Polk County Aviation Authority Meeting

Thursday, February 9, 2023
5:00 PM
3700 SE Convenience Blvd, 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 February 9, 2023 Agenda

Action# B1-1. Consider motion to approve and accept the February 9, 2023 agenda without amendment.

C. PUBLIC FORUM

D. FBO REPORTS

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

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1 Consider motion to approve the January 5, 2023, minutes.

CA - 2 Consider motion to approve **RESOLUTION** approving the lease agreements with the individuals and/or organizations detailed on the attached list.

CA - 3 Consider motion to adopt **RESOLUTION** authorizing a farm lease with Dennis Miller.

CA - 4 Consider motion to approve Payment #3 in the amount of $2,333.75 to McClure Engineering Company for services that include General On-Call Engineering Services.

CA - 5 Consider motion to approve Payment #3 in the amount of $8,093.00 to McClure Engineering Company for services that include North Property Line Box Hangars.

CA - 6 Consider motion to approve Payment #6 in the amount of $13,973.25 to McClure Engineering Company for services that include reconstruct/strengthen and extend Runway 18/36.

CA - 7 Consider motion to approve Payment #1 in the amount of $7,961.07 to HDR Engineering, Inc. for services that include General On-Call Planning Services.

CA - 8 Consider motion to approve February 2023 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

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

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

G. REMOVED CONSENT AGENDA ITEMS

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion approving Board Subcommittees as prestend.

   A. Finance/Executive Committee: Bill Gardner - Chair; Todd Ashby; Jeff Wangsness

   B. Land/Hangar Lease Committee: Bill Gardner - Chair; Todd Ashby; J.R. Boesen

   C. Special Events Committee: Paul Novak - Chair; Greg Johnson

   D. Land Acquisition Committee: Eliminate

   E. Engineering Review Committee: Suspend until future need

   F. Airport Security Committee: Greg Johnson - Chair; J.R. Boesen - FBO; Michael Current - Airport Tenant; Chief Darius Potts - APD; Makai Echer - APD; Deputy Chief Rob Chiappano - AFD; Paul Moritz - Airport Staff

2. Consider motion to adopt **RESOLUTION** authorizing the farm lease of 7.34 acres of crop land with Jeffrey Wangsness.

3. Consider motion to adopt **RESOLUTION** setting a Public Hearing on the Polk County Aviation Authority Revised Fiscal Year 2022-2023 Budget and the Proposed Fiscal Year 2023-2024 Budget. (date of hrg: 3/09/23 @ 5:00 p.m.)

4. Consider motion to adopt **RESOLUTION** authorizing the execution of Task Order No. 2 with HDR Engineering, Inc. to facilitate the required environmental assessment for the following three ACIP projects:

    1. Reconstruction of Runway 18/36
    2. Extension of Runway 18
    3. Development of the South Terminal Area

5. Consider motion to approve the construction plans for the Bluewater/AllEnergy Box Hangar located on Phase 1 of the Taxiway D Box Hangar Development.

J. REPORTS

1. **Engineering Report**

    a. Project Update: Runway 18/36 Preliminary Design and Report

    b. Project Update: North Row Box Hangars - Design, Site Planning and Building Improvements

2. **Staff Report**

    a. Meeting on January 9, 2023 with the Iowa National Guard - Master Planning

    b. Schedule and Attendance - Quarterly Meeting with Exec 1 Aviation

    c. Proposed Gang Mailbox Installation

    d. Consider transition to paperless/electronic signatures using DocuSign

    e. EAA Chapter #135 to host the "Berlin Express" B25 WWII Aircraft at the airport on July 13 - 16, 2023

    f. Update on Temporary Construction Easement - Hubbell's development of NGR West Property.

    g. Discussion: Scope of Airport Use/Benefit Study

3. **Legal Counsel Report**

4. **Board Report**

5. **Chair Report**

K. ADJOURNMENT

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

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Print

?? ORIGINATING DEPARTMENT: COUNCIL GOAL: ??

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

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
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

EXEC1 AVIATION

FBO REPORT February 09th, 2023

FUEL SALES

12/26 - 01/25	2023 Gallons		2022 Gallons	Last Month
100LL	5,343.3		3,677.4	4,853.0
JET-A	41,640.0		36,574.0	33,119.0
Total Gallons	46,983.3		40,251.4	37,972.0
46,983.3	x $.09/gallon=	$ 4,228.50		

Self-Serve 100LL fuel sales: 1952.5 gallons equaling 37% of total sales.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: There is one lease outstanding, Dave is working on getting it from the lessee.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: See attached list.

VIOLATIONS: Nothing to report.

REPAIRS: Hangar C-01 - Door lock stiff. Lubed it with dry graphite, working properly now.
T Hangar Gate chain is off the tracks - Controlled Access came out and fixed it.
T Hangar Gate inoperative, it opens and closes in a continuous cycle - Controlled Access came out and fixed it.

MISC: Nothing to report.

AIRFIELD

LIGHTING:
Nothing to report.

MOWING:
Done for the season.

SNOW REMOVAL:
Nothing to report.

WILDLIFE:
Nothing to report.

MISC:
Nothing to report.

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)

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

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes
T HANGAR						
1	10/24/2018	Todd Slezak	Arrow III	319-210-3793	slezcorp@gmail.com	11/3/21 Dave K - email sent asking if he was still interested in a hangar. 11/5/21 Dave K sent a text asking about his interest. 11/5/21 texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list.
2	12/6/2018	Derek Meyer	Looking	515-240-1077	meyer.derek3@gmail.com	11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has. 11/12/21 no plane, would like to stay on the list.
3	7/17/2019	Tony Morris	Zenith 750	515-202-4383	tkmorristwo@yahoo.com	11/5/21 Dave K - e-mailed Tony asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
4	7/17/2019	Jeff Davis	Looking	515-444-7673		11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year.
5	8/28/2019	Dan Stull	Looking	515-447-2339	Dan@Stullcompanies.com	
6	6/7/2017	Mike Hubbell	SR 22	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. 11/7/21 he emailed back and would like to stay on the list. He has an SR22 and it thinking about adding a smaller plane, a car and a project in this hangar.
7	10/18/2019	Dick Bascom	182	515-240-3001	Pop@BascomTruckandAuto.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - e-mailed Dick asking if he is still interested.
8	10/31/2019	Mike Callison	Looking	515-505-9111	MLCallison8@gmail.com	11/5/21 Dave K - Called Mike, he wants to stay on the list.
9	11/22/2019	Nick Olson	Glasair	515-745-0603	cfi.nick@gmail.com	11/5/21 Dave K - e-mailed asking if he is still interested and what type of plane he has. 11/5/21 He emailed back to stay on the list.
10	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-443-4992	bwelch54@msn.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
11	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@mecresults.com	11/5/21 Dave K - texted asking if he is still interested. 11/6/21 texted back to remain on list.
12	1/14/2020	James (Skip) Clark	Long EXZ N989LE	224-420-1400	S2244201400@gmail.com	via email. 11/5/21 Dave K - texted asking if he is still interested. 11/5/21 He said to keep him on the list.
13	1/23/2020	Ryan White	RV-9A	515-707-0124	ryanwhite72@gmail.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 he would like to stay on the list. 01/23/23 called for his
14	2/11/2020	Darrin McBroom	Looking	515-271-2760	Darrin.Mcbroom@drake.edu	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
15	4/14/2020	Steve Johns	182	515-357-4247	johnzy3353@gmail.com	Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he wants to stay on the list.
16	4/20/2020	Scott Hogue	RV7	515-779-2447		Found this request in wrong file 5.28.2020. 11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K texted to see if he's still interested. 11/22/21 He texted back that he'd like to remain on the list.
17	4/22/2020	Kurt Wendl	Looking	515-883-0566	kurtwendl@gmail.com	Found this request in wrong file 5.28.2020.11/2/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list.
18	8/7/2017	Peter James	Looking	515-991-5542	rvpilot@mchsi.com	11/5/21 Dave K - emailed asking if he is still interested. He said to keep him on the list, he may end up buying a plane at some point.
19	2/16/2016	Tom Burghardt	Cessna 340, RV7	515-418-2028	tlburghardt@stineseed.com	11/5/21 Dave K - emailed asking if he is still interested. 11/22/21 Dave K texted Tom to see if he is interested. I never heard back from the email I sent. 11/22/21 Tom called, the 340 won't fit in the T hangars however he also has an RV7 that will fit. He'd like to remain on the list.
20	3/21/2016	CAP - Darrel Mullins	Saratoga or Motor glider	515-490-6779	darrelmullins@me.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 wants to stay on list.
21	5/7/2020	Todd Freeland	Additional Plane	515-208-0819	todd@innovative-me.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 emailed back and asked to remain on the list.

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

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

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

BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.						
1	6/26/2022	JR Boeson	Cirrus			JR mentioned he might be intested in one of these.

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

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

COMMUNITY HANGAR						
1	11/8/2021	Nate Schneider	SR22 N223TF	319-383-3206	nathan_schneider@msn.com	02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
2	2/7/2022	Craig Davidson	Piper Super Cub	515-393-7203	craigmel13@yahoo.com	02/07/22 - Request received. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
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 January 5, 2023, 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, January 5, 2023 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda without amendment. Ayes: 5.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Sease reported on the 1/5/23 listing of bills.

