



Polk County Aviation Authority Meeting

Thursday, January 4, 2024

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 January 4, 2024 Agenda

Action# B1-1. Consider motion to approve and accept the January 4, 2024 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 December 7, 2023, minutes.

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

- CA - 3** Consider motion to adopt **RESOLUTION** authorizing the execution of a farm lease with Todd Volz.
- CA - 4** Consider motion to receive and file the Audited Financial Statements and Required Supplementary Information for the Years Ended June 30, 2023 & 2022.
- CA - 5** Consider motion to approve Environmental Assessment Task Order Two-Payment #8 in the amount of \$3,023.85 to HDR Engineering, Inc. for services that include Professional Consulting for Runway 18/36.
- CA - 6** Consider motion to approve Payment #2 in the amount of \$424,792.74 to Jensen Builders Ltd for services that include North Property Line Box Hangars.
- CA - 7** Consider motion to approve Payment #14 in the amount of \$2,302.50 to McClure Engineering for General On-Call Engineering Services
- CA - 8** Consider motion to approve Payment #5 in the amount of \$29,471.76 to McClure Engineering for Site Work & Vertical Infrastructure – Construction Mgmt, Administration & Observation Service for the North Property Line Box Hangars
- CA - 9** Consider motion to approve Payment #2 in the amount of \$15,362.00 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 4.
- CA - 10** Consider motion to approve Payment #1 in the amount of \$105,428.50 to McClure Engineering Company for services that includes Design & Bidding for Runway 18/36.
- CA - 11** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$605,537.37
- CA - 12** Consider motion to approve January, 2024 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-12.

Action# F1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-12.

G. REMOVED CONSENT AGENDA ITEMS

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion to approve election of Chairperson, Secretary and Treasurer for terms expiring December 31, 2025.
2. Consider motion to approve a Cooperative Service Agreement with the United States Department of Agriculture APHIS Wildlife Services for wildlife damage management at the Ankeny Regional Airport for 2024.
3. Consider motion to adopt **RESOLUTION** fixing a date for a hearing on the plans, specifications,

opinion of probable cost and form of contract, taking of bids and awarding the construction contract for the Taxiway D Apron and Access Roadway Paving (Phase 4) Project. (date of bid opening: 1/30/24 @ 10:30 a.m./date of hrg: 2/8/24 @ 5:00 p.m.)

4. Consider motion to adopt **RESOLUTION** approving the lease agreements with the individuals and/or organizations detailed on the attached list.
5. Consider motion to approve Change Order #2 with Jensen Builders increasing the contract amount by \$15,490.30 on the North Property Line Box Hangars - Phase 1 project for water main relocation.

J. REPORTS

1. Engineering Report

- a. T-Hangars Gutter Replacement Project: Schedule
- b. Airport Signing Improvements: Update
- c. North Property Line Box Hangars - Phase 1 Project: Update
- d. Environmental Assessment for Runway 18/36 Reconstruction/Extension and South Corporate Terminal Development: Submittal to FAA

2. Staff Report

- a. Runway 4 Runway End Identifier Light Replacements - Voltmer Inc.
- b. Aircraft Hangar Lease Rate Survey

3. Legal Counsel Report

4. Board Report

5. Chair Report

K. ADJOURNMENT



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT: COUNCIL GOAL: ??

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

No Attachments Available



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

 **Print**

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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ACTION REQUESTED:

LEGAL:

SUBJECT:

- Fuel Report
 - Inspection Report
 - Hangar tenant waiting list report
 - Tenant concerns and response report
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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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 [FBO Report](#)

 [Waiting List](#)

FBO REPORT January 4th, 2024

FUEL SALES

11/26 - 12/25	2023 Gallons		2022 Gallons	Last Month
100LL	9,527.4		4,853.0	12,417.1
JET-A	34,243.0		33,119.0	39,197.0
Total Gallons	43,770.4		37,972.0	51,614.1
43,770.4 x \$.09/gallon=		\$ 3,939.34		

Self-Serve 100LL fuel sales: 3,806.3 gallons equaling 40% of total sales.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: There are 16 outstanding leases.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: There are 71 people on the list (up 3 from last month), 29 of them don't currently have an airplane or live out of state and will be moving back.

