPET	CPT	CARPET	CPT	CARPET	CPT	CARPET
CT	CERAMIC TILE	CT	CERAMIC TILE	CT	CERAMIC TILE	CT	CERAMIC TILE
CTR	CENTER	CTR	CENTER	CTR	CENTER	CTR	CENTER
CW	COLD WATER	CW	COLD WATER	CW	COLD WATER	CW	COLD WATER
D	DOUBLE	D	DOUBLE	D	DOUBLE	D	DOUBLE
DBL	DEGREE	DBL	DEGREE	DBL	DEGREE	DBL	DEGREE
DEG	DEMOLISH	DEG	DEMOLISH	DEG	DEMOLISH	DEG	DEMOLISH
DEMO	DEPARTMENT	DEMO	DEPARTMENT	DEMO	DEPARTMENT	DEMO	DEPARTMENT
DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN	DEPT	DRINKING FOUNTAIN
DF	DIAMETER	DF	DIAMETER	DF	DIAMETER	DF	DIAMETER
DIA	DIFFUSER	DIA	DIFFUSER	DIA	DIFFUSER	DIA	DIFFUSER
DIFF	DIMENSION	DIFF	DIMENSION	DIFF	DIMENSION	DIFF	DIMENSION
DIM	DISPENSER	DIM	DISPENSER	DIM	DISPENSER	DIM	DISPENSER
DISP	DIVISION	DISP	DIVISION	DISP	DIVISION	DISP	DIVISION
DIV	DAMP PROOFING	DIV	DAMP PROOFING	DIV	DAMP PROOFING	DIV	DAMP PROOFING
DMPF	DOWN	DMPF	DOWN	DMPF	DOWN	DMPF	DOWN
DN	DOOR OPENING	DN	DOOR OPENING	DN	DOOR OPENING	DN	DOOR OPENING
DO	DOOR	DO	DOOR	DO	DOOR	DO	DOOR
DR	DRAIN	DR	DRAIN	DR	DRAIN	DR	DRAIN
DRN	DOWN SPOUT	DRN	DOWN SPOUT	DRN	DOWN SPOUT	DRN	DOWN SPOUT
DS	DETAIL	DS	DETAIL	DS	DETAIL	DS	DETAIL
DTL	DISHWASHER	DTL	DISHWASHER	DTL	DISHWASHER	DTL	DISHWASHER
DW	DRAWING	DW	DRAWING	DW	DRAWING	DW	DRAWING
DWG	DRAWER	DWG	DRAWER	DWG	DRAWER	DWG	DRAWER
DWR	E	DWR	E	DWR	E	DWR	E
E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT	E	CONCRETE MASONRY UNIT
CMU	EAST	CMU	EAST	CMU	EAST	CMU	EAST
E	EACH	E	EACH	E	EACH	E	EACH
EA	EXPANSION BOLT	EA	EXPANSION BOLT	EA	EXPANSION BOLT	EA	EXPANSION BOLT
EB	EXPANSION JOINT	EB	EXPANSION JOINT	EB	EXPANSION JOINT	EB	EXPANSION JOINT
EJ		EJ		EJ		EJ	

Materials Legend



3D Perspective SE Corner



3D Perspective NE Corner

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 their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of 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's bid includes all components of construction, 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 components 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 acknowledges sequencing and 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
	A101.1	Main Floor Level Plan (BC-600)
	A201	Exterior Elevations and Roof Plan
	A401	Door & Finish Schedules



JENSEN BUILDERS, LTD.

Design-Build General Contractor

1175 South 32nd Street
Fort Dodge, IA 50501
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Fax: (515) 573-5146

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Des Moines, IA 50313
Phone: (515) 292-5000
Fax: (515) 292-5100

www.jensenbuilders.com

ACME Aviation
Ankeny Airport
Ankeny, Iowa 50021

#	DATE	DESCRIPTION
1	11-17-2021	Prelim-1
2	11-24-2021	Prelim-2
3	12-16-2021	Prelim-3
4	01-25-2022	Prelim-4
5	01-27-2022	Prelim-5

PROJECT NO:	22-018
DRAWN BY:	CEB
CHECKED BY:	Checker
CHECKED BY:	
COPYRIGHT:	©JENSEN BUILDERS, LTD.
SHEET TITLE	

Cover Sheet

G100

SHEET: 1 OF: 6

February 8, 2022

Ms. Laura Hutzell
Community Development
Planning and Building Department
Public Services Building
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: COMMENT RESPONSE LETTER
ANKENY AIRPORT HANGAR DEVELOPMENT
3742 SE CONVENIENCE BOULEVARD
ACME AVIATION
S&A Project No. 121.1099.01

Dear Laura:

Please find the revised site plan documents and associated information for the above referenced project per City comments dated Friday February 4, 2022. We respectfully request the City's acceptance of the site plan documents.

Submittal items are as follows:

- Two (2) copies of Comment Response Letter
- Six (6) folded copies of the updated Site Plans
- Six (6) folded copies of the updated Colored Building Elevations
- Letter to the City Council and P & Z.

As requested, we have addressed all items of the review as follows:

Site Plans

Comment 1: Hangar spelling correct.

Comment 2: Note #2 updated.

Comment 3: Spacing Fixed.

Comment 4: Note 9A adjusted.

- Comment 5: Linework adjusted to show service wyeing into sanitary main and not manhole. No additional service shot was detected within the manhole during the survey, and we concur with this adjustment.
- Comment 6: Note 11C adjusted.
- Comment 7: The 12" roof drain collector line was shown in the "Taxiway D Apron and Access Roadway Paving – Phase 2" plans sheet DR-01. This pipe was not part of the separate Utilities and Grading plans. We did shoot the cleanout at the west end of the run, and we are unaware of an issues with the adjacent Capital City Equipment Hangar project utilizing the pipe shown. We are confident this pipe is in place.
- Comment 8: Sanitary Sewer Main updated to 8" throughout.
- Comment 9: Lengths added and callout adjusted to include "private".
- Comment 10: Linework pulled back and associated flowlines adjusted.
- Comment 11: At this point this should be an existing hangar. Labels adjusted to reflect the existing hangar.
- Comment 12: Address included in title block on all sheets.

Submittals

- Comment 13: Noted. CAD files will be submitted upon site plan approval when all items have been addressed.
- Comment 14: A traffic memo was not required or submitted with the previous Capital City Equipment Hangar project. The access road, utilities and aprons were constructed in this area for the sole purpose of building hangars. Any traffic analysis needed would have been done during the planning phase. We see no benefit in providing a supplemental traffic memo for a building with only 150 SF of designated office space and a total of 6 parking stalls.
- Comment 15: This is included in the submittal.
- Comment 16: There are no additional changes since the previous submittal other than addressing the city comments received.
- Comment 17: This is included in the submittal.



Comment 18: This is included in the submittal.

Comment 19: Electronic copies of the submittal items will be emailed.

We respectfully request the City's final review and approval of these items. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Eric D. Cannon

Enclosure

cc: Jason Crimmins, Jensen Builders Ltd. (w/enclosures emailed)
file (electronic)

February 8, 2022

Planning and Zoning Commission & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
3742 SE CONVENIENCE BOULEVARD
ACME AVIATION
S&A Project No. 121.1099.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Jason Crimmins of Jensen Builders Ltd, as Applicant, we are proposing to construct a 80' deep by 120' wide hangar building at the Ankeny Regional Airport. The building will include approximately 20' by 28' for office use at the back of the building. The steel framed metal building will be white with gray trim and will include a 100' wide bi-fold door on the Airport side for aircraft access and a 10' overhead garage door for vehicle access on the back side of the building along the Airport access road. Vehicle parking stalls will be provided on the side of the building. The building will include all typical utilities required that are already within the vicinity of the area.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Eric D. Cannon

Enclosure

cc: Jason Crimmins, Jensen Builders Ltd. (w/enclosures emailed)
file (electronic)



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing an annexation application and agreement with the City of Ankeny for land on the eastern edge of the airport along Four Mile Drive

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Annexation Application
 Annexation Agreement
 Annexation Resolution



bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned Property adjacent to SE Four Mile Drive, Polk County, Iowa.

Legal Description (attach, if lengthy) See Exhibit "A" attached.