Consent Agenda Items

1. Approval of December 8, 2022, minutes.
2. Payment #2 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of $4,446.25.
3. Payment #5 to McClure Engineering Company for services that include reconstruct/strengthen and extend Runway 18/36 in the amount of $8,416.50.
4. Payment #2 to McClure Engineering Company for services that include North Property Line Box Hangars in the amount of $10,467.00.
5. Approval of Bills and Transfer of Necessary Funds, $94,983.88.
6. Approval of January 2023 Financial Reports.
7. Approval to receive and file the FY 2022 Annual Financial Audit Report.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Gardner, to approve Consent Agenda Items CA-1 through CA-7. Ayes: Johnson, Gardner, Ashby, Novak, Wangsness.

New Business

1. **RESOLUTION 2023-01** authorizing the execution of the 2023 Management Agreement with Exec 1 Aviation II, LLC, as fixed base operator. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Johnson, Wangsness.
2. Motion to receive and file the FAA Approval Letter of the Aeronautical Forecast establishing the Critical Design Aircraft for Runway 18/36. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Johnson, Wangsness.

3. **RESOLUTION 2023-02** approving the lease agreements with the individuals and/or organizations detailed on the attached list. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
4. Motion to approve a Cooperative Service Agreement with the United States Department of Agriculture for the control of bird and wildlife activity during the calendar year 2023 at the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

Reports

A. Engineering Report – Moritz
    a. Project Updates: Runway 18/36 Preliminary Report, North Row Box Hangars – Phase 1 Design and Closeout for Phase 3 – Taxiway D Project.
B. Staff Report – Moritz
    a. SE Convenience Boulevard Extension – Possible Partial Reimbursement of Project Costs.
    b. Request for Quarterly Meetings – Exec 1 Aviation.
    c. Acquisition of FOD Commander Runway Drag.
    d. Iowa DNR Annual Hunting Permit Renewal.
    e. Update on Taxiway Lighting Repairs by Baker Electric.
C. Legal Counsel Report - None
D. Board Report – None
E. Chair Report – None

Adjournment

The meeting was adjourned at 5:33 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 13th day of January, 2023.

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

Finance

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve **RESOLUTION** approving the lease agreements with the individuals and/or organizations detailed on the attached list.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
2023 Lease Tenant List

RESOLUTION

A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE INDIVIDUALS AND/OR ORGANIZATIONS DETAILED ON THE ATTACHED LIST.

WHEREAS, The Polk County Aviation Authority (PCAA) leases hangars and garages for the storage of aircraft and for the convenience of its patrons; and

WHEREAS, the attached list of lessees have applied for hangar or garage space and have been accepted; and

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

WHEREAS, the lease agreements have been accepted and signed by the lessees.

NOW THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority approves the lease agreements with the individuals and/or organizations detailed on the attached list.

Dated the 9th day of February, 2023

POLK COUNTY AVIATION AUTHORITY

_____

Todd Ashby, Acting Chairperson

_____

Diane Klemme, Recording Secretary

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV	Appr	Airplane ID
To be approved at the January 5, 2023, PCAA Board Meeting										
Hangar	A-10	Active	Dave Schuler	Urbandale	IA	2017 Vans RV14a	Single-engine	100%		N14AB
Hangar	B-04	Active	Gary Smith	Des Moines	IA	1975 Piper PA-28R-200	Single-engine	100%		N33642
Hangar	C-01	Active	Jeff Beckley	Des Moines	IA	2007 Vans RV-7A Tri-gear	Single-engine	100%		N597RV
Hangar	D-03	Active	Champion Crane Services, Inc	Des Moines	IA	1968 Cessna T210H	Single-engine	100%		N2226R
Hangar	D-06	Active	LTF Aviation LLC	Urbandale	IA	1977 Cessna 182Q	Single-engine	100%		N735NM
Hangar	H-04	Active	Markus Kelly	Ankeny	IA	Cessna 150	Single-engine	100%		N5520G
Hangar	J-05	Active	Delden Garage Doors, INC	Mound	MN	1972 Piper PA 28-180	Single-engine	100%		N1318T
Tie-Down		Active	Kestrel, Inc	West Des Moines	IA	Beech 18				N408TH
Tie-Down		Active	Todd McCormick	Ankeny	IA	Piper Cherokee				N5745U
Tie-Down		Active	Nichole Needs	Granger	IA	Cessna 150				N60538

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing a farm lease with Dennis Miller.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Lease

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF A FARM LEASE WITH DENNIS MILLER

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

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

WHEREAS, the Polk County Aviation Authority, having reviewed the attached 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 Dennis Miller.

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

Dated the 9th day of February, 2023.

_____
Jeff Wangsness, Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, IA 50021 and Dennis Miller ("Tenant"), whose address for the purpose of this Lease is 2010 NW Pleasant Street, Ankeny, Iowa 50023.

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 1.18 acres East of Four Mile Drive

   and containing 1.18 total acres, more or less, with possession by Tenant for a term of 1 year(s) to commence on March 1, 2023, and end on February 28, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.
2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):
   Total annual cash rent of $275.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July, 2023, second one-half on 1st of December, 2023. All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.
3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall

also sign any additional forms required to validate the security interest in government program payments.

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

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

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

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

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

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

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

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

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

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

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.
7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.
8. **ENVIRONMENTAL.**
   a. Landlord. To the best of Landlord's knowledge to date:
      i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.

ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.

iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.

iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

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

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

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

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

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except

human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

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

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

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord $0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
11. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.
12. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.
14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the

erection that the Tenant may remove the improvement at the end of the lease.

15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.
16. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
17. **NO AGENCY.** Tenant is not an agent of the Landlord.
18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.
19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.
20. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
21. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.
24. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
25. **CERTIFICATION**. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 2/9/23.

TENANT:

Dennis Miller

LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Todd Ashby, Secretary

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
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 #3 in the amount of $2,333.75 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
General Oncall

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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

Date of Board Meeting 9-Feb-23 **PAYMENT REQUEST #** 3

PAYMENT PERIOD: From: 11/27/22 through: 12/31/22

Contract Summary

Original Contract Amount:	$ -			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$8,785.00		
Total completed and stored to date:	$8,785.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$8,785.00		
Less previous applications for payment:		$6,451.25		
SUBTOTAL			$	2,333.75
OTHER CHARGES (Please attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	2,333.75
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
Firm Name

Signature Date 1/19/2023

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work completed:
-Finalized FY24 CIP for December Board meeting and helped with sumbittal to the FAA

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

Date Printed: 1/19/2023

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

December 31, 2022	
Project No:	2022001042-000
Invoice No:	3
Due Date:	January 30, 2023

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

Professional Services from November 27, 2022 to December 31, 2022

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Manager I	1.50	185.00	277.50	
Project Coordinator	.75	135.00	101.25	
Project Manager II	8.50	230.00	1,955.00	
Totals	10.75		2,333.75	
Total Labor				**2,333.75**
		Total this Phase		**$2,333.75**
		Total Due this Invoice		**$2,333.75**

Outstanding Invoices

Number	Date	Balance
2	11/30/2022	4,446.25
Total		**4,446.25**

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
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 #3 in the amount of $8,093.00 to McClure Engineering Company for services that include North Property Line Box Hangars.

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 Engineering Invoice #3 Box Hangars

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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

Date of Board Meeting 9-Feb-23 **PAYMENT REQUEST #** 3

PAYMENT PERIOD: From: 11/27/22 through: 12/31/22

Contract Summary

Original Contract Amount:	$ 163,360.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 163,360.00	
Total completed and stored to date:	$ 30,966.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 30,966.00	
Less previous applications for payment:		$ 22,873.00	
SUBTOTAL			$ 8,093.00
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 8,093.00
Balance to finish, including retainage:		$ 132,394.00	
Contract Time Remaining (If applicable)	N/A	##	

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 1/19/2023

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: *Paul Moritz, cc: Alexia Grgurich*

Email: *pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov* *Phone:* *515-965-6420* *Fax:* *515-965-6416*

Date Printed: 1/19/2023

1360 NW 121st Street
Clive, IA 50325

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

December 31, 2022
Project No: 2022001042-001
Invoice No: 3
Due Date: January 30, 2023

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

Professional Services from November 27, 2022 to December 31, 2022

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,240.00	100.00	1,240.00	1,240.00	0.00
AIP Grant Administration	1,370.00	0.00	0.00	0.00	0.00
Preliminary Design	5,740.00	100.00	5,740.00	5,166.00	574.00
Soil Boring Coordination	920.00	100.00	920.00	644.00	276.00
30% Design	5,990.00	60.00	3,594.00	898.50	2,695.50
Sanitary Sewer /Lift Station Des IF NEED	3,470.00	0.00	0.00	0.00	0.00
Fire Flow Eval/Water Main Des IF NEEDED	2,520.00	0.00	0.00	0.00	0.00
90% Design	24,890.00	0.00	0.00	0.00	0.00
Sanitary Sewer /Lift Station Des IF NEED	4,060.00	0.00	0.00	0.00	0.00
Fire Flow Eval/Water Main Des IF NEEDED	3,820.00	0.00	0.00	0.00	0.00
Issued for Bid (100%)	6,220.00	0.00	0.00	0.00	0.00
Construction Permits	5,700.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	6,030.00	0.00	0.00	0.00	0.00
Topographic Survey	2,980.00	100.00	2,980.00	2,980.00	0.00
Project Management and Coordination	5,070.00	30.00	1,521.00	760.50	760.50
Total Fee	80,020.00		15,995.00	11,689.00	4,306.00