VIOLATIONS: Nothing to report.

REPAIRS: Hangar I-02: Replaced outlet with new as the old one had failed.

MISC: Nothing to report.

AIRFIELD

LIGHTING: The REILs on Runway 04 have been replaced and Dave K flight checked them to make sure they are what we wanted. They look great!

MOWING: Nothing to report.

SNOW REMOVAL: Nothing to report.

WILDLIFE: With the rain we've had there has been an increase in bird activity, mostly the seagulls from Saylorville lake. We've had to go out numerous times and scare them away.

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)

29 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	Passes
T HANGAR							
1	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. 05/05/23 Dave K emailed Derek to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/08/23 Derek emailed back asking to see the lease to make sure he can comply with it. He did not indicate whether or not he has acquired a plane. 05/09/23 Dave K notified Derek that he is next on the list. Dave & Derek had a phone conversation and I explained that typically there is no subleasing to a friend. He will decide what to do when a hangar becomes available. 05/11/23 Derek emailed back and won't have a plane until next year, he would like to remain on the list.	1
2	7/17/2019	Jeff Davis	Looking	515-444-7673	jeffreypaulhomes@gmail.com	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. 05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list.	1
3	8/28/2019	Dan Stull	Looking	515-447-2339	dan@Stullcompanies.com	05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list.	1
4	10/31/2019	Mike Callison	Cessna 172 (N6922X)	515-505-9111	mcallison8@gmail.com	11/5/21 Dave K - Called Mike, he wants to stay on the list. 08/07/23 Mike said they have a 172 that will go into the hangar once it becomes available. They plane was donated and needs assembled.	1
5	1/14/2020	James (Skip) Clark	Restoring a Long EXZ N989LE	224-420-1400	S2244201400@gmail.com	11/5/21 Dave K - texted asking if he is still interested. 11/5/21 He said to keep him on the list. 06/12/23 Dave K - Skip called while I was gone to see where he was on the list. I called him today and let him know. 06/22/23 Dave K notified Skip that a hangar may be available in the next 30 days. 06/25/23 Dave K e-mailed Skip that the guy ahead of him hasn't made a decision on the hangar so if we offered it to him would he be ready to move right away? 06/26/23 Skip called and updated me on his situation, he is spending time between Iowa and Michigan (parental health issues) plus the plane is not airworthy yet, anticipated that it will be at the end of the year. I told him he'd retain his current spot.	1
6	4/22/2020	Kurt Wendl	Looking	515-883-0566	kurtwendl@gmail.com	05/28/20 Found this request in wrong file. 11/02/21 Dave K texted with Kurt, he will be moving back to DSM in 3 - 4 years asked be moved to bottom of the list. 05/16/23 Dave spoke with Kurt today, he will be back in Iowa in July 2025.	
7	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP.	

8	5/7/2020	Todd Freeland	Looking	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. 10/26/23 Dave K called Todd, he said he needed to pass as he doesn't have a plane to put into the hangar.
9	4/8/2016	Tom Kielty	Cessna 150	515-480-0313	tkielty73@gmail.com	11/5/21 Dave K - texted asking if he is still interested. Tom texted back to keep him on the list. 10/26/23 Dave K called Tom, he is ready to take a hangar as soon as one is available.
10	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.
11	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.
12	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. He emailed back that he would like to stay on the list. He is going to buy a second plane for cross country travel.
13	8/3/2020	John Paszek	N615BJ	619-876-8164	paszekj@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. Emailed back asking to remain on the list. May be moving to Denver in a year but unsure if that will be long term.
14	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.
15	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.
16	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. He wants to remain on the list.
17	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.
18	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. He wants to remain on the list.
19	11/20/2020	Todd Lenig	Looking	515-664-2451	tlenig@icloud.com	11/5/21 Dave K - emailed asking if he is still interested. Wrote back to keep him on the list.
20	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. He wants to remain on the list.
21	5/1/2021	Mike Hannam	Cessna Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list.
22	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. He texted back and would like to remain on the list.
23	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. He emailed back, he wants to stay on the list. He also has a Titan Tornado II SS.
24	6/8/2021	Paul Peterson	C180	651-336-2041	fr8tdog@juno.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.
25	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.
26	8/16/2021	Todd Anderson	N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested.
27	8/23/2021	Kurt Wegge	LongEZ - N85LD	224-456-6092	123kwegge@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.
28	8/31/2021	Sam Marcsisak	looking	515-208-7946	Sam@midioewaelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking to stay on list.
29	8/31/2021	Chad Larson	PA32	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. He emailed back to stay on the list.
30	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.
31	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. He emailed back that he wants to remain on the list.
32	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.
33	11/29/2021	Nile Ackerman	RV-6	515-848-8075	nile.ackerman@gmail.com	11/29/21 Dave K - Request received. Previous T Hangar customer, lives in Colorado now. Will be moving back to Iowa.