Property Owner(s): Polk County Aviation Authority (PCAA)

Address: 410 West First St., Ankeny, IA 50021.

Address: _____

Phone #: (515) 965-6426

Applicant / Contact PCAA, Attn: Nick Osborne

Address 410 West First St., Ankeny, IA 50021.

Phone #: (515) 965-6426

Signed by: Jeff Wangness

*(Property Owner) **

Date: February 17, 2022

Date: _____

(Property Owners)

Date: _____

(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: _____

(Applicant/Contact)

Date: _____

Original Signatures are Required

EXHIBIT "A"

POLK COUNTY AVIATION AUTHORITY – DEED 8842 PAGE 742

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TWP., POLK COUNTY, IOWA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 31; THENCE S 0°40'54" W- 521.19 FEET; THENCE N 89°53'08" W- 145.67 FEET TO THE POINT OF BEGINNING; THENCE S 45°02'29" W - 169.24 FEET; THENCE N 0°40'54" E, - 119.83 FEET; THENCE S 89°53'08" E-118.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.163 ACRES, MORE OR LESS

AND PART OF DEED IN BOOK 13479 PAGE 477

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 0°24'11" EAST ALONG THE WEST LINE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4. A DISTANCE OF 1319.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4. A DISTANCE OF 217.53 FEET; THENCE SOUTH 25°17'20" EAST, 440.97 FEET; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, WHOSE RADIUS IS 825.00 FEET, WHOSE ARC LENGTH IS 834.44 FEET AND WHOSE CHORD BEARS SOUTH 3°41'13" WEST, 799.32 FEET; THENCE SOUTH 32°39'46" WEST, 566.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 905.00 FEET. THOSE ARC LENGTH IS 134.45 FEET AND WHOSE CHORD BEARS SOUTH 28°24'24" WEST, 134.33 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°40'49" EAST ALONG SAID WEST LINE, 471.65 FEET TO THE POINT OF BEGINNING CONTAINING 13.62 ACRES (593,078 S.F.) AND IS SUBJECT TO EXISTING ROADWAY EASEMENT OF 2.39 ACRES (102,842 S.F.).

AND

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

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NORTH LINE; THENCE NORTH $90^{\circ}00'00''$ EAST ALONG SAID NORTH LINE, 335.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES (134,648 S.F.).



city of
Ankeny

bringing it all together

ANNEXATION AGREEMENT

Be it remembered on this _____ day of _____, 2022 that this agreement was made by and between the City of Ankeny, Iowa herein referred to as "City", and, _____ Polk County Aviation Authority (PCAA) hereafter referred to as "titleholder":

Whereas, the Titleholder is the record titleholder of the following described real estate:
See Exhibit "A" attached.

Whereas, the Titleholder has made application for annexation of the above described real estate to the City of Ankeny, and

Whereas, the City has agreed, by resolution to accept the annexation of the above described real estate under certain terms and conditions;

Now therefore, it is agreed as follows:

1. **Street Development.** It is understood by the Titleholder that it shall be the Developer's responsibility to dedicate for public use all necessary street right-of-way in order that the annexed territory can be developed in accordance with the City's current or future comprehensive plan.
2. **Storm Drainage.** It is understood by the Titleholder that it is the Developer's responsibility to provide for all necessary storm drainage within a plat in accordance with the requirements of the existing ordinances within the City.
3. **Public Utilities.** It is understood by the Titleholder that all streets, alleys, boulevards, sewers, water service and other public utilities located within the above described real estate will be installed at the sole expense of the Developer of said real estate.
4. **Land Dedication of Public Use.** It is understood by the Titleholder that the City has duly enacted certain ordinances covering the dedication of land for public purposes.
5. **The Titleholder or the titleholder's heirs and assigns shall abide by the terms and conditions of this agreement and said ordinances as a condition in the requested annexation.**

Dated this _____ of _____, 2022 at Ankeny, Iowa.
(day) (month) (year)

Titleholder:

City of Ankeny, Iowa

By:

Jeff Mangrum
Chairman

Mayor

Attest:

City Clerk

EXHIBIT "A"

POLK COUNTY AVIATION AUTHORITY – DEED 8842 PAGE 742

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NORTH LINE; THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 335.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES (134,648 S.F.).

RESOLUTION 2022 –
A RESOLUTION AUTHORIZING AN ANNEXATION
APPLICATION AND ANNEXATION AGREEMENT WITH
THE CITY ANKENY.

WHEREAS, the Polk County Aviation Authority owns certain land near Four Mile Drive; and

WHEREAS, to ensure uniform boundaries, it is anticipated that the City of Ankeny and the City Development Board will require that this land be annexed into the City of Ankeny; and

WHEREAS, the Polk County Aviation Authority Chairperson signed the attached documents to expedite the process.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached annexation application and annexation agreement.

Dated the 10th day of March, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Todd Ashby, Secretary



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the execution of an agreement with MidAmerican Energy Company to install a gas main to service the box hangers along Taxiway D

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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 [Mid Am Resolution](#)

 [Mid Am Agreement](#)

RESOLUTION 2022 –

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH
MIDAMERICAN ENERGY COMPANY FOR THE
INSTALLATION OF A GAS MAIN ALONG TAXIWAY D.**

WHEREAS, the land along Taxiway D is being developed for private box hangers; and

WHEREAS, as part of the lease agreements with the private box hanger owners, the Polk County Aviation Authority agreed to pay for the cost to install a gas main that can service the properties; and

WHEREAS, MidAmerican Energy Company has prepared the attached agreement to install a gas main for \$28,105.55.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached agreement with MidAmerican Energy Company.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Polk County Aviation Authority authorizes its chairperson to execute and sign the agreement.

Dated the 10th day of March, 2022.

Jeff Wangsness, Chairperson

ATTEST:

Todd Ashby, Secretary



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

February 17, 2022

City of Ankeny
Attn: Nick Osborne
nosborne@ankenyiowa.gov

Reference: New gas main to serve the new Bravo and Sawhill Hangars at the Ankeny Airport, 3750 SE Convenience Blvd, Ankeny, IA - WMIS: 2935228

Dear Nick Osborne:

The enclosed drawing shows MidAmerican Energy Company's proposal for providing gas main at the above location. The applicant charge for this installation is \$28,105.55 which is a refundable Advance for Construction. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided.

MidAmerican Energy Company Proposes To:

1. Furnish and install gas main of the appropriate size to serve the load.

The Applicant Agrees To:

1. Provide without cost to MidAmerican Energy Company such easements as are necessary for the installation and maintenance of MidAmerican Energy Company's facilities on private property.
2. Pursuant to MidAmerican's tariff, the Applicant is required to pay actual permit fees. Permit fees may not be offset by Revenue Credit and are to be paid regardless of whether the applicant is required to pay a Refundable Advance or a Nonrefundable Contribution.
3. Grade the service route to within four (4) inches of final grade and clear the route of construction materials, obstructions, trees, etc. Extra costs for additional excavation beyond normal trenching operations due to unforeseen underground obstructions shall be paid by the applicant.
4. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

5. The gas riser bracket must be installed at final grade.
6. It is specifically understood and agreed that the Applicant must certify that all of the above requirements shall be met or this Agreements shall be deemed null and void.

The Advance for Construction is subject to refund based on the following terms and conditions if additional customer(s) are connected:

1. Advance for construction payment shall not accrue interest.
2. Advance payment shall be subject to refund to the Applicant for a ten-year period from the date of the original advance payment.
3. Refunds shall be equal to three times estimated base revenue for each new customer connecting to the distribution extension; to the extent the base revenue exceeds the additional distribution costs incurred by MidAmerican Energy Company to serve individual customers.
4. The refund shall be equal to three times one year's actual use, less fuel expense costs.
5. Refunds will be made on the anniversary date of this Proposal.
6. MidAmerican Energy Company will make no refunds for revenue received after ten (10) years from the date of this Proposal.
7. At no time shall the total of refunds exceed the original Advance for Construction payment.
8. MidAmerican Energy Company will make no refunds for customers served from a further extension of the above described gas main extension.

If MidAmerican Energy Company is required to start construction of gas facilities during the winter season, the work will be subject to an additional winter construction charge.