Total Fee **4,306.00**

Total this Phase **$4,306.00**

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

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

AIP Grant Administration	1,370.00	0.00	0.00	0.00	0.00	
Preliminary Design	5,640.00	100.00	5,640.00	5,076.00	564.00	
Soil Boring Coordination	920.00	100.00	920.00	460.00	460.00	
30% Design	4,450.00	60.00	2,670.00	667.50	2,002.50	
90% Design	22,670.00	0.00	0.00	0.00	0.00	
Issued for Bid (100%)	5,670.00	0.00	0.00	0.00	0.00	
Construction Permits	5,700.00	0.00	0.00	0.00	0.00	
Advertise, Bidding, Contract Award	6,030.00	0.00	0.00	0.00	0.00	
Topographic Survey	2,980.00	100.00	2,980.00	2,980.00	0.00	
Project Management and Coordination	5,070.00	30.00	1,521.00	760.50	760.50	
Subconsultants-Bluestone Eng & SVPA Arch	21,600.00	0.00	0.00	0.00	0.00	
Total Fee	83,340.00		14,971.00	11,184.00	3,787.00	
		Total Fee				**3,787.00**
				Total this Phase		**$3,787.00**
				Total Due this Invoice		**$8,093.00**

Outstanding Invoices

Number	Date	Balance
2	11/30/2022	10,467.00
Total		**10,467.00**

McCLURE

PROGRESS REPORT

PROJECT #	**2022001042-001**
PROJECT	**ANKENY REGIONAL AIRPORT – NORTH PROPERTT LINE BOX HANGARS (AIP SITE WORK AND GAVI VERTICAL INFRASTRUCTURE)**
PRJ MNGR	**JAY PUDENZ, P.E., LEED AP**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**

Phone **515.965.6420**
Fax
Email: pmoritz@ankenyiowa.gov

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

REPORTING PERIOD **DECEMBER 2022** NEXT REPORT **JANUARY 2023**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized Geotechnical field work, report and reviewed results
- ✓ Coordinated with utility companies (MidAmerican) for beginning of design of facilities
- ✓ Continued preparing design and plans
- ✓ Coordinated meeting schedule with Owner to discuss hangar options
- ✓ Coordinated meeting schedule with City to discuss site plan/building permit review process

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue preparing design and plans
- Hold meeting with Owner to discuss hangar options
- Hold meeting with City to discuss site plan/building permit review process

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: AIP Site Work Design and Bidding-Services

Phase 200 – Existing Conditions

Phase 300 – AIP Grant Administration

Phase 400 – Preliminary Design

Phase 435 – Soil Boring Coordination

Phase 500.A – 30% Design

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

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

Phase 500.B – 90% Design

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

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

Phase 500.C – Issued for Bid (100%)

Phase 504 – Construction Permits

Phase 602 – Advertise, Bidding and Contract Award

Phase 700 – Topographic Survey

Phase 850 – Project Management and Coordination

Part II: GAVI Vertical Infrastructure Design and Bidding Services

Phase 200 – Existing Conditions

Phase 300 – AIP Grant Administration

Phase 400 – Preliminary Design

Phase 435 – Soil Boring Coordination

Phase 500.A – 30% Design

Phase 500.B – 90% Design

Phase 500.C – Issued for Bid (100%)

Phase 504 – Construction Permits

Phase 602 – Advertise, Bidding and Contract Award

Phase 700 – Topographic Survey

Phase 850 – Project Management and Coordination

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

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
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 #6 in the amount of $13,973.25 to McClure Engineering Company for services that include reconstruct/strengthen and extend Runway 18/36.

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 Engineering Invoice #6 Ankeny Runway Preliminary Engineering

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Project Title: Ankeny Airport - Runway 18/36 Preliminary Engineering
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 #: 2022000104-000 ***PO #*** N/A
Original Contract Date: July 7, 2022 ***Vendor #*** N/A

Date of Board Meeting 9-Feb-23 **PAYMENT REQUEST #** 6

PAYMENT PERIOD: From: 11/27/22 through: 12/31/22

Contract Summary

Original Contract Amount:	$ 134,030.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 134,030.00	
Total completed and stored to date:	$ 120,778.50		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 120,778.50	
Less previous applications for payment:		$ 106,805.25	
SUBTOTAL			$ 13,973.25
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 13,973.25
Balance to finish, including retainage:		$ 13,251.50	
Contract Time Remaining (If applicable)	N/A	##	

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 1/19/2023

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

Email: pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov *Phone: 515-965-6420* *Fax: 515-965-6416*

Date Printed: 1/19/2023

1360 NW 121st Street
Clive, IA 50325

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

December 31, 2022
Project No: 2022000104-000
Invoice No: 6
Due Date: January 30, 2023

Project 2022000104-000 Runway 18/36 Preliminary Engineering

Professional Services from November 27, 2022 to December 31, 2022

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
ExistingConditions	4,840.00	100.00	4,840.00	4,840.00	0.00
Preliminary Tasks	7,815.00	100.00	7,815.00	7,815.00	0.00
Preliminary Design Phase	71,465.00	90.00	64,318.50	60,745.25	3,573.25
Conduct Site Visit (if necessary)	4,200.00	0.00	0.00	0.00	0.00
Soil Boring Coordination	4,810.00	100.00	4,810.00	4,810.00	0.00
Base Topographic Survey	17,800.00	100.00	17,800.00	17,800.00	0.00
Expanded Topo Survey (if necessary)	10,400.00	100.00	10,400.00	0.00	10,400.00
Project Management and Coordination	12,700.00	85.00	10,795.00	10,795.00	0.00
Total Fee	134,030.00		120,778.50	106,805.25	13,973.25

Total Fee **13,973.25**

Total Due this Invoice **$13,973.25**

Outstanding Invoices

Number	Date	Balance
5	11/30/2022	8,416.50
Total		**8,416.50**

McCLURE ENGINEERING Co.

PROGRESS REPORT

PROJECT #	**2022000104-000**
PROJECT	**ANKENY REGIONAL AIRPORT – RUNWAY 18/36 Preliminary Engineering**
PRJ MNGR	**JAY PUDENZ, P.E., LEED AP**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**
Phone	**515.965.6420**
Fax	
Email:	pmoritz@ankenyiowa.gov

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

REPORTING PERIOD **DECEMBER 2022** NEXT REPORT **JANUARY 2023**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held call with Owner and FAA to discuss comments on Report A
- ✓ Coordinated additional work needed to address FAA comments (additional survey work needed within runway safety areas and additional Geotech testing needed)
- ✓ Updated Report A other than areas that required additional field work
- ✓ Continued preparation of Pavement Strength Assessment Report Section B: Pavement Alternatives

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Await results of additional field work (Geotech testing and survey work) to finish Report A and resubmit comments and Report A to FAA
- Continue preparation of Pavement Strength Assessment Report Section B: Pavement Alternatives

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

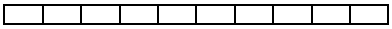
- N/A

Phase 200 – Existing Conditions

Phase 400.1 – Preliminary Tasks

Phase 400.2 – 15% Preliminary Design Phase

Phase 400.3 – Conduct Site Visit (if necessary)



Phase 435 – Soil Boring Coordination

Phase 700 – Base Topographic Survey

Phase 700.4 – Expanded Topo Survey (if necessary)

Phase 850 – Project Management and Coordination

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

Finance

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #1 in the amount of $7,961.07 to HDR Engineering, Inc. for services that include General On-Call Planning 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
HDR General Planning

Invoice

Reference Invoice Number with Payment

HDR Engineering Inc.
Omaha, NE 68106-2973
Phone: (402) 399-1000

HDR Invoice No.	1200489491
Invoice Date	09-JAN-2023
Invoice Amount Due	$7,961.07
Payment Terms	30 NET
Remit To	PO Box 74008202 Chicago,IL 60674-8202
ACH/EFT Payments	Bank of America ML US ABA# 081000032 Account# 355004076604

Polk County Aviation Authority
410 West 1st Street
ANKENY, IA 50023

As-Needed Airport Consulting Services for matters related to the Ankeny Regional Airport (IKV)

Professional Services
From: 15-DEC-2022 To: 31-DEC-2022

Professional Services Summarization	Hours	Amount
Accounting	0.75	58.92
Airport Planner	36.50	7,731.43
Project Manager	1.00	170.72
	38.25	**$7,961.07**
	Total Professional Services	**$7,961.07**

Amount Due This Invoice (USD)	**$7,961.07**

HDR Internal Reference Only	
Client Number	44511
Cost Center	10134
Project Number	10360971