34	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.
35	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.
36	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.
37	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.
38	3/3/2022	Ken King	Looking	515-350-6201	kennethscotting@gmail.com	03/03/22 - Dave K - Ken e-mailed asking to be put on the list.
39	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.
40	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.
41	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.
42	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.
43	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.
44	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.
45	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.
46	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.
47	7/11/2022	Greg Jensen	Cherokee 235	515-291-3909	gregj@jcorpsdesignbuild.com	07/11/22 - Dave K - Greg e-mailed asking to be put on the list.
48	7/19/2022	Raymond Kingery	Looking	515-450-7467	Raymond.Kingery@uss.s.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
49	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.
50	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.
51	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.
52	9/7/2022	David Switzer	Lancair Legacy. N84V	772-332-2016	davefromcoulee@comcast.net	09/07/22 - Dave K - David e-mailed asking to be put on the list.
53	2/14/2023	Dave Seybert	Piper Cherokee	515-313-5585	daves@exec1aviation.com	02/14/23 - Dave K - Dave e-mailed asking to be put on the list.
54	2/14/2023	Aaron Hopkins	Cessna 172	515-732-4133	aahopkins@gmail.com	02/14/23 - Dave K - Aaron e-mailed asking to be put on the list.
55	3/7/2023	Gabe Roth	Citabria	515-201-8569	groth9421@gmail.com	03/07/23 - Gabe e-mailed asking to be put on the list.
56	3/14/2023	Bob Folkestad	Citabria	515-314-2424	bobf@creativewerksinc.com	03/14/23 - Bob e-mailed asking to be put on the list.
57	4/6/2023	Jeff Vosberg	PA28-235 Pathfinder	515-351-0066	vosbergj@hotmail.com	04/06/23 - Jeff e-mailed asking to be put on the list.
58	4/11/2023	Joe Kirby	Cirrus SR22	319-270-9631	jokirby@bellevue.edu	04/11/23 - Joe e-mailed asking to be put on the list.
59	4/24/2023	Mark Barnett	Cirrus SR22	319-310-2783	sharp11blade@gmail.com	04/14/23 - Mark e-mailed asking to be put on the list.
60	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. He 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. 05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar. 05/08/23 Dave K texted Todd to see if he saw my email, he would like moved to the bottom of the list as he has a partnership in Ames. I asked him to send that back to me as an e-mail. 05/13/23 Todd email and said to move him to the back of the list.
61	6/12/2023	Corbin McClavy	Looking	515-612-5125	cbinmc@gmail.com	06/12/23 - Corbin e-mailed asking to be put on the list.
62	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@mecresults.com	11/05/21 Dave K - texted asking if he is still interested. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.

63	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-497-4992	bwelch54@msn.com	<p>11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list.</p> <p>06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available.</p> <p>06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar.</p> <p>06/23/23 Dave K sent an e-mail answering the questions.</p> <p>06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions.</p> <p>06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom.</p> <p>Dave K found Ben was on the list two other times, those have been removed.</p>
64	7/11/2023	Ryan White	Cessna	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list.
65	8/10/2023	Ryan Brosz	Building RV-14	641-420-2700	rbrosz@gmail.com	08/10/23 Dave K received an e-mail from Ryan to be added to the list.
66	9/20/2023	Patrick Murphy	Commander 114 N4722W	518-817-6847	22wcarpediem@gmail.com	09/20/23 Dave K received an e-mail from Patrick to be added to the list.
67	6/7/2017	Mike Hubbell	Phoenix motor glider	515-988-3646	mchubbell@gmail.com	<p>11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has.</p> <p>11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar.</p> <p>05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list.</p> <p>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.</p> <p>06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something.</p> <p>08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon.</p> <p>08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month.</p> <p>08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so.</p> <p>09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts.</p> <p>10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.</p>
68	11/15/2023	Rocky Kinney	Cessna 150 N1713Q	515-867-7625	roc.kinney@gmail.com	11/15/23 Dave K received an e-mail from Rocky to be added to the list, I emailed his position back to him.
69	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
70	12/10/2023	Jesse Tischer	Cessna 205 N205HN	701-306-1920	jessegtischer@gmail.com	12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
71	12/20/2023	Samuel Rankin	Looking	515-321-4199	sam@etchoutdoor.com	12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him.