It is MidAmerican Energy Company's responsibility to see that the various utility companies' facilities are located before our construction. This includes electric, natural gas, telephone, cable television, and generally water. It is the owner's responsibility to see that any privately owned systems such as water systems, irrigation systems, drain pipes, septic lines and underground wiring are located before MidAmerican Energy Company's construction. MidAmerican Energy Company assumes no liability for private facilities that are not located.



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

MidAmerican Energy Company installed facilities will remain the property of MidAmerican Energy Company.

If this proposal is satisfactory, please sign and return one (1) copy of this letter to me. MidAmerican Energy Company will release the work for scheduling upon receipt of a signed proposal, site readiness, and payment of \$28,105.55. Please keep us advised of your plans so we may schedule our construction work at the appropriate time. If you have any questions please call me at (515) 242.4289.

Please allow a minimum of ten (10) working days notice when requesting your gas meter.

Sincerely,
MidAmerican Energy Company

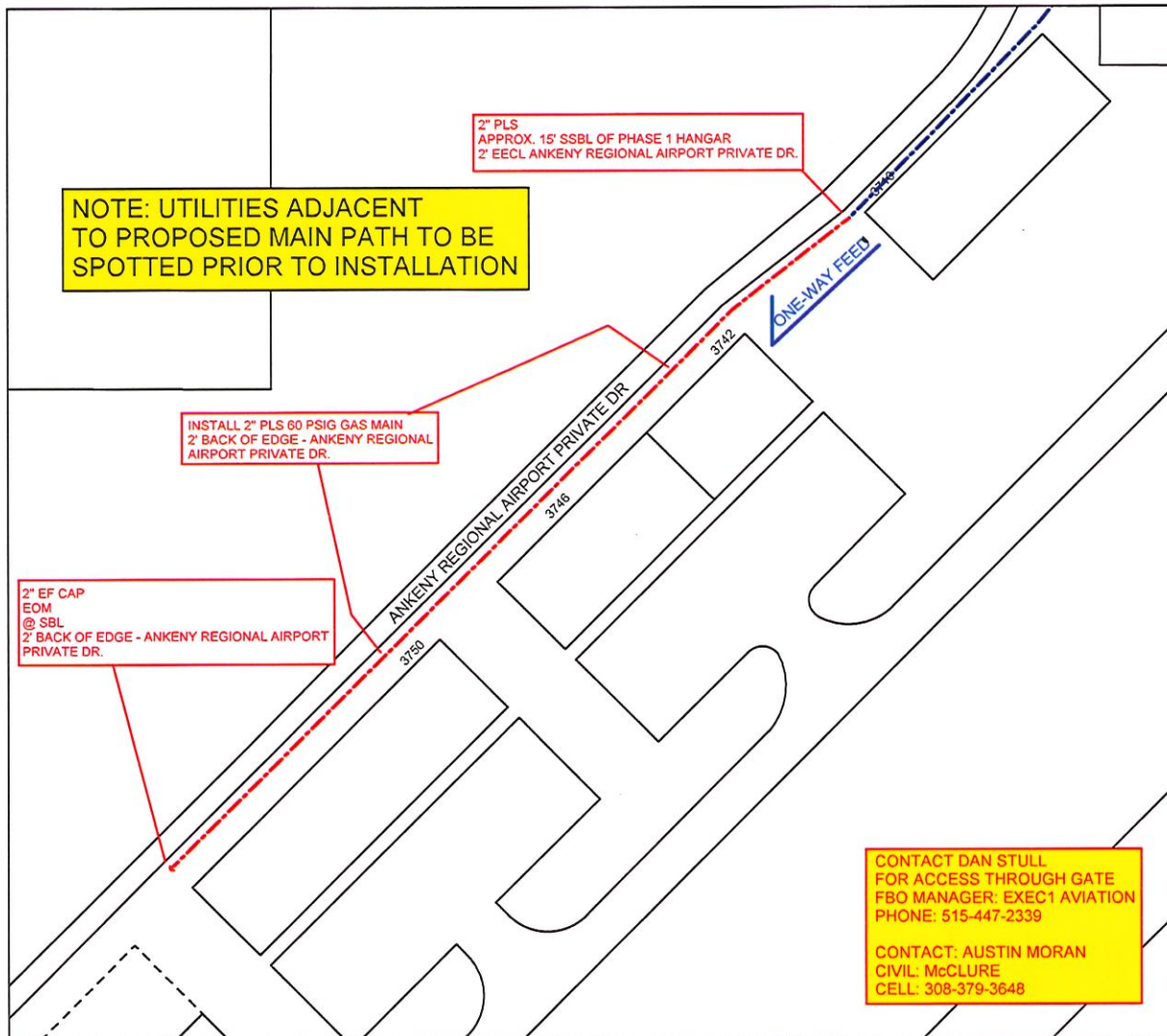
Mickell Imerman

Customer Project Coordinator

Enclosures: Design

Accepted By: _____

Date Service Required: _____



- NOTES:**
 INSTALLER OR SUPERVISOR MUST CALL DESIGNER PRIOR TO THE START OF WORK TO SCHEDULE AND HOLD A PRE-CONSTRUCTION MEETING WITH THE DESIGNER.
1. UNLESS OTHERWISE NOTED, ALL FEEDS ARE TO BE ASSUMED ONE-WAY.
 2. ALL WORK, INCLUDING PRESSURE TESTING AND PURGING, TO BE COMPLETED ACCORDING TO MEC GAS STANDARDS.
 3. PRESSURE MUST BE MONITORED ON ALL SIDES OF ALL STOPPERING/SQUEEZE POINTS THAT SHOULD MAINTAIN PRESSURE.
 4. DEVELOPER TO STAKE ALL UTILITY EASEMENTS, ROW AND ANY OTHER KNOWN OBSTRUCTIONS IN THE GAS RUNNING LINE.
 5. INSTALLER TO NOTIFY CUSTOMER OF ANY CONSTRUCTION WORK THAT MAY AFFECT THEIR PROPERTY.
 6. BORING ONLY UNDER STREET CROSSINGS UNLESS OTHERWISE SPECIFIED.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve the Iowa Military Aviation Heritage Museum 4 Flight Breakfast/Luncheon
Special Events Application for June 4, 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

📎 [Special Event Application](#)

Date received by the Authority: _____ by: _____

Ankeny Regional Airport Special Events Application

This application must be approved by the Authority prior to any special events held on Ankeny Regional Airport property. Return the completed application to: Polk County Aviation Authority, Attn: Airport Manager, 410 West First Street, Ankeny, IA 50023-1557. Include a refundable \$200 deposit check with the application.

Special event applications must be received by the Authority at least 45 days in advance of the event to be considered for approval.