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

Finance

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve February 2023 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
February Financial Reports

POLK COUNTY AVIATION AUTHORITY
Balance Sheet
As of January 31, 2023

ASSETS	
Current Assets	
Checking/Savings	
101 · FIRST INTERSTATE BANK	5,416,414.52
Total Checking/Savings	5,416,414.52
Accounts Receivable	
112 · ACCOUNTS RECEIVABLE	846.56
Total Accounts Receivable	846.56
Other Current Assets	
113 · PRE-PAID EXPENSES	27,560.97
114 · LEASE RECEIVABLE	765,621.97
Total Other Current Assets	793,182.94
Total Current Assets	6,210,444.02
Fixed Assets	
140 · NON-DEPRECIABLE ASSETS	6,956,965.27
141 · DEPRECIABLE ASSETS	25,509,562.79
180 · CONSTRUCTION IN PROGRESS	1,451,613.53
181 · ACCUMULATED DEPRECIATION	(17,999,204.14)
Total Fixed Assets	15,918,937.45
TOTAL ASSETS	22,129,381.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	77,569.53
Total Accounts Payable	77,569.53
Other Current Liabilities	
204 · RETAINAGE PAYABLE	31,038.52
206 · DEFERRED REVENUE	16,335.46
207 · HANGAR/LEASE ADVANCE DEPOSITS	15,665.00
209 · DEFERRED LEASE REVENUE	754,008.79
Total Other Current Liabilities	817,047.77
Total Current Liabilities	894,617.30
Total Liabilities	894,617.30
Equity	
3000 · INVESTED IN CAPITAL ASSETS	15,884,598.93
3001 · UNRESTRICTED NET ASSETS	5,529,444.98
3003 · RESTRICTED FOR AIRPORT IMPROVE	(179,279.74)
Total Equity	21,234,764.17
TOTAL LIABILITIES & EQUITY	22,129,381.47

POLK COUNTY AVIATION AUTHORITY

Profit & Loss Budget vs. Actual

July 2022 through January 2023

	Jul '22 - Jan 23	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	631,872.32	1,263,745.00	(631,872.68)	50.0%
401 · LEASE AND LICENSE FEE INCOME	125,136.90	223,000.00	(97,863.10)	56.12%
403 · FUEL FEE INCOME	26,303.29	49,000.00	(22,696.71)	53.68%
404 · INTEREST INCOME	(5,085.62)			
407 · OTHER REVENUE	224,192.64	0.00	224,192.64	100.0%
Total Income	1,002,419.53	1,535,745.00	(533,325.47)	65.27%
Gross Profit	1,002,419.53	1,535,745.00	(533,325.47)	65.27%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	21,179.53	57,800.00	(36,620.47)	36.64%
602 · POSTAGE & OFFICE SUPPLIES	661.10	200.00	461.10	330.55%
603 · ONSITE MANAGEMENT SERVICES	35,000.00	60,000.00	(25,000.00)	58.33%
609 · FINANCIAL SERVICES	20.31	100.00	(79.69)	20.31%
610 · ADVERTISING & PROMOTION	143.28	700.00	(556.72)	20.47%
611 · PUBLICATIONS	658.98	2,800.00	(2,141.02)	23.54%
612 · CONFERENCES AND SEMINARS	858.13	3,500.00	(2,641.87)	24.52%
613 · LEGAL SERVICES	10,320.00	22,000.00	(11,680.00)	46.91%
614 · AUDIT SERVICES	10,675.00	13,300.00	(2,625.00)	80.26%
616 · GENERAL INSURANCE	3,790.50	6,600.00	(2,809.50)	57.43%
617 · PROPERTY INSURANCE	20,445.09	34,000.00	(13,554.91)	60.13%
618 · PUBLIC OFFICIALS INSURANCE	825.85	1,500.00	(674.15)	55.06%
620 · MINOR EQUIPMENT	6,575.00			
630 · SNOW REMOVAL & MOWING	52,269.50	91,000.00	(38,730.50)	57.44%
631 · REPAIRS & MAINTENANCE (General)	55,523.11	74,000.00	(18,476.89)	75.03%
640 · UTILITIES	3,614.63	5,100.00	(1,485.37)	70.88%
644 · AIRPORT PLANNING & ENGINEERING	22,196.07	68,000.00	(45,803.93)	32.64%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	30,966.00	900,000.00	(869,034.00)	3.44%
721 · TAXIWAY D ACCESS ROAD	7,750.24	0.00	7,750.24	100.0%
729 · STRENGTHEN & EXTEND RW 18/36	140,563.50	765,000.00	(624,436.50)	18.37%
Total Expense	424,035.82	2,105,700.00	(1,681,664.18)	20.14%
Net Ordinary Income	578,383.71	(569,955.00)	1,148,338.71	(101.48%)
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	16,501.25	5,000.00	11,501.25	330.03%
504 · FAA GRANT REIMBURSEMENT	0.00	688,500.00	(688,500.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	405,000.00	(405,000.00)	0.0%
Total Other Income	16,501.25	1,098,500.00	(1,081,998.75)	1.5%
Net Other Income	16,501.25	1,098,500.00	(1,081,998.75)	1.5%
Net Income	594,884.96	528,545.00	66,339.96	112.55%

POLK COUNTY AVIATION AUTHORITY
A/R Aging Summary
As of January 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ACME Aviation, LLC	0.00	6.00	0.00	0.00	0.00	6.00
All Energy Corporation	0.00	1,375.14	0.00	0.00	0.00	1,375.14
EXEC 1 AVIATION (F-09)	0.00	(16.50)	0.00	(16.50)	0.00	(33.00)
MILLER, DENNIS (FARM LEASE)	0.00	0.00	0.00	5.88	0.00	5.88
WEISSENBURGER AVIATION, LLC	0.00	(507.46)	0.00	0.00	0.00	(507.46)
TOTAL	0.00	857.18	0.00	(10.62)	0.00	846.56

Index

Sheet	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	
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	8,785.00	-	8,785.00	8,785.00	-	-	-	-		-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	7,961.07	-	7,961.07	7,961.07	-	-	-	-		-
Sheet09	Wildlife Exclusion Fence	McClure & Minturn	FAA	1,734,213.00	39,286.51	1,773,499.51	1,773,499.51	-	-	1,560,177	1,560,177	FY18	-
Sheet02	IKV Grading & Drainage Plan	HDR Engineers	EXP	43,304.00	-	43,304.00	43,304.00	-	-	-	-	FY19	-
Sheet10	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	-
Sheet17	3-Year Vegetation Control Agreement	Perficut ('17-'19)	EXP	28,445.00	(13,710.00)	14,735.00	14,735.00	-	-	-	-	FY20	-
Sheet15	Drainage Channel Improvements	McClure & RW Excavating	IaDOT	191,633.80	11,925.19	203,558.99	203,558.99	-	-	76,950	76,950	FY20	-
Sheet16	Taxiway D Apron Access Road & Utilities - Phase 1	McClure & Sternquist	IaDOT	633,250.00	54,844.02	688,094.02	688,094.02	-	-	225,000	225,000	FY20	-
Sheet06	Taxiway Rehab & Reconstruction-2018	McClure & Con-Struct	FAA	1,635,735.05	7,406.00	1,643,141.05	1,643,141.05	-	-	1,393,240	1,393,240	FY21	-
Sheet14	Bi-Fold Hangar Door Replacement	Jensen Builders	IaDOT	130,075.00	9,900.00	139,975.00	139,975.00	-	-	75,000	75,000	FY21	-
Sheet05	SE Convenience Blvd Extension	City of Ankeny	EXP/RISE	877,279.79	115,104.30	992,384.09	991,544.82	-	-	-	-	FY21	-
Sheet04	Taxiway D Access Road & Utilities - Phase 2	McClure, SandStone	EXP	746,334.00	(19,963.60)	726,370.40	726,370.40	-	-	-	-	FY22	-
Sheet21	Taxiway D Apron and Access Roadway Paving-Phase 2	McClure, Concrete Tech	EXP	682,393.50	6,027.81	688,421.31	685,371.31	3,050.00	-	-	-	FY22	-
Sheet12	Protect RW18 Land Acquisition-Clark	Various	TBD	-	897,154.77	897,154.77	897,154.77	-	-	-	-	FY23	-
Sheet19	Protect RW18 Land Acquisition-Disposal	Various	EXP	-	29,955.00	29,955.00	29,955.00	-	-	-	-	FY23	-
Sheet18	3-Year Vegetation Control Agreement	Perficut ('20-'22)	EXP	47,586.00	-	47,586.00	47,066.00	520.00	-	-	-		-
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	39,000.00	-	39,000.00	32,000.00	7,000.00	-	-	-		-
Sheet20	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		-
Sheet07	Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	IaDOT	781,306.69	45,032.23	826,338.92	768,022.53	58,316.39	31,038.52	312,682	312,682		-
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	EXP	184,515.00	-	184,515.00	171,263.50	13,251.50	-	-	-		-
Sheet22	North Property Line Box Hangars	McClure & CMT	IDOT	163,360.00	6,520.00	169,880.00	30,966.00	138,914.00	-	-	-		-
Sheet23				-	-	-	-	-	-	-	-		-
	Grayed out = Completed items, no new charges expected												-
				8,585,457.14	1,954,412.81	10,539,869.95	10,314,438.79	224,591.89	31,038.52	4,913,388	4,913,388		-
									$ 31,038.52		$ -		
									^= 204 Retainage Pay		^ = 110 Grant AR		