SOUTH HANGAR

1	2/17/2020	Jeff Brandt	D8 - C172	515-321-0155	brandtjd67@gmail.com	06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available. 06/23/23 Jeff emailed back wanting to know who was going to fix the insulation and leaking roof. I told him I brought the issue to the airport manager and it's now out of my hands. I asked him to let me know if he wants it or not, if he doesn't I'll move to the next person on the list. 06/23/23 Jeff has decided he'll take the hangar when it becomes available. 08/28/23 Brant spoke to Dave, he's not quite ready to move to a South facing hangar, after speaking with Dan Stull we saw no reason we couldn't swap Jeff and Scott Wallace who is currently number 2). 11/10/23 Dave K: I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st. 11/15/23 Dave K: I sent Jeff another e-mail stating if I don't hear back I will move to the next person.
2	11/11/2020	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 06/22/23 Ken emailed back and said he's ready to move when one becomes available. 11/15/23 Dave K: I sent Ken an email that he is number 2 on the list and would he take it if it becomes available.
3	1/27/2022	Scott Biller	E6 - Dakota	515-240-0858	Scott.Biller1@gmail.com	06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 06/22/23 Scott emailed back that he's still interested. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He responded that he would like to remain on the list.
4	2/15/2016	Paul Reinke	E4 - Mooney 201	515-201-4762	preinke@energycontroltechnologies.com	Paul is building a plane that will eventually go in the hangar. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.
5	12/27/2016	Dave Kalwishky	E10 - C182	515-314-7060	dave@kalwishky.com	12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.
6	1/30/2017	Tony Palmer	A9 - C182	515-681-0446	onfinalflying@icloud.com	Dave K: contacted Tony to see if he's interested, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.
7	7/11/2023	Ryan White	A10 - RV6	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He respond that he would like to stay on the list.

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GARAGE SPACE						
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob.

1

2	8/12/2019	Bob Folkestad		515-645-5902	bobf@creativewerksinc.com	11/15/23 Dave K: I sent Bob an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Bob emailed right back that he want's to stay on the list. 12/07/23 Dave K: I let Bob know that the guiy in front of him (Todd Slezak) has not responded to my inquiry about him getting the next garage space so he's up next and it should be by the end of the month.
3	8/18/2019	Dan Stull		515-447-2339	dan@stullcompanies.com	11/15/23 Dave K: I sent Dan an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Dan got back to me saying he'd like to stay on the list.
4	10/28/2020	Marc Broer			skycoupe318@gmail.com	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	11/15/23 Dave K: I sent Nic an e-mail with his current poistion and asking if he'd like to remain on the list. Nic got back to me saying he'd like to stay on the list.
7	4/6/2020	Jacob Greenfield	Building A/C	319-573-9783	greenfj17@gmail.com	12/07/23 Dave K: I sent Jacob an e-mail with his current poistion and asking if he'd like to remain on the list.
8	7/7/2020	Todd Freeland		515-208-0819	todd@innovative-me.com	11/15/23 Dave K: I sent Todd an e-mail with his current poistion and asking if he'd like to remain on the list. He responded that he would like to reamin on the list.
9	2/3/2022	Dalton Headlee		515-975-3314	dalton.headlee@gmail.com	11/15/23 Dave K: I sent Dalton an e-mail with his current poistion and asking if he'd like to remain on the list. He responded back that he'd like to remain on the list. I sent a follow up email that says you must have a hangar or plane on the field to have a garage space and that I would keep him on the list as it moves very slowly, garages seldom become available. There has only been one in the three years I've been here. He responed back that he has a PA-12 project that would go in the garage until his name comes up on the hangar. I told him that will work.