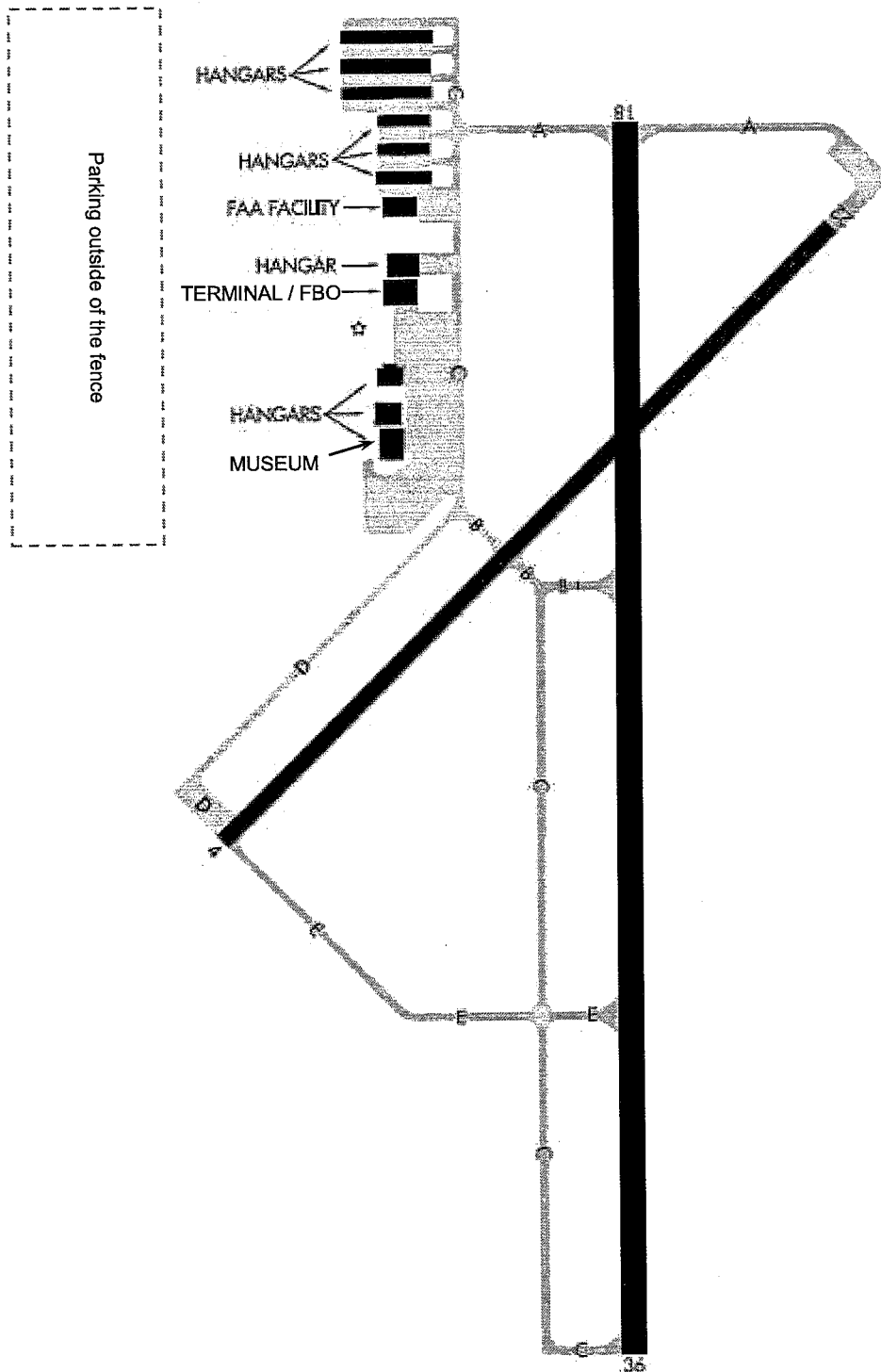
If your event entails multiple venues/activities, please add additional sheets as necessary to provide detailed information. All event applications are subject to approval by the Airport Manager or his/her designee, the Fixed Base Operator, the Polk County Aviation Authority and the Federal Aviation Administration (FAA). Final approval by the Authority will state any conditions which must be met for the event to be held, including insurance requirements. Refer to the contacts list for questions.



General Information:

Name of event Flight / Breakfast / Luncheon		
Day and date of event June 4, 2022	New event?	Returning event?
Location where event will be held Ankeny Regional Airport South Ramp		
Description of event Flight Breakfast / Luncheon		
Sponsor or hosting organization and phone number Iowa Military Aviation Heritage Museum		
Name and mailing address of local contact person Michael D. Callison 3704 SE Convenience Blvd Ankeny, Iowa 50021		
Daytime phone # (515) 505-9111	Mobile phone # (515) 505-9111	Fax #
E-mail mcallison8@gmail.com mikecallison@exec1aviation.com		
Event start time 7:00 am	Event end time 3:00 pm	Note: All clean-up must be done on the day of the event. Costs to remove any remaining trash or equipment will be billed to the organizers
Set-up start date and time 6/4/2022 6:00 am	Tear-down end date and time 6/4/2022 6:00 pm	
Name of event contractor, if applicable		
What type of audience is the event planned for? Fly Ins Base Customer and General Public		
Anticipated number of Participants: 100	Spectators: 250	Adult volunteers: 15
Are there fees for the participants or spectators? No ☐		Will fees be collected on site? No ☐

Route/Map: Please indicate on the picture below the areas of the airport to be used during the event. A detailed map of the event site must be attached to this application. Please identify the following: event area; parking; routes for races, etc.; first aid facilities; restroom facilities including portable; canopies, tents; stages; barricades (if known); temporary lights and the direction they will be pointing; temporary sound systems and the direction they will be pointing; and temporary fencing. Attach a larger map if necessary to show detail.



Special Events Permit: Events expecting 200 or more people at any one time may be required to obtain a special event permit from the City of Ankeny. Application must be received by the City Clerk's Office at least thirty (30) days prior to the event.

Sound System and/or Lighting: Use of any type of amplified sound system will require a noise permit from the City of Ankeny, application must be received at least ten (10) business days prior to the event. Further, lighting must not interfere with aircraft operations or impede the ability of pilots, ground control, operations, or any other primary service to safely conduct their jobs or interfere with safety lighting in place on the airport.

Please indicate if you will be using any of the following sound systems or temporary lighting:

____ Amplified sound/speakers ____ Public address system ____ Recorded music ____ Live music
____ Temporary outside lighting ____ Temporary indoor lighting ____ Spot light of any kind

Tents/Canopies/Stages: The use of temporary structures may require a tent permit from the City of Ankeny Planning and Building Department, application must be received a minimum of five (5) business days prior to the event. The use of such structures may be limited in some areas due to underground utilities and irrigation systems. Tent ropes and guy lines shall not be tied or anchored to trees, monuments, railings, fences, signs, light poles, or airport navigational structures, runway lights or taxiway lights.

Please indicate if any of the following will be used at the event:

____ Tent, size: _____ ____ Canopy, size: _____
____ Stage ____ Bleachers ____ Bandwagon/Trailer Other: _____

Concessions: Food vendors must contact Polk County Public Health (515-286-3798) in advance of the event for any required permits and guidelines. Any required permits must be displayed at the event.

Will food or beverages be served at the event? Yes ☒ If yes, please indicate if the food will be:

Cooked or prepared on-site? ☒ Cooked over an open flame? ☒ Catered in? _____

Please list the types of food or beverages that will be available: Pancakes and other breakfast items to be

Determined in the morning and Burgers, Brauts and Hot Dogs cooked on Griddles and Grills.

Other Sides will be available also.

Are you requesting approval to offer other items for sale at the event? If yes, what: _____

Alcohol and Tobacco: The sale of alcohol requires a license from the State of Iowa Alcoholic Beverages Division. This application must be completed online at least forty-five (45) days prior to the event. A liquor license is required for: the sale of alcohol; the presence of any hard liquor; if an admission fee is being charged; if you are otherwise recouping costs for the event; or if the event is exclusive and not open to the public.

Are you requesting that alcohol be served at the event? No ☒

All facilities at the Airport are non-smoking.

Restrooms: Will additional restroom facilities be brought to the event site? Yes ☒ How many? 2

Clean-up and Trash Removal: All spaces used must be left in the condition they were in prior to the event. Clean-up of the area immediately following the event, including trash removal, is the responsibility of the applicant. Removal of any remaining materials, trash, or structures will be billed to the event organizers.

List who will be responsible for clean-up of the event site, include phone number:

Michael D. Callison 515-505-9111

List who will be responsible for removal of trash from the event site, include phone number:

Michael D. Callison 515-505-9111

Airport Utilities: Limited water and electrical power are available at some areas. A nominal fee may be charged for utility use and will be payable upon approval of the permit. Additional generator power or water supply is the responsibility of the applicant. Please indicate your source for the following utilities:

Electrical power: Iowa Aviation Heritage Museum

Water: Iowa Aviation Heritage Museum

Vehicle Loading/Unloading: Vehicles cannot be left unattended around the terminal building. If you are requesting loading or unloading around the terminal, you will need to arrange for a person to remain with the vehicle at all times.

Are you requesting that vehicles be permitted to load/unload near the terminal?

No



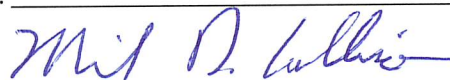
If yes, please indicate the locations and times: _____

Public Safety/Security: Public safety officials may be required for certain events as determined by the Authority or the FAA. If required, it is the responsibility of the event organizers to work with the City of Ankeny Police Department and/or Fire Departments to arrange the necessary public safety coverage. Additional fees may be assessed to pay for the necessary staff to oversee such events.