	Quantity	Cost	FY21/22	
Elder	111.00	$ 19,214.50	$ 20,597.00	93.29%
S Jackson	-	$ -	$ 600.00	0.00%
New Deal	224.00	$ 11,680.00	$ 17,227.79	67.80%
Cryotech	-	$ -	$ 9,257.64	0.00%
	$ 335.00	$ 30,894.50	$ 47,682.43	64.79%

	Quantity	Cost	Cost	
Labor	98.25	$ 26,087.00	$ 9,616.00	271.29%
Equipment	55.50	$ 14,502.50	$ 11,581.00	125.23%
Material	224.00	$ 11,680.00	$ 26,485.43	44.10%
	$ 377.75	$ 52,269.50	$ 47,682.43	109.62%

	Quantity	Cost	Cost	
Operations	335.00	$ 30,894.50	$ 47,682.43	64.79%
	$ 335.00	$ 30,894.50	$ 47,682.43	64.79%

(Elder contract: year)

FY22/23 Hourly Rates			FY21/22	% Inc	Category
Elder	Manager	$ 96.00	$ 74.00	29.7%	Labor
Elder	Manager-OT	$ 143.00	$ 110.00	30.0%	Labor
Elder	Manager-DT	$ 192.00	$ 147.00	30.6%	Labor
Elder	Operator	$ 82.00	$ 63.00	30.2%	Labor
Elder	Operator-OT	$ 124.00	$ 95.00	30.5%	Labor
Elder	Operator-DT	$ 164.00	$ 126.00	30.2%	Labor
Elder	Annual Payment	$ 7,500.00	$ -	0.0%	Equipment
Elder	Motor Grader	$ 212.00	$ 163.00	30.1%	Equipment
Elder	Wheel Loader	$ 225.00	$ 173.00	30.1%	Equipment
Elder	Blower	$ 30.00	$ 21.00	42.9%	Equipment
Elder	Pickup	$ 25.00	$ 16.00	56.3%	Equipment
Elder	Tractor Broom	$ 137.00	$ 105.00	30.5%	Equipment
Elder	Tractor Broom w/Blad	$ 137.00	$ 105.00	30.5%	Equipment
Exec 1 Aviation	Oshkosh Labor	$ 500.00			Labor
S Jackson	Oralabor		$ 150.00	-100.0%	Labor
New Deal	Granular per bag	$ 49.00	$ 63.13	-22.4%	Material
New Deal	Shipping per pallet	$ 225.00	$ 597.79	-62.4%	Material
New Deal	Granular - 2ND		$ 64.88	-100.0%	Material
New Deal	Shipping - 2ND		$ 1,200.00	-100.0%	Material
Cryotech	Liquid		$ 6.05	-100.0%	Material
Cryotech	S&H - 2ND		$ 563.87	-100.0%	Material
Cryotech	S&H		$ 677.52	-100.0%	Material

Continued...

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

22-23 Snow removal cost sum

Provider	What	Inv. Date	Quantity	Rate	Cost	Category	
Elder	Annual Payment	11/08/22	1.00	$ 7,500.00	$ 7,500.00	Equipment	
Elder	Manager	11/28/22	1.00	$ 96.00	$ 96.00	Labor	
Elder	Operator	11/28/22	2.50	$ 82.00	$ 205.00	Labor	
Elder	Tractor Broom	11/28/22	2.50	$ 137.00	$ 342.50	Equipment	
Elder	Manager	12/16/22	2.50	$ 96.00	$ 240.00	Labor	
Elder	Tractor Broom	12/16/22	2.50	$ 137.00	$ 342.50	Equipment	
Exec 1 Aviation	Oshkosh Labor	11/16/22	4.75	$ 500.00	$ 2,375.00	Labor	
Elder	Operator	12/20/22	4.50	$ 82.00	$ 369.00	Labor	
Elder	Manager	12/20/22	1.5	$ 96.00	$ 144.00	Labor	
Elder	Pickup	12/20/22	1.00	$ 25.00	$ 25.00	Equipment	
Elder	Tractor Broom	12/20/22	3.50	$ 137.00	$ 479.50	Equipment	
Elder	Tractor Broom w/Blade	12/20/22	1.50	$ 137.00	$ 205.50	Equipment	
Elder	Operator	12/22/22	6.50	$ 82.00	$ 533.00	Labor	
Elder	Operator	12/22/22	4.50	$ 82.00	$ 369.00	Labor	
Elder	Manager	12/22/22	2.50	$ 96.00	$ 240.00	Labor	
Elder	Pickup	12/22/22	3.00	$ 25.00	$ 75.00	Equipment	
Elder	Pickup	12/22/22	2.50	$ 25.00	$ 62.50	Equipment	
Elder	Tractor Broom w/Blade	12/22/22	3.50	$ 137.00	$ 479.50	Equipment	
Elder	Wheel Loader	12/22/22	4.50	$ 225.00	$ 1,012.50	Equipment	
New Deal	Granular per bag	12/22/22	220.00	$ 49.00	$ 10,780.00	Material	
New Deal	Shipping per pallet	12/22/22	4.00	$ 225.00	$ 900.00	Material	
Elder	Operator	12/26/22	4.00	$ 82.00	$ 328.00	Labor	
Elder	Manager	12/26/22	1.50	$ 96.00	$ 144.00	Labor	
Elder	Pickup	12/26/22	1.50	$ 25.00	$ 37.50	Equipment	
Elder	Tractor Broom w/Blade	12/26/22	4.00	$ 137.00	$ 548.00	Equipment	
Exec 1 Aviation	Oshkosh Labor	12/15/22	5.00	$ 500.00	$ 2,500.00	Labor	7:30am-12:30pm
Exec 1 Aviation	Oshkosh Labor	12/15/22	5.00	$ 500.00	$ 2,500.00	Labor	3:00 pm-8:00pm
Exec 1 Aviation	Oshkosh Labor	12/20/22	3.50	$ 500.00	$ 1,750.00	Labor	
Exec 1 Aviation	Oshkosh Labor	12/22/22	6.00	$ 500.00	$ 3,000.00	Labor	
Exec 1 Aviation	Oshkosh Labor	12/26/22	5.50	$ 500.00	$ 2,750.00	Labor	
Exec 1 Aviation	Oshkosh Labor	01/05/23	3.50	$ 500.00	$ 1,750.00	Labor	
Elder	Tractor Broom w/Blade	01/04/23	7.00	$ 137.00	$ 959.00	Equipment	
Elder	Tractor Broom w/Blade	01/05/23	1.50	$ 137.00	$ 205.50	Equipment	
Elder	Operator	01/04/23	7.00	$ 82.00	$ 574.00	Labor	
Elder	Manager	01/05/23	1.50	$ 96.00	$ 144.00	Labor	
Exec 1 Aviation	Oshkosh Labor	01/19/23	9.50	$ 500.00	$ 4,750.00	Labor	
Elder	Operator	01/19/23	9.50	$ 82.00	$ 779.00	Labor	
Elder	Operator	01/19/23	5.50	$ 82.00	$ 451.00	Labor	
Elder	Manager	01/19/23	1.00	$ 96.00	$ 96.00	Labor	
Elder	Pickup	01/19/23	3.00	$ 25.00	$ 75.00	Equipment	
Elder	Pickup	01/19/23	1.00	$ 25.00	$ 25.00	Equipment	
Elder	Tractor Broom w/Blade	01/19/23	6.50	$ 137.00	$ 890.50	Equipment	
Elder	Wheel Loader	01/19/23	5.50	$ 225.00	$ 1,237.50	Equipment	
			7.$-	$ -			
			7.$-	$ -			
			7.$-	$ -			
			7.$-	$ -			
			7.$-	$ -			
			7.$-	$ -			

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Deliver Exceptional Service

ACTION REQUESTED:

Motion

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider motion approving Board Subcommittees as prestend.

A. Finance/Executive Committee: Bill Gardner - Chair; Todd Ashby; Jeff Wangsness

B. Land/Hangar Lease Committee: Bill Gardner - Chair; Todd Ashby; J.R. Boesen

C. Special Events Committee: Paul Novak - Chair; Greg Johnson

D. Land Acquisition Committee: Eliminate

E. Engineering Review Committee: Suspend until future need

F. Airport Security Committee: Greg Johnson - Chair; J.R. Boesen - FBO; Michael Current - Airport Tenant; Chief Darius Potts - APD; Makai Echer - APD; Deputy Chief Rob Chiappano - AFD; Paul Moritz - Airport Staff

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EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Memo to Jeff

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

Resolution

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the farm lease of 7.34 acres of crop land with Jeffrey Wangsness.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Farm Lease Agreement

RESOLUTION 2023 -

A RESOLUTION AUTHORIZING THE LEASING OF 7.34 ACRES OF CROP LAND TO JEFFREY WANGSNESS

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

WHEREAS, the 7.34 acres of crop ground located directly south of the said hay ground that Wangsness farms has become available for leasing at this time; and

WHEREAS, the PCAA believes it to be in the best interest of the Authority for the land to continue to be farmed; and

WHEREAS, Wangsness has agreed to lease this farm ground for the current approved annual amount for all crop ground owned by the PCAA; and

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

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

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

Dated the 9th day of February, 2023.