COMMUNITY HANGAR						
1	9/8/2021	Darrel Mullins	Looking / CAP	515-490-6779	darrelmullins@me.com	Dave K added him to the list from a phone call. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 11/28/22 Darrel emailed back and would like to stay on the list.
2	11/8/2021	Nate Schneider	SR22 N223TF	319-383-3206	nathan_schneider@msn.com	02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list.
3	2/7/2022	Craig Davidson	Piper Super Cub	515-393-7203	craigmel13@yahoo.com	02/07/22 - Request received. 02/13/22 Sent email with his position on the list and if he wants to stay on it. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 12/4/22 Craig emailed back and would like to stay on the list.
4	4/11/2023	Joe Kirby	Cirrus SR22	319-270-9631	jofskirby@gmail.com	04/01/23 - Joe called in, he is interested in space in a few months.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
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 December 7, 2023, minutes.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Minutes

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, December 7, 2023 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

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

Public Forum

Representatives from 818 Design presented the Board with preliminary monument sign concepts for the Airport Signing project. Jon Gehrke addressed the Board regarding his tee hangar.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 12/7/23 listing of bills.

Consent Agenda Items

1. Approval of November 9, 2023, minutes.
2. **RESOLUTION 2023-30** authorizing the execution of a farm lease with John G. Jensen Revocable Trust.
3. **RESOLUTION 2023-31** authorizing the renewal of a Land Lease for farming purposes with PowerPollen of Ames, Iowa.
4. **RESOLUTION 2023-32** approving the lease agreements with the individuals and/or organizations.
5. Payment to Foth Infrastructure & Environment in the amount of \$3,800.00 for IFE for Runway 18/36 Reconstruction Design & Bidding Services.
6. Change Order No. 1 with Jensen Builders, Ltd. for the North Property Line Box Hangars project increasing the contract amount by \$6,992.00.
7. Payment #7 to Concrete Technologies for services that include Taxiway D Apron and Access Roadway Paving – Phase 3 in the amount of \$1,799.60.
8. Payment #7 to HDR Engineering, Inc. for Professional Consulting Services for (EA) Task Order 2 in the amount of \$44,919.10.
9. Payment #1 to Jensen Builders, Ltd. for services that include North Property Line Box Hangers in the amount of \$149,232.08.
10. Payment #13 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$3,915.00.

11. Payment #4 to McClure Engineering Company for services that include North Property Line Box Hangars in the amount of \$15,413.61.
12. Payment #1 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of \$42,348.00.
13. Approval of Bills and Transfer of Necessary Funds, \$326,972.80.
14. Approval of December 2023 Financial Reports.

Approval of Consent Agenda Items

Board Member Gardner moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-14. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.

New Business

1. **RESOLUTION 2023-33** authorizing the farm lease with Jeffrey Wangsness. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner. Abstained: Wangsness.
2. **RESOLUTION 2023-34** approving the FY 2025 Airport Capital Improvements Program for the Ankeny Regional Airport. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.
3. **RESOLUTION 2023-35** authorizing the execution of Amendment No. 1 to the Management Agreement with Exec 1 Aviation II, LLC, as fixed base operator. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Johnson, Wangsness.
4. **RESOLUTION 2023-36** accepting a proposal from Wood Roofing and Sheet Metal for the T-Hangars Gutter Replacement project at the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
5. **RESOLUTION 2023-37** authorizing the execution of a Revised Task Order No. 4 with McClure Engineering Company for the Runway 18/36 Reconstruction – Final Design and Bidding Services. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Novak, Wangsness.

Reports

1. Engineering Report
 - a. Airport Signing Project – Preliminary Monument Sign Concepts by 818 Design. They presented to the Board under Public Forum.
2. Staff Report – Moritz
 - a. Emergency Patching on Runway 18/36 by Ridnour Construction
 - b. Update on Vacant/Unused Tee Hangar
 - c. Update on interest in Taxiway D Hangar Pads – Leasing for private hangar development
 - d. Tee hangar door motor replacement – Exec 1 request
3. Legal Counsel Report - None
4. Board Report – None
5. Chair Report – None

Adjournment

The meeting was adjourned at 6:07 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 15th day of December, 2023.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Resolution](#)

 [Farm Lease](#)

RESOLUTION

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

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

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

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

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

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

Dated the 4th day of January, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary



FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

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

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

with possession by Tenant for a term of 1 year(s) to commence on March 1, 2024, and end on February 28, 2025. 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 2024, second one-half on 1st of December 2024; 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: December 5, 2023.