Any events requesting access to the Airport Area of Operation will be approved on a case-by-case basis with additional security measures in place.

By signing this event application, the applicant agrees and understands that this application is not permission to violate any laws, ordinances or statutes. The Police Department has the authority, in the interest of public welfare, safety or order, to terminate the event without notice.

Applicant's printed name: Michael D. Callison

Applicant's signature: 

Date: 2/28/2022

Important Contacts:

Airport Manager, Paul Moritz: (515) 965-6420

Ankeny Police Department: (515) 289-5240

Fixed Base Operator, Exec 1 Aviation: (515) 965-1020

Ankeny Fire Department: (515) 965-6469

Ankeny City Clerk: (515) 965-6400

Polk County Public Health: (515) 286-3798

Ankeny Planning & Building Department: (515) 963-3520

Iowa Alcoholic Beverages: www.iowaabd.com

To be Completed by the Fixed Base Operator

Please indicate, if this event is approved, how it will impact normal and routine aviation activities at the Ankeny Regional Airport. Please check any that apply.

_____ FULL closure of the airport _____ PARTIAL closure of the airport X NO closure

_____ The location of the event will interfere with the normal operation of the airport. If yes, is an alternate location available that will not interfere with the normal operation of the airport? Please attach a map indicating the proposed alternate location.

_____ There are possible significant adverse impacts to the aviation community. If yes, are there other airports in the area available to handle diverted air traffic? Which: _____

_____ There are Fixed Base Operator services, activities, and revenue streams that may be negatively impacted. If yes, which: _____

_____ Special precautions will need to be taken to prevent damage to airport property. If yes, what: _____

X _____ There are financial or other benefits that will result from this event. If yes, what: Fuel sales,
promotion of airport.

_____ Additional public safety officials should be on-site for this event. Explain: _____

_____ This event will require special communications:

_____ NOTAMS: _____

_____ Airport tenants: _____

_____ Others: _____

Other items the FBO would like the Authority to consider: _____

The FBO recommends approving this event

Form completed by: Dan A Date: 2-9-22

To be Completed by the Polk County Aviation Authority

_____ This application is approved subject to obtaining all required permits, insurance and FAA approvals.

_____ This application is approved with the following modifications or additional requirements: _____

_____ This application is denied.

PERMIT FEE: \$ _____

CERTIFICATE OF INSURANCE REQUIREMENTS: \$ _____

_____ Governmental Immunities Endorsement is required.

PUBLIC SAFETY: Additional public safety officials are required for this event:

_____ Police Department or private security officers

_____ Fire Department personnel

_____ Emergency Medical Services personnel

POLK COUNTY AVIATION AUTHORITY

Signed: _____

By: _____ Date: _____

Office use:

_____ *Deposit received*

_____ *FAA notified*

_____ *Event permit fee received*

_____ *FAA approval received*

_____ *Certificate of insurance received*

_____ *Deposit returned* _____ *Deposit retained*



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

 **Print**

??

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:

SUBJECT:

Information on Fast Patch concrete solution

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Fast Patch Information 1
 Fast Patch Information 2
 Fast Patch Quote
 Concrete Photo 1
 Concrete Photo 2



FastPatch DPR
Des Moines Airport – 5/13/21
One Hour Install

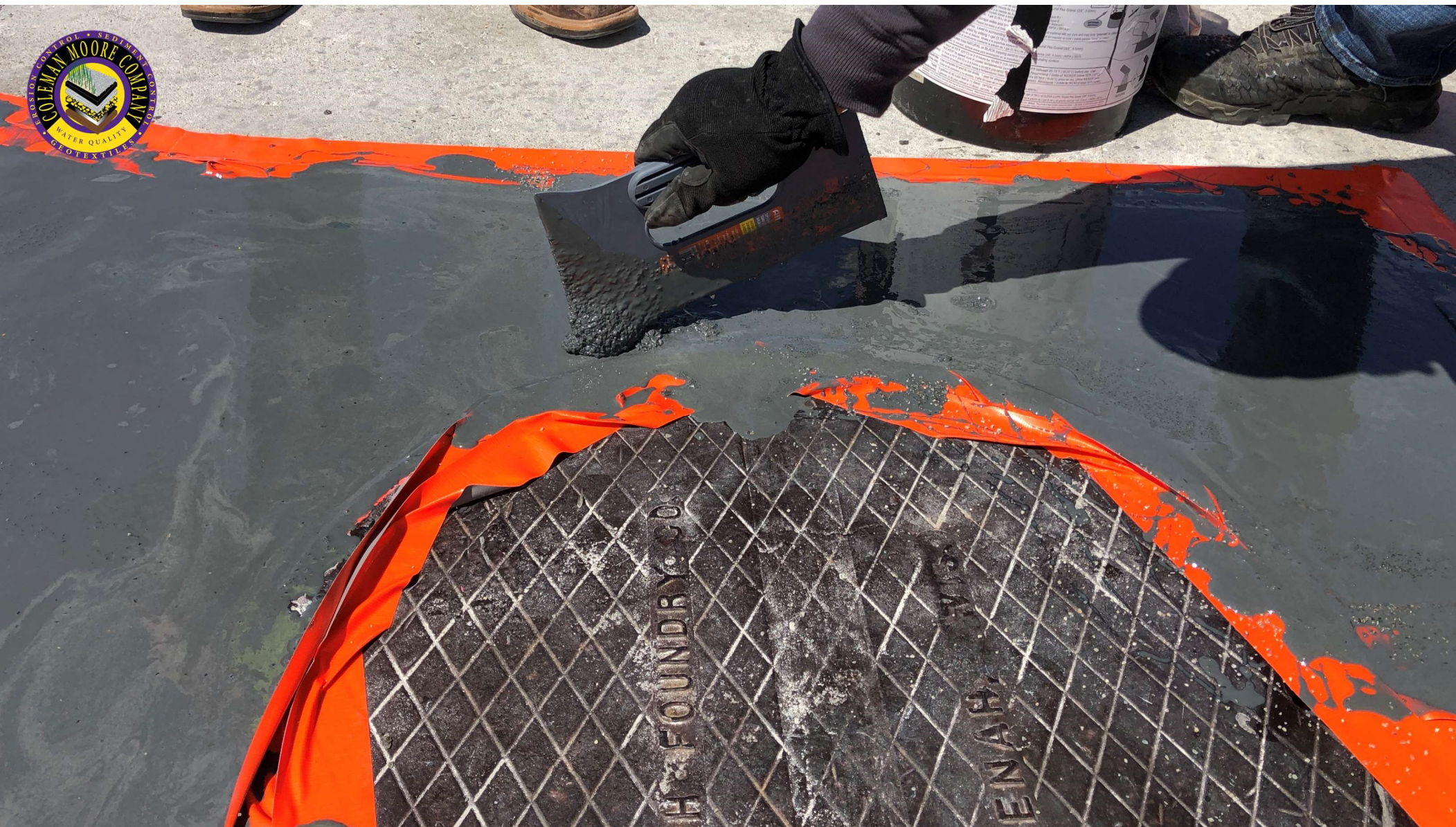
















AIRPORT RUNWAY REPAIR

FastPatch

The #1 choice for
Airport Runway repair

APPLICATIONS

- Potholes
- Pavement repair
- Spall repair
- Apron repairs
- Crack sealing & Filling
- Reflector & Button replacement
- Joint sealing & Filling
- Airfield light adhesive



SEALANT PRODUCTS



EJC-100

■ Cartridge ■ Drum

An extremely flexible, self-leveling and rapid-setting expansion joint sealant with high elongation and excellent bond strength. Complies with ASTM C920 Type M, Grade P, Class 100/50.



EJC-50

■ Cartridge ■ Drum

A highly flexible, self-leveling rapid-setting expansion joint sealant with high elongation and strong bond strength. Complies with ASTM C920 Type M, Grade P, Class 50.



EJC-25

■ Cartridge ■ Drum

A medium-flexible, self-leveling rapid-setting joint sealant material. ASTM C920 Type M, Grade P, Class 25.



FAST. TOUGH. READY TO APPLY.