_____
Todd Ashby, Secretary

ATTEST:

_____
William Gardner, Treasurer

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 Jeffrey Wangsness ("Tenant"), whose address for the purpose of this Lease is 4780 SE Four Mile Drive, Ankeny, IA 50021.

THE PARTIES AGREE AS FOLLOWS:

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

   7.34 acres located in the SE ¼ of Section 31, Township 80 North, Range 23 West of the 5th P.M., Ankeny, Polk County, Iowa, more particularly described as:

   An irregular area approximately 250 feet in width located south of a line identified as commencing at the SE Corner of said Section 31; thence N $89^0$52'06" W, 789.40 feet; N $0^0$00'39" E, 1021.02 feet to the point of beginning, thence S $89^0$52'06" E along a length of 249.99 feet.

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

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

   Total annual cash rent of $275.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2023, second one-half on 1st of December 2023.

   All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform

Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

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

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

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

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

	% Landlord	% Tenant
(1) Fertilizer	0%	100.00%
(2) Lime and Trace Minerals	0%	100.00%
(3) Herbicide	0%	100.00%
(4) Insecticides	0%	100.00%

(5) Seeds	0%	100.00%
(6) Seed Cleaning	0%	100.00%
(7) Harvesting and/or Shelling Expense	0%	100.00%
(8) Grain Drying	0%	100.00%
(9) Grain Storage	0%	100.00%
(10) Other Expenses	0%	100.00%

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

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

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

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

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the nearest local elevator 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: _____.

TENANT:

Jeffrey Wangsness

_____
Jeffrey Wangsness

LANDLORD:

Polk County Aviation Authority

_____
Todd Ashby, Secretary

ATTEST:

_____
William Gardner, Treasurer

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: COUNCIL GOAL: ??

City Manager

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** setting a Public Hearing on the Polk County Aviation Authority Revised Fiscal Year 2022-2023 Budget and the Proposed Fiscal Year 2023-2024 Budget. (date of hrg: 3/09/23 @ 5:00 p.m.)

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??Yes**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Notice of Public Hearing

RESOLUTION

A RESOLUTION SETTING A PUBLIC HEARING ON THE POLK COUNTY AVIATION AUTHORITY REVISED FISCAL YEAR 2022-2023 BUDGET AND THE PROPOSED FISCAL YEAR 2023-2024 BUDGET.

WHEREAS, the Polk County Aviation Authority is responsible to plan and prepare an annual budget; and

WHEREAS, it is necessary to hold a public hearing to review and approve an annual budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Polk County Aviation Authority that a public hearing on the revised Fiscal Year 2022-2023 Budget and the proposed Fiscal Year 2023-2024 Budget is hereby set for the 9th day of March, 2023 at 5:00 p.m.

BE IT FURTHER RESOLVED that notice of said hearing be published as required by law.

Passed and approved this 9th day of February, 2023.

_____
Jeff Wangsness, Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

NOTICE OF PUBLIC HEARING ON THE POLK COUNTY AVIATION AUTHORITY REVISED FISCAL YEAR 2022-2023 BUDGET AND THE PROPOSED FISCAL YEAR 2023-2024 BUDGET

Polk County Aviation Authority
ANKENY REGIONAL AIRPORT
Revised Budget for Fiscal Year 2022-2023
and
Budget for Fiscal Year 2023-2024

Notice is hereby given that a Public Hearing will be held at the Ankeny Regional Airport, 3700 SE Convenience Boulevard, Ankeny, Iowa, at 5:00 P.M. on the 9th day of March, 2023, to review and adopt the Polk County Aviation Authority's revised Fiscal Year 2022-2023 Budget and the Fiscal Year 2023-2024 Budget.

Published in the Des Moines Register on the 24th day of February, 2023.

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the execution of Task Order No. 2 with HDR Engineering, Inc. to facilitate the required environmental assessment for the following three ACIP projects:

1. Reconstruction of Runway 18/36
2. Extension of Runway 18
3. Development of the South Terminal Area

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Task Order 02

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF TASK ORDER NO. 2 WITH HDR ENGINEERING FOR THE ENVIRONMENTAL ASSESSMENT REQUIRED FOR THE RUNWAY 18/36 RECONSTRUCTION, THE RUNWAY 18/36 EXTENSION, AND THE SOUTH CORPORATE TERMINAL AREA DEVELOPMENT

WHEREAS, the Polk County Aviation Authority is responsible for the maintenance and expansion of the facilities at the Ankeny Regional Airport, including runways, taxiways and ramp areas and

WHEREAS, the current Airport Capital Improvements Program includes the following three projects:

1. Runway 18/36 Reconstruction
2. Runway 18 Extension
3. Phase 1 South Corporate Terminal

, and

WHEREAS, according to FAA regulations for project development, an environmental assessment is required by the FAA to provide the justification to the FAA so that these projects can be programmed for possible FAA funding, and

WHEREAS, HDR Engineering has prepared and submitted to staff Task Order No. 2 in an amount not to exceed $ 221,304.00 for providing the planning services required to complete the said environmental assessment.

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves Task Order No. 2 with HDR Engineering for the said environmental assessment, and further authorizes the Chairperson to sign the said task order.

Dated at Ankeny, Iowa, this 9th day of February, 2023.

_____
Todd Ashby, Acting Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve the construction plans for the Bluewater/AllEnergy Box Hangar located on Phase 1 of the 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
Plan Comments

Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: **AllEnergy (Dean and Chris)**
DATE: **January 20, 2023**
RE: **Plan Review - AllEnergy Aircraft, LLC/Bluewater Hangar**

In December of 2019, I completed a preliminary review of your construction plans using the Airport Hangar Construction Standards. Given that you recently completed the initial grading work, I need to complete a final review of your plans and obtain Board approval before additional construction commences. I plan on presenting your plans and my comments to the Board at the February 9th board meeting. Please note the items below, some of which need to be addressed ahead of that meeting:

1. It is my understanding that a building permit has not been issued by the City of Ankeny yet. Just a reminder that you will need to work with Jeff Harden (515-963-3553) to obtain the permit before construction continues.

2. Sheet SK002 shows the office layout on the east end of the hangar, which includes a manager's office, two bathrooms, a breakroom and a conference room. It appears that this office space could be used for more than support for the aircraft operation. If so, per the lease agreement, you can't conduct business within the hangar that is the same as the services provided by the FBO. I assume that the proposed use of the office portion of the hangar was reviewed and approved by the city planners at the time of site plan approval.

3. Hangar Location: No issues.

4. Hangar Dimensions and Height: The hangar height is 35 feet. This meets the City requirements and I would assume the FAA as well.

5. Framework: Metal structural members are provided as required.

6. Doors: I do not see a door schedule on the plans. All exterior doors need to be metal.

7. Flatwork: I do not see pavement thicknesses called out on the plans except for the entry stoop. The maintenance of the parking, drives and sidewalks are the responsibility of the hangar owner. The thickness of the apron on the south side of the hangar is dictated by the FAA. So the pavement between the apron and the hangar should be 7" PCC to match the existing apron thickness. We would recommend doweling into the existing apron pavement with ¾" dowel bars, either 24" long on 18" centers or 18" long on 12" centers. The pavement joint at the hangar/apron connection should be as recommended by your engineer.

8. Exterior Walls: Appear to be metal sheeting, which meets the standards.

9. Roofing: Needs to be a minimum thickness of 28-gauge steel, standing seam type.

10. Exterior Colors: The Board has designated that all new hangars need to be white with gray trim.

11. Signing: I don't see any signs proposed. If one is added later, it needs to meet the requirements of the City of Ankeny including size limits.

12. Parking and Drives: I see four parking stalls and three driveways provided. Make sure that these pavements are not tied to the existing roadway and apron slabs. Consider expansion joints.

13. Lighting: I do not see any lights on the hangar. If lighting is proposed, it needs to be reviewed separately and shielded to restrict light spillover onto the apron.

14. Site Drainage: The grades on Sheet C101 appear to show drainage away from the hangar as required, but the area is very flat. The paving contractor needs to make sure that the apron and all other paving drains away from the hangar. The roof drains on the east side of the building are shown being connected to the existing 12" roof drain line. The roof drains on the west side of the building should also be connected to the 12" drain line vs. using splash pads or revetment.

15. Complete all exterior construction in accordance with the Iowa SUDAS Standard Construction Specifications as amended by the Ankeny Supplemental Specifications. Drainage Note 2 on Sheet C101 is incorrect (refers to the Town of Omro and Wisconsin DOT specs). Note 3 also references Wisconsin Code.

16. Utility Services: I do not see details for the connections of the water service, sewer service, and roof drain lines to the mains. Those connections need to be completed in accordance with the specifications noted above.