TENANT:

DRA Properties, LLC

Tara Meredith
Name: Tara Meredith
Title: Secretary

LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Todd Ashby, Secretary



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:



PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 Resolution
 Farm Lease

RESOLUTION 2024 –
A RESOLUTION AUTHORIZING THE EXECUTION OF A
FARM LEASE WITH TODD VOLZ

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Todd Volz desires to continue to lease for the purpose of hay farming; and

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

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

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

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

Dated the 4th day of January, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

FARM LEASE - CASH

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

THE PARTIES AGREE AS FOLLOWS:

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

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

and containing 19 total acres, more or less, with possession by Tenant for a term of one year to commence on May 1, 2024, and end on April 30, 2025. The Tenant has had an opportunity to make an independent investigation as to the acres and boundaries of the premises.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$50.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2024, second one-half on 1st of December 2024; All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

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

4. **TERMINATION OF LEASE.** The tenancy shall terminate as of May 1, 2020. The tenancy shall not continue because of an absence of the notice as provided by law.

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

reasonable purposes.

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

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

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

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

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

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

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

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

Dated: _____, 202__.

Tenant:

Landlord: Polk County Aviation Authority

By: _____
Todd Volz

By: _____
Jeff Wangsness, Chair

By: _____
Diane Klemme
Recording Secretary



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

??

Finance

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to receive and file the Audited Financial Statements and Required Supplementary Information for the Years Ended June 30, 2023 & 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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POLK COUNTY AVIATION AUTHORITY



Audited Financial Statements and Required Supplementary
Information for the Years Ended June 30, 2023 & 2022

Polk County Aviation Authority
Audited Financial Statements and Required Supplementary Information
For the Years Ended June 30, 2023 & 2022

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**Polk County Aviation Authority
List of Officials
June 30, 2023**

Name	Title	Representing
Jeff Wangsness	Chairperson	City of Ankeny
R. Todd Ashby	Secretary	City of Ankeny
William Gardner	Treasurer	Polk County
Greg Johnson	Member	Polk County
Dr. Paul Novak	Member	Polk County
Amy Beattie	Attorney	Brick Gentry, P.C.
Paul Moritz	Airport Board Manager	City of Ankeny
Diane Klemme	Recording Secretary	City of Ankeny
Jennifer Sease	Administrative Services Director	City of Ankeny
Terri Havens	Accountant	City of Ankeny
Exec 1 Aviation, Inc.	Fixed Base Operator	



Independent Auditor's Report

To the Board of Directors
Polk County Aviation Authority
Ankeny, Iowa

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Polk County Aviation Authority (the Authority) as of and for the years ended June 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of June 30, 2023 and 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included with the financial statements. The other information comprises the list of officials and budgetary comparison schedule but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2023 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Dubuque, Iowa
December 11, 2023

Management's Discussion and Analysis

The following management's discussion and analysis of the Polk County Aviation Authority's (the Authority) financial performance provides an introduction to the financial statements for the fiscal years ended June 30, 2023 and 2022. It is intended to give the reader an overview of, and additional insight into, the financial activities of the Authority over the past two years. This will be done most effectively by reading this discussion and analysis in conjunction with the information contained in the Authority's financial statements.

Financial Highlights – 2023

- The current assets of the Authority were \$6,011,681 while the current liabilities were \$162,952, a ratio of 37:1.
- The Authority's total assets increased by \$860,234 and its total liabilities increased by \$57,179 from 2022.
- The assets exceeded the liabilities at the close of the year by \$21,469,186 (net position). Of this amount, \$5,927,361 is unrestricted and may be used to meet the Authority's ongoing obligations.