REPAIR PRODUCTS



DPR

■ Kit

Easy-to-apply distressed pavement repair (DPR) material for asphalt or concrete that is a unique polymer blend of recycled and renewable materials.



5000

■ Cartridge ■ Kit ■ Drum ■ Totes

Flexible polymer for concrete repair applications and offered in easy-to-use cartridges as well as drums or totes for larger repairs.



MD

■ Drum ■ Totes

Machine-dispensed flexible polymer engineered for large- and medium-sized spall and joint or crack repair concrete applications. Available both in Self-Leveling and Slope Grade versions.



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FastPatch

For field reports, references,
and product information
FastPatchSystems.com

wilvaco.com
(800) 333-9826
FastPatch@wilvaco.com

 **Made in USA**

AASHTO / NTPEP
EVALUATED

 **Made from
Green Components**

FastPatch References—Construction, Airports, & Approvals

Construction References

Project	Contact	Description
03-2C8604-CA	Phil Zink, Resident Engineer	Repair spalls on Rt 80. Teichert Construction.
05-1F75U-CA	Tim Lang - Construction Engineer	Repair spalls on HW 101 Monterey. OHL Construction.
07-1219U4-CA	Emile Eid, Resident Engineer	Repair spalls and failed magnesium phosphate cement. Flatiron Const.
07-252804-CA	Kami Sharifi, Resident Engineer	Repair spalls SB I-5 with FastPatch DPR. Coffman Construction.
07-296704-CA	Abdul Aljamal, Resident Engineer	Repair spalls and failed polyester on Rt 118 Simi Valley.
08-448404-CA	Joseph Lopez, Resident Engineer	Specified FastPatch to repair spalls on HWY 91 by SEMA.
08-0F5404-CA	Francisco Codling, Resident Engineer	SR- 91. RCTC, Atkinson/Walsh. Joint & Spall repair.
10-415704-CA	Brent Haroldsen, Resident Engineer	FastPatch DPR spall repair on HWY 99. Tiechert Construction.
11-406704-CA	Mohammed Khan, Resident Engineer	Specified FastPatch DPR to repair spalls NB I-5 near Oceanside.
11-410904-CA	Art Pannu, Resident Engineer	Longitudinal joint filling with FastPatch MD.
11-2T1804-CA	Jason Alsheikh, Resident Engineer	Repair spalls from construction of HOV lanes. Granite Construction.
11-167894-CA	J. Shawn Rizzutto, Senior Resident Engineer	CCO 54 Repair spalls and joints. Granite Construction.
11-079804-CA	Dung Tran, Resident Engineer	Repair spalls and joints. Pave Tech Inc.
11-2M0904-CA	Rahim Akhondzadeh, Resident Engineer	FASTPATCH is listed as a bid item for repair spalls and joints
11-2M0804-CA	Hazael Bagabe, Resident Engineer	CCO 4 Spalls and longitudinal joint. Austin Enterprises.

FastPatch References—Construction, Airports, & Approvals

11-2N0504-CA	Art Pannu, Resident Engineer	Longitudinal joint filling with FastPatch MD.
11-091834-CA	Ted Olson, Senior Resident Engineer	CCO 18 Spalls, joints, cracks. Flatiron Construction.
11-2T0934-CA	Paul Su, Resident Engineer	CCO 138 Seal Cracked PPC. Granite Construction.
12-0G3304-CA	John Hong, Resident Engineer	Repair spalls and failed magnesium phosphate cement. SEMA Constr.
LACMTA C0882-CA	Ramin Sixto, Resident Engineer	Repair longitudinal joint on I-405 & Sepulveda. Kiewit Construction.
Q1-010-14-NV	Jennifer Manubay, P. E.	Bridge deck spalls. Aggregate Industries SWR
STP 2004 (065); 0328-06-028-TX	Andy Naranjo, TxDot, Rigid Pavements Branch Manager, Construction Division	Pre-cast dowel bar slot filling with FastPatch 5000.

Airport References

 ;  = Military Bases

Project	Contact	Description
Ann Arbor Municipal Airport	Facility maintenance department	Repairs with FastPatch DPR
Antigua & Barbuda Airport Authority	Facility maintenance department	Repairs with FastPatch DPR
Amarillo International Airport	Facility maintenance department	Repairs with FastPatch DPR
Atlanta Hartsfield Jackson International Airport	Facility maintenance department	Repairs with FastPatch DPR
Australian Air Force RAAF Base Williamtown 	Robert Antoun, Antoun Civil	Repaired spalls with FastPatch MD & DPR.
Columbus Air Force Base 	Facility maintenance department	Repair spalls with FastPatch DPR
Dallas/Fort Worth International Airport	Facility maintenance department	Repairs with FastPatch DPR and EJC-50
Daytona Beach International Airport	Facility maintenance department	Repair spalls with FastPatch DPR

FastPatch References—Construction, Airports, & Approvals

Diego Garcia Military Base 	Facility maintenance department	Repair spalls with FastPatch DPR
Florida Keys Marathon Airport	Facility maintenance department	Repair spalls with FastPatch DPR
Gerald R. Ford International Airport	Facility maintenance department- Jeff McNally	Repair spalls with FastPatch
Gulf Shores Airport Authority	Facility maintenance department	Repairs with FastPatch DPR
Houston Airport Systems	Facility maintenance department	Repair spalls and joints with FastPatch / EJC.
Indianapolis international Airport	Contract to repair taxiway D	Repair spalls with FastPatch DPR. Interstate Sealants Inc.
Jackson Hole Airport Board	Facility maintenance department	Repair spalls with FastPatch DPR
JFK Airport	Mike Mangione, ALLTEC Solutions	FOD, repair spalls with FastPatch MD.
King County Int'l Airport	Facility maintenance department	Spalls and asphalt repairs with FastPatch.
Long Beach Airport	Facility maintenance department	Spalls and asphalt repairs with FastPatch.
Los Angeles Int'l Airport (LAX)	Austin Commercial	Sealant repair for utility vaults.
Manchester Airport (UK)	David Welch, DWG Ltd.	Repair spalls with FastPatch
McCarran Int'l Airport (Vegas)	Construction Sealant Supply	Sealant repair for terminals and taxiways.
Meacham International Airport	Facility maintenance department	Repairs with FastPatch DPR
Melbourne & Sydney Airports	Robert Antoun, Antoun Civil	Repaired spalls with FastPatch MD & DPR.
Meridian Airport Authority	Facility maintenance department	Repair spalls with FastPatch DPR
Morgantown Municipal Airport	Facility maintenance department	Repairs with FastPatch DPR

FastPatch References—Construction, Airports, & Approvals

Ontario International Airport	Facility maintenance department	Spalls and asphalt repairs with FastPatch.
O. R. Tambo Inter. Airport, South Africa	David Welch, DWG Ltd.	Repair spalls with FastPatch DPR
Newark Liberty International Airport	Facility maintenance department	Repairs with FastPatch DPR
Northwest Florida Beaches International Airport	Facility maintenance department	Repair spalls with FastPatch DPR
Perry-Houston County Airport	Facility maintenance department	Repairs with FastPatch DPR
Point Mugu Naval Base 	Chief Melendez	Repaired spalls, cable trench reinstatement with FastPatch.
Reno-Tahoe Int'l Airport	Construction Sealant Supply	Sealant/Spall repairs for terminals and taxiways.
Sacramento Int'l Airport	Diversified Concrete Cutting	Repair spalls & joints with FastPatch MD, 5000, and EJC-50.
San Diego Airport	Hazard Construction	Repair spalls & core holes with FastPatch DPR.
Shreveport Regional Airport Click for video: https://vimeo.com/fastpatch/dpr-airport-repairs	Dennis J. Dean & Aillet Fenner of Jolly & McClelland Inc.	Repair spalls with FastPatch DPR. Interstate Sealants Inc. contractor.
Sir Seretse Khama International Airport	David Welch, DWG Ltd.	Repaired spalls and joints with DPR & EJC-50.
Sri Lanka, Colombo Airport	David Welch, DWG Ltd.	Repair spalls and cracks. FastPatch DPR.
Sabiha Gokcen International Airport (SAW), Turkey	David Welch, DWG Ltd.	Repair spalls with FastPatch DPR
Trinidad & Tobago Airport Authority	Facility maintenance department	Repair spalls with FastPatch DPR
V.C. Bird Int'l Airport (Antigua & Barbuda)	Facility maintenance department	Repair spalls with FastPatch DPR
Wichita Airport Authority	Facility maintenance department, Mark Marcotte	Road Reflector Adhesive (NS) Gray

FastPatch References—Construction, Airports, & Approvals

Agency Approvals			
United States		International	Agencies, Cities, Counties
Alaska	Nevada	Australia	City of Los Angeles
California	New York	China	City of Houston
Colorado	Oregon	Chile	New York City
Georgia	Tennessee	South Korea	Network Rail (UK)
Idaho	Texas	United Kingdom	Australian Dept. Defense
Louisiana	Washington		London Underground (UK)
Minnesota			AASHTO/NTPEP (USA)
			Port of Oakland

Feel free to contact us for further information.