    - A 4" sewer service is shown at the northwest corner of the building. It has a 90-degree bend in it. A cleanout should be installed at this bend location. This service will need to be bored under the existing street pavement to make the connection to the sewer. Do not open-cut the street pavement. There is an existing sewer service that already runs under the street near the northeast corner of the hangar. Could this be used instead?

17. Schedule: The standards require a construction schedule. Provide this to the Board before additional construction commences.

Please provide responses as needed prior to the February 9, 2023 Board meeting. Thank you.

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Project Update: Runway 18/36 Preliminary Design and Report

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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No Attachments Available

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Project Update: North Row Box Hangars - Design, Site Planning and Building Improvements

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Hangar Layout Plan

SURVEY LIMITS - NEED TOPO, PAVEMENT EDGES (INCLUDING JOINTS), AND UTILITIES

ASSUMED UTILITIES ARE IN AN EASEMENT, BUT CONFIRM AND NOTIFY LANDOWNER BEFORE CONDUTING SURVEY

PROPERTY LINE

PRIVATE PROPERTY

AIRPORT PROPERTY

EST. 30" STORM SEWER WITH AREA INTAKES (EST. 3)

PROPOSED SANITARY SERVICES

PROPOSED FORCE MAIN

PROPOSED WATER MAIN

PROPOSED ELECTRICAL SERVICES

EXISTING AIRPORT PROPERTY LINE

PROPOSED PUMP STATION

PROPOSED FIRE HYDRANT

44.5'

32'x42'	50'x42'	50'x42'	50'x42'	50'x42'	50'x42'	50'x42'

FUTURE ACCESS PAVEMENT

ACCESS PAVEMENT

17.5' 18.5' 36'

REMOVE EXISTING WATER MAIN AND FIRE HYDRANT

TAXILANE

SEPARATION OF TAXIWAY CENTERLINE FROM TEE HANGARS:
BASED ON EB #8, PART 2 EQ. #4

CRITICAL AIRCRAFT: PIPER MALIBU
WINGSPAN: 43 FT
LENGTH: 28.9 FT
MAIN GEAR WIDTH (MGW): 12.29 FT

EQ. #4: SEPARATION (FEET) = 0.6 X WINGSPAN + 10'
= 0.6 X 43' + 10'

SURVEY LIMITS - NEED TOPO, PAVEMENT EDGES (INCLUDING JOINTS), AND UTILITIES

TAXILANE

TAXIWAY C (NORTH)

LEGEND

PHASE 1 (FY 2023)

PHASE 2 (FY 2025)

NORTH

0 15 30 60

GRAPHIC SCALE

DESIGNED J. PLOENZ CHECKED P. CRAWFORD	DRAWN T. DOOLEY FIELDBOOK FIELDBOOK	ANKENY REGIONAL AIRPORT ANK 205172008-00	REVISIONS	McCLURE ENGINEERING CO. building strong communities. 1360 NW 121st Street Clive, IA 50325 515-964-1229 fax 515-964-2370	NORTH ROW BOX HANGAR

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Strengthen Community Engagement

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Meeting on January 9, 2023 with the Iowa National Guard - Master Planning

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Meeting Memo

Paul Moritz, P.E.
Airport Board Manager

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Memorandum

TO: **PCAA Board**
DATE: **January 9, 2023**
RE: **Meeting with Iowa National Guard**

Today JR Boesen, Dave Kalwishky, Jerry Searle and I met with three officials from the Nation Guard to review their current master planning: Cornel Perkins, Cornel Lampe and Dave Rogers (515-252-4603).

The Guard initiated the meeting to review the possibility of developing a new facility at our airport. They are only master planning at this time, and the facility would be built in the future, as many as 10+ years from now. Their conceptual plans include locating fixed wing and rotary aircraft at this facility.

Ours is one of a number of airports that they are examining for this possible facility. The Guard previously based an aircraft at Ankeny and they liked having it here. They mentioned that they are considering expanding their current operation at Boone, or building new here, at Perry, Newton, or other facilities. Ours is the first airport that they visited. Their overall goal is facility consolidation for better efficiency.

The positive for the National Guard being at our airport is that it is in the center of a large metro area, which would aid in their efforts to attract pilots and other work force. Ironically, the location is also the negative of our airport. Other facilities in smaller towns are more attractive because there is “open farm ground” around those airports. This would make development easier and the impact of their flight operations after construction could be much less.

I pointed out that we have a large area dedicated for the South Terminal Area, and it is a very short distance from the Corporate Woods interstate interchange. A portion of this large area could be dedicated to their operations. They noted that their facility is a large enough conceptually that it would most likely encompass the entire area. They are thinking that they need 35+ acres. We said that this area is large enough and locating their facility there certainly would not be an issue.

They asked about acquiring property on the east side of the airport. After looking at our aerial views and reviewing the current property ownership, this idea was scrapped.

In summary, the meeting was productive but I did not get the feeling that the Guard views our airport as a top choice for inclusion in their master plan.

??

ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: COUNCIL GOAL: ??

ACTION REQUESTED:

LEGAL:

SUBJECT:

Schedule and Attendance - Quarterly Meeting with Exec 1 Aviation

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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No Attachments Available

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:

Proposed Gang Mailbox Installation

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Request from Acme
Gang Mail Box Example
Post Office Pricing

Thanks, Donna!

Dave – I will send this and the map to Charlie, our contractor with Jensen, and have him coordinate specific location for concrete with you, if that is ok?

Paul – Let me know if the AA is covering the cost of the box or not.

Gina Kanne
Acme Aviation LLC
PO Box 93089
Des Moines, IA 50393
Gina.Kanne@flyacmeaviation.com

From: Bagley, Donna M - Ankeny, IA <Donna.M.Bagley@usps.gov>
Sent: Friday, January 20, 2023 9:01 AM
To: Gina Kanne <Gina.Kanne@flyacmeaviation.com>; Dave Kalwishky <davek@exec1aviation.com>
Cc: Paul Moritz <PMoritz@ankenyiowa.gov>
Subject: RE: [External] Acme Aviation - Hangar Address

Appendix a

From: Gina Kanne <Gina.Kanne@flyacmeaviation.com>
Sent: Thursday, January 19, 2023 12:45 PM
To: Bagley, Donna M - Ankeny, IA <Donna.M.Bagley@usps.gov>; Dave Kalwishky <davek@exec1aviation.com>
Cc: Paul Moritz <PMoritz@ankenyiowa.gov>
Subject: RE: [External] Acme Aviation - Hangar Address

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Donna – I just want to confirm that unit has 4 plus the 2 parcel boxes? Does that cover installation? Either way, will you provide instructions on the pad so I can get to our contractor for the concrete guy?

Paul – Is the PCAA involved at all in paying for this?

Thanks everyone 😊

Gina Kanne
Acme Aviation LLC
PO Box 93089
Des Moines, IA 50393
Gina.Kanne@flyacmeaviation.com

TYPE V CBU-(4) 6-1/2 H MAILBOXES + (2) PL'S W/ PEDESTAL& (4) McGARD NUTS-BRONZE

(Currently 0.0/5 Stars. 0 ratings)

For business mode conversion only - Cluster Box Units (CBU's) in finishes other than postal gray require HQ Delivery Operations authorization for purchase. Type V Cluster Box Units include four (4) tenant compartments (12 W x 6-1/2 H), one (1) 13-1/2 H parcel locker and one (1) 10 H parcel locker. One additional compartment is provided for carrier access/mail collection. Cluster Box Units include a matching pedestal and (4) McGard nuts. Units feature a powder coated bronze finish.

890.00 USD

1.0000 | 150.0 LB EACH/PIECE of 1.0 | Add to Cart

Supplied by	SALSBURY INDUSTRIES via Coupa Suppl
Supplier part	1118T5-BRZ
Manufacturer Name	CBU TYPE V - BRONZE
Manufacturer Part Number	None
UNSPSC Code	56101520
Commodity	Office Furniture
Tags	Add Tag
Links	Salsbury

INVOICE-

Please make checks payable to: United States Postal Service

FROM: USPS Ankeny Post Office
1011N Ankeny BLVD
Ankeny Ia 50021

TO: Acme Aviation
Dave Kalwishky

LOCATION:

ORDER DETAILS:

	COLOR	QTY	EACH	TOTAL
16 UNIT CBU			$915.00	$0.00
13 UNIT CBU			$890.00	$0.00
12 UNIT CBU			$840.00	$0.00
8 UNIT CBU W/2PL			$815.00	$0.00
8 UNIT CBU W/ 4PL			$1,040.00	$0.00
4 UNIT CBU	Black	1	$890.00	$890.00
4 UNIT OPL			$1,065.00	$0.00
2 UNIT OPL			$590.00	$0.00
			TOTAL	$890.00

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Provide Regional Leadership

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Consider transition to paperless/electronic signatures using DocuSign

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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No Attachments Available

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Strengthen Community Engagement

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

EAA Chapter #135 to host the "Berlin Express" B25 WWII Aircraft at the airport on July 13 - 16, 2023

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Announcement Message

Good day Paul

I'll introduce myself- my name is Alan Hummel a pilot for Exec1 and President of EAA chapter 135 at the Ankeny airport.