FastPatch@wilvaco.com

www.FastPatchSystems.com

File: FastPatch References_Construction_Airports_Approvals_v14.docx

Technical Data Sheet



Willamette Valley Company

www.wilvaco.com

www.polyquik.com

800.333.9826

Partnering through service,
innovation, and integrity

FastPatch 5000

High Strength Concrete Repair

DESCRIPTION

FastPatch 5000 is a flexible and tough concrete repair material with excellent adhesion. FastPatch 5000 is a 100% solids, 2-component urethane designed to meet 5,000 psi compression strength requirements combined with excellent flexibility and resilience. Areas repaired with FastPatch 5000 can be re-opened to traffic in less than one hour.

WHERE TO USE

- Roads/Highways
- Bridges
- Warehouse Floors
- Parking Decks
- Sidewalks
- Any Crack or Spall in Concrete Needing Repair

FEATURES AND BENEFITS

- **Rapid cure**— as little as 1 hour return to service
- **100% Solids, no odor**
- **1:1 Ratio by volume**—easy application
- **Excellent concrete adhesion**
- **Minimal equipment requirements**
- **Ideal for concrete repairs where high strength material is required**

PACKAGING

20-oz. (600 mL) Cartridge
50-oz. (1500 mL) Cartridge

FastPatch 5000 Kit (aggregate included)
FastPatch 5000 High-Yield Kit

5-Gallon (19-Liter) Pail
50-Gallon (190-Liter) Drum
200-Gallon (757-Liter) Tote

COLORS

Gray

SHELF LIFE

1 year when properly stored.

STORAGE

Store and ship this product in clean, dry, low-humidity, and shaded or covered environments between 50 and 90°F (10-32°C)

TYPICAL PROPERTIES

	Result	ASTM
Solids Content	100%, SCAQMD compliant	D2369
Tack-Free Time	10 minutes	C679
Concrete Adhesion, Unprimed	600 psi (4.1 MPa), concrete failure	D4541
Concrete Adhesion, Primed	1,200 psi (8.3 MPa), concrete failure	D4541
Compression Strength, gravel aggregate, 3.5 hour ambient cure	1,500 psi (10.3 MPa)	C109
Compression Strength, gravel aggregate, 158°F (70°C) overnight cure	5,000 psi (34.5 MPa)	C109
Hardness	70 Shore D	C661
Mix Ratio (by Volume)	1:1	-



Willamette Valley Company
www.wilvaco.com
800.333.9826

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FastPatch DPR Kit

Distressed Pavement Repair

DESCRIPTION

FastPatch DPR is an easy-to-apply, long-lasting repair material for distressed pavement. It is supplied in complete, ready-to-use kits with a polymer blend of recycled and renewable materials. Each kit comes with two color options of Gray or Black, and topping sand to blend repair areas with the surrounding pavement. It can be applied in warm conditions, or in cooler conditions with the aid of FastPatch Kicker accelerator, to form a permanent repair that is quickly ready for traffic.

WHERE TO USE

- **Roadways**—spalls, wheel path areas, approaches and departures
- **Parking Lots**—holes, walkways, broken areas
- **Warehouses**—floors, spalls, loading areas
- **Sidewalks**—trip hazards, walkways, “repair instead of replace”

FEATURES AND BENEFITS

- **Easy-to-Apply**—Mix with cordless drill, pour, & finish in minutes
- **Lasting Repair**—Excellent adhesion & absorbs impact
- **Open to Traffic Quickly**—Reduce traffic interruptions
- **Recycled & Renewable Materials**—Sustainable sources
- **Odorless**—100% solids & suitable for indoor applications
- **Freeze-Thaw Resistant**—Long term repair for colder climates

PACKAGING

5-gallon pail

COLORS

Gray or Black

YIELD

3 US gal (11 Liters)*

SHELF LIFE

1 year when properly stored.

STORAGE

Store and ship this product in a clean, dry, low-humidity, shaded or covered environment at 60-90° F (15-32° C).

*Depending on application method

TECHNICAL INFORMATION

Typical Properties and Parameters:

VOC, lbs/gal (g/L), ASTM D 2369	0
Service Temperature, ° F (° C)	-30 to 170 (-34 to 77)
Work-life min., 70° F (21° C)	9 minutes
Adhesion, ASTM D 7234	> 400 psi, 100% substrate failure
Application Temp ° F (° C)	40 to 105 (4 to 40)
Application Method	Mechanical mix & pour
Recommended Thickness	> 1/4 in. (0.635 cm)
Recommended Repair Area	< 16 ft2 (1.49m2).

Set Time (with Aggregate):

Temp. °F (°C)	Set Time (min.)	With Optional FastPatch Kicker (1 oz.)
110 (40)	7	3
75 (21)	30	18
40 (10)	80	40

APPLICATION

PAVEMENT PREPARATION

1. Pavement must be structurally sound (200psi or greater according to ASTM D7234), clean (ASTM D4258), and dry (less than 5%, ASTM E1907).
2. Moisture or oil in repair areas will result in poor adhesion. Apply product only if surface is dry and ambient temperature is 5° F (3° C) above dew point.
3. Remove all contaminants (e.g., oil, dust, sand, moisture) from surface for proper adhesion.
4. For maximum adhesion, profile surface according to ICRI Guide 03732, to a minimum of CSP 3, by abrasive blasting.
5. Shape spall perimeter into a square by saw cut, 1-3 inches (2.54-7.6 cm) deep. Hammer repair area and remove debris. Remove all loose rebar. Exposed non-moving rebar can remain. Maximum recommended repair size is less than 16 ft² (1.49m²).
6. Use a minimum 120 PSI continuously dry compressed air to blow out loose debris, dirt and dust prior to applying product. Moist pavement can be torched dry. If moisture returns immediately after torching, stop and do not install FastPatch in this area.
7. Use a steel bristle brush to remove dirt on vertical and horizontal pavement surfaces. Use a minimum 120 PSI continuously dry compressed air to blow out repair area, prior to applying product.
8. As necessary, plug all gaps or joints surrounding the repair area with foam.
9. Protect surrounding surfaces to the repair area with tape to prevent contamination.
10. Priming all surfaces with POLYPrime is recommended to strengthen bonding surface and maximize adhesion. Refer to primer TDS sheets for detailed instructions.
11. Honor all moving joints or moving cracks in the repair area by saw-cutting after FastPatch has cured or installing form board during application. Joints or cracks without movement do not require honoring. Contact manufacture for more details.

OTHER MATERIALS

1. Previously installed polymer materials must be tested to determine best method of preparation for acceptable adhesion. Typically, methods will include solvent cleaning, abrading, and vacuuming surfaces.
2. Avoid installing FastPatch on bare ground, dirt, grass or other non-structural surfaces. Applications surfaces must be dry.

PROCESSING

1. Precondition Kits to 70°F (21°C) for 24 hours before use.
2. For colder temperature conditions, use FastPatch Kicker to shorten cure time. Kits can be heated up to 100°F (38°C) to speed cure at colder temperatures. Kits can be cooled 50°F to extend work time in warmer conditions.

3. Overly cold kits will not flow or level properly, and cure time will be slow. Overly hot kits will shorten work time.
4. Check that primed surfaces are ready for application before mixing and applying FastPatch.
5. Protect surfaces around the repair area with tape to prevent contamination of surrounding surface.
6. Place mixing station a short distance from the application area.
7. Wear gloves and safety glasses while mixing and applying material.
8. Attach a clean, "eggbeater-style" mixing paddle to a mechanical drill with a minimum of 500RPM.
9. Use entire kit and do not divide.

APPLICATION

1. Remove contents of FastPatch kit and leave aggregate in the bucket.
2. Open Part A package and pour over aggregate. Mix 2 minutes.
3. OPTION 1: For gray, mix Part B with aggregate mixture.
OPTION 2: For black, add BLACK pigment to aggregate mixture then add Part B.
OPTION 3: For speeding system, add FastPatch Kicker to aggregate mixture then add Part B. FastPatch Kicker is sold separately, and recommended in cold weather.
OPTION 4: For extending kit yield up to 3.5 gallons (14L), 1.5 gallons (6L) of 3/8" (1 cm) pea gravel may be added to aggregate mixture. Up to half bag of excess topping sand may be added to kit to improve slope application.
4. Mix for 2 minutes. Scrape sides and bottom while mixing. MATERIAL WILL NOT SET IF POORLY MIXED. Signs of poor mixing include dark swirls and tacky material that does not solidify.
5. Immediately pour in area. Level to surrounding surface.
6. After 10 minutes, sprinkle NATURAL or BLACK topping sand to match surrounding surfaces.
7. Material is typically ready for traffic in 1-hour at 70°F (21°C). Colder temperatures will slow cure. Warmer temperatures will speed cure.

SKID RESISTANCE: It is the responsibility of the Applicator to ensure product meets minimum skid resistance requirements. Refer to the agency or end-user friction management policy or specifications to determine minimum skid resistance and test method requirements. Aggregate (Sand, pumice, flint) can be added topically at the gel stage or Fastpatch can be ground, sanded or abraded to achieve any necessary skid resistant texture.

CLEANING & MAINTENANCE

Clean equipment with POLYQuik® Cleaner or acetone immediately after use. Cured material must be removed mechanically.

HEALTH AND SAFETY

Before handling, you should become familiar with the Material Safety Data Sheet (MSDS) regarding the risks and safe use of this product. To obtain an MSDS please call 800 333 9826 or send an email to: msds@wilvaco.com.

WILLAMETTE VALLEY COMPANY

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info@wilvaco.com

DIVISIONS

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www.POLYQUIK.com
www.SPIKEFAST.com

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Lithonia, GA 30058
Tel 888.878.9826

MIDWEST DIVISION

1549 Hwy 2
Two Harbors, MN 55616
Tel 218.834.3922

PRECISION TECHNOLOGIES DIVISION

675 McKinley Street
Eugene, OR 97402
Tel 541.484.2368
www.pre-tec.com

SOUTHERN DIVISION

100 Dixie Mae Drive
PO Box 4450
Pineville, Louisiana 71361
Tel 318.640.5077

SUBSIDIARIES

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19081- 27th Avenue
Surrey BC V3S 5T1
Tel. 800.663.4298

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Eugene, OR 97402
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www.eclecticproducts.com

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Malad City, Idaho 83252
Tel 208.766.2206

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Industrial Coronel Coronel, Chile
Tel 011.56.412.928.100
www.tapel.cl



Revision Date: September 2014

DISCLAIMER OF WARRANTY

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220 New York Ave, Des Moines, IA 50313
Office: (515) 309-5577 Fax: (515) 309-5579

Date: 03/03/22 Quote No:

QUOTATION FOR MATERIAL

Customer **Ankeny Airport**

Name Jay Pudenz - McClure Engineering

Address

City

State

Phone No.

Fax No.

Project

Ankeny Airport - Permanent Tarmac Repairs

Project#

Bid Date

Description	Unit	Quantity	Unit Price
<u>FastPatch 5000 - 5 Gallon Kit (Yields 0.4 CF or 3 gallons)</u>			
1-35 Kits Purchased	Kit	1 to 35	\$109.00 ea
Pallet Quantity - 36 Kits	Pallet	1	\$105.50 ea
Optional Kicker - Speeds Up Cure Time (12 per case)	Case	1	\$30.00 ea
<u>Pricing Based On Customer Pickup In Des Moines</u>			
220 New York Ave. Des Moines, IA 50313			

Notes:

- 1) All applicable sales taxes are not include in the above unit pricing
- 2) **All unit pricing is material only. Shipment is LTL carrier from Des Moines or call for options**
- 3) All Quantities Stated Above Are Estimates Only, Contractor is Responsible for Final Quantities
- 4) Terms are Net 30 Days, interest is charged on past due accounts

This quotation expires in thirty days and prices herein are predicated on material shipping within the standard lead times quoted herein, after the receipt of a signed order. Any extension of these prices beyond the quotation expiration limit or beyond the standard lead time deliveries quoted herein will only be honored in the event of specific written confirmation by an authorized representative of Coleman Moore Company.

Above prices quoted for acceptance within thirty days from the date. Prices quoted apply only to project specified.

A late charge 1-1/2% monthly(18% annual rate) will be imposed on past due accounts.

Acceptance

Subject to being awarded the contract, we hereby order material at the above unit price.

Coleman Moore Company

Company

By

Title

By

Name

Title

Kevin Good

Kevin Good

Account Manager







ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:

Applications for FY2023 state funded aviation programs are now open and are due by 4:00 p.m. on May 26, 2022. Staff would like to confirm projects listed in most recent CIP are still top priorities.

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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 State Funding

Nick Osborne

From: Wright, Shane <SHANE.WRIGHT@iowadot.us>
Sent: Wednesday, February 23, 2022 3:50 PM
Cc: McClung, Tim; Wright, Shane
Subject: [External] FY2023 State Funded Aviation Grant Program Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Airport Managers and Sponsors:

Applications for FY2023 state funded aviation programs are now open! Application forms and instructions are available at www.iowadot.gov/aviation/airport-managers-and-sponsors/state-funding/airport-state-funding-application. Please contact me if you have issues with any of the forms. Signed applications should be emailed to me at Shane.Wright@iowadot.us and are due by **4:00 p.m. on May 26, 2022. Late applications will not be considered.**

All projects should be part of your Airport Layout Plan and included in the Capital Improvement Plan submitted to the Iowa DOT. A sponsor resolution or other documentation confirming that the airport sponsor has local match for the project is required with the application. When submitting project applications, include project justification, itemized and accurate cost estimates, and the documented verification of local match.

Eligible projects include planning, airside, and vertical infrastructure projects. Reminders for FY 2023 programs:

- Maximum requests for general aviation vertical infrastructure have increased for FY2023. The new limits are: **New construction - \$300,000; Rehabilitation - \$125,000.**
- Due to high demand for these funds, individual grant award amounts may be limited and typically not all projects are funded.
- For competitive grants, local match participation and documented justification improves chances of a project being awarded a grant.
- Airports submitting multiple project applications need to indicate local priority for the projects.
- Applications for Immediate Safety Enhancement and Airport Wildlife Hazard Mitigation are accepted throughout the year.
- Typically, costs incurred prior to the full execution of the grant agreement are not eligible for reimbursement. In rare circumstances, select prior costs can be eligible with advance coordination and authorization from the Iowa DOT. All costs are the sponsors responsibility if a grant is not awarded or fully executed.
- Routine pavement maintenance is not eligible for FY2023 applications.

Letters of support and photos are appreciated additions to all applications and will be considered in the selection process. As a reminder, the [Iowa DOT's Aviation website](#) is an excellent resource for airport managers, sponsors and consultants for program information and all types of other industry information. Please let me know if you have any questions.

Good luck!

Shane



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Corvette Club Event Update

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

March 10, 2022
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

On February 22, the FAA issued an Announcement for the Notice Of Funding Opportunity (NOFO) for the Terminal program under the Bipartisan Infrastructure Law. There are funds dedicated for airports of all sizes and the program is funded for 5 years. The federal share is 95% for small hub, non-hub, and non-primary NPIAS airports. Applications due March 28

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

March 10, 2022
5 : 00 PM

 **Print**

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?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

??

ACTION REQUESTED:

LEGAL:

SUBJECT:

Update on sale of South property to ATI Realty.

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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