I'm sharing the email below. It outlines the exciting news coming to the Ankeny airport this July. As our EAA Chapter has been selected to host this historic aircraft. I visited with JR as well.

Please pass this information along to the rest of the PCAA.

Plan to come out and take a tour or flight.

Thanks for your time

Alan

Alan, good afternoon. Was a pleasure talking with you. Thank you for EAA Chapter #135 interest in hosting the B25 "Berlin Express" @ IKV.

The tour stop will be Thursday, July 13--Sunday, July 16, 2023.

Tour stop consists of the following:

Thursday—Media Flight @ 2.00pm (Complimentary to all media)

Friday/Saturday/Sunday—Flight Rides: 10.00/11.00/12.00/1.00pm

Friday/Saturday/Sunday---Ground Tours: 2.00-5.00pm

Aircraft will arrive on Monday, July 10 and depart on Monday, July 17 for OSH.

EAA will provide promotional items to assist marketing of your event i.e. Banners for Airfield, Posters, Rack Cards.

In addition, EAA Media will place digital ads in social media.

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Update on Temporary Construction Easement - Hubbell's development of NGR West Property.

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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No Attachments Available

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

February 9, 2023
5 : 00 PM

??

Print

?? ORIGINATING DEPARTMENT: ??

City Manager

COUNCIL GOAL:

Exercise Financial Discipline

ACTION REQUESTED:

LEGAL:

No Review Required

SUBJECT:

Discussion: Scope of Airport Use/Benefit Study

EXECUTIVE SUMMARY:

FISCAL IMPACT: **??No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
DOT Report - IKV Summary Pages
City Manager input

IOWA AVIATION
• ECONOMIC IMPACT REPORT 2022 •
Where Opportunity Takes Off!

ANKENY REGIONAL AIRPORT (IKV)

THIS AIRPORT MAKES AN IMPACT ON IOWA'S ECONOMY

The Iowa DOT prepared the 2022 Aviation Economic Impact Report to better understand how the aviation system works and the importance of the aviation industry to the state's economy. Businesses and individuals rely on aviation to move them quickly and to deliver specialized aviation services that keep Iowa competitive. The **Ankeny Regional Airport** supports business jet operations and other general aviation activity.

IOWA AIRPORT SYSTEM ROLES: COMMERCIAL SERVICE | **ENHANCED SERVICE** | GENERAL SERVICE | BASIC SERVICE | LOCAL SERVICE

IMPACTS FOR ANKENY REGIONAL AIRPORT

- **$46M** TOTAL ANNUAL ECONOMIC ACTIVITY
- **91** ON-AIRPORT JOBS
- **256** JOB IMPACTS
- **19,246** ANNUAL VISITORS

THE VALUE OF ENHANCED SERVICE AIRPORTS

Enhanced Service airports offer facilities and services meeting the needs of a full range of general aviation activities. These airports are critical air transportation links for companies and organizations, and are able to accommodate nearly any type of business jet. Airports serve as the front door to communities and the fixed base operators who provide aviation services are important to leaving a positive first impression on businesses and visitors coming to the community.

AIRPORT USES AT IKV

- BUSINESS AVIATION
- PERSONAL FLYING
- AIRCRAFT SERVICES
- CHARTER
- FLIGHT TRAINING

IOWA'S ENHANCED SERVICE AIRPORTS

Ankeny Regional Airport supports general aviation connectivity to markets throughout the United States and beyond.

TOP FLIGHT MARKETS FROM IKV:

1. TULSA, OK (RVS)
2. MINNEAPOLIS-FLYING CLOUD, MN (FCM)
3. CHICAGO, IL (MDW)
4. KANSAS CITY, MO (MKC)
5. CEDAR RAPIDS, IA (CID)

**Based on 2019 FAA records of filed flight plans*

IOWA AVIATION
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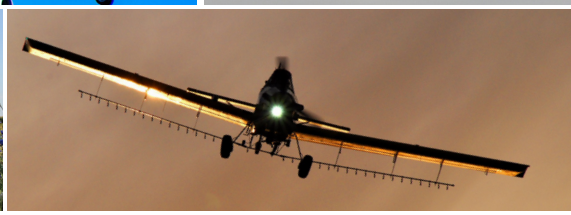
IOWA STATEWIDE AVIATION ECONOMIC IMPACTS

Aviation in Iowa generates **$6.4 billion** in economic impacts each year. This economic activity supports **41,000 jobs** in the Iowa economy and **$124 million** in tax revenues.

$6.4B
TOTAL ANNUAL ECONOMIC ACTIVITY

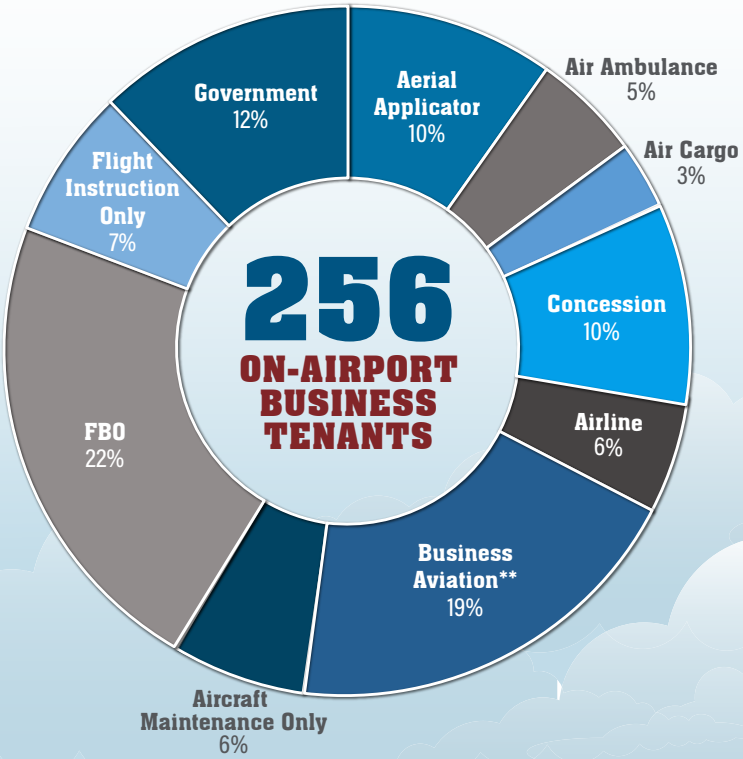
41,000
TOTAL AVIATION-SUPPORTED JOBS

$124M
TAX REVENUE GENERATED



INVESTING IN OUR PEOPLE

On-airport jobs have an average salary of **$62,400** compared to the statewide average of **$51,100** for all occupations across Iowa.



INVESTING IN OUR AIRPORTS

Over the past five years, an average of **$105 million** was spent annually on construction projects, which supports over **500 direct jobs** across the state. Furthermore, every **$1** of capital expenditures at airports correlates to **$16** in annual economic benefit to the state economy.

CORPORATE, COMMERCIAL, AND CARGO FLIGHTS KEEP IOWA BUSINESSES CONNECTED

Nearly 1,400 unique businesses from a wide range of industries were documented as using Iowa's airports during study data outreach.

Iowa airports supported flights to 2,061 unique destinations across 49 states and 27 countries.

Over 93,200 tons of cargo are shipped by air annually through Des Moines and Cedar Rapids by FedEx, UPS, DHL, Amazon, and passenger airlines.

More than 20 on-demand cargo carriers flew nearly 1,000 flights to and from 20 Iowa airports using smaller jet, turboprop, and piston aircraft.

I think focusing on who uses the airport, and how often, would be a nice first step, Paul, and may end up being the only step. I wouldn't want to see the Authority spend a bunch of money on a plan unless it was something that had a substantial ROI. I think something that could be valuable, if it could be determined, is to what extent businesses and individuals of communities outside Ankeny and Polk County benefit from/use the airport.

David A. Jones | City Manager
City of Ankeny

From: Paul Moritz
Sent: Tuesday, January 31, 2023 2:59 PM
To: David Jones <DJones@AnkenyIowa.gov>
Subject: Ankeny Airport Use/Benefit Study

David: I put an item on the February 9th PCAA agenda to discuss with the Board the need to complete a use/benefit study of the airport. I recall this being brought up when Altoona and Bondurant exited the PCAA. I plan on getting the Board's input on the desired scope of the study. Ahead of the meeting, I was hoping you could let me know what you recall as the desired scope.

Attached is the Ankeny airport's summary from the Iowa DOT's recent economic study of all Iowa airports. As you can see, it has one page of economic data. Valuable, but not compelling. The full DOT study is available, but I trust you have little desire to dive down that rabbit hole.

A specialized consultant could be hired to determine the direct and indirect benefit of the airport, and/or similar data as desired. I have contacts for three firms that could be hired to do this. But it sounds like it will come at a significant price.

If the aim is more focused on who uses the airport, how often, etc. - I think I have a way to get the base locations of aircraft flying in and out of Ankeny by accessing an FAA web site and researching the plane numbers. We can work with an FAA planner to get this info.

Thanks, David.