Financial Highlights – 2022

- The current assets of the Authority were \$4,831,542 while the current liabilities were \$105,774, a ratio of 46:1.
- The Authority's total assets increased by \$937,166 and its total liabilities decreased by \$957,309 from 2021.
- The assets exceeded the liabilities at the close of the year by \$20,639,879 (net position). Of this amount, \$4,755,280 is unrestricted and may be used to meet the Authority's ongoing obligations.

Overview of the Financial Statements

Following this discussion and analysis are the basic financial statements of the Authority together with the notes, which are essential to a full understanding of the data contained in the financial statements. The Authority's financial statements are designed to provide readers with a broad overview of the Authority's finances.

The *Statement of Net Position* presents the Authority's financial position, in its entirety, as of June 30. All of the Authority's assets, liabilities and deferred inflows are presented with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of the Authority's overall financial position.

The *Statement of Revenues, Expenses and Changes in Net Position* presents information showing how the Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenues and expenses are reported in this statement that will result in cash flows in future periods.

The *Statement of Cash Flows* relates to the flows of cash and cash equivalents. Consequently, only transactions that affect the Authority's cash accounts are reported in this statement. A reconciliation is provided at the bottom of this statement to assist in the understanding of the difference between cash flows from operating activities and operating income (loss).

In addition to the basic financial statements and accompanying notes, this report also presents the *Budgetary Comparison Schedule*.

Financial Analysis

The following represents the Authority's net position for the years ended June 30:

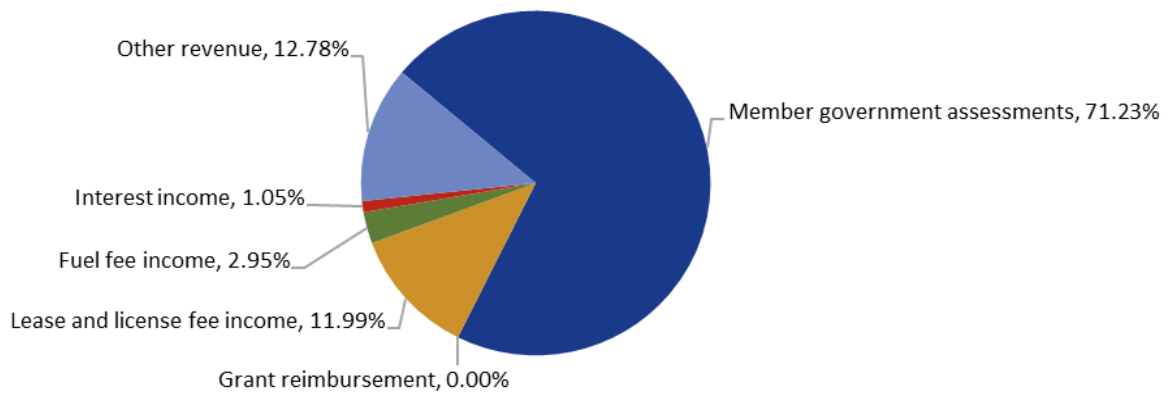
	Net Position		
	2023	2022	2021
Current assets	\$ 6,011,681	\$ 4,831,542	\$ 2,655,151
Capital assets	15,620,658	15,918,938	17,451,089
Other noncurrent assets	727,557	749,182	456,256
Total assets	22,359,896	21,499,662	20,562,496
Current liabilities	162,953	105,774	219,083
Noncurrent liabilities	-	-	844,000
Total liabilities	162,953	105,774	1,063,083
Deferred inflows related to leases	727,757	754,009	469,265
Net investment in capital assets	15,541,825	15,884,599	16,445,472
Unrestricted	5,927,361	4,755,280	2,584,676
Total net position	\$ 21,469,186	\$ 20,639,879	\$ 19,030,148

The following represents the Authority's summary of changes in net position for the years ended June 30:

	Changes in Net Position		
	2023	2022	2021
Total operating revenues	\$ 1,774,136	\$ 1,324,904	\$ 1,564,136
Total operating expenses	(400,758)	(344,443)	(501,391)
Operating income before depreciation	1,373,378	980,461	1,062,745
Depreciation	(655,420)	(632,024)	(561,285)
Operating income	717,958	348,437	501,460
Nonoperating income	111,349	948,612	12,544
Nonoperating expense	-	-	(629,701)
Grant reimbursements	-	312,682	32,257
Change in net position	829,307	1,609,731	(83,440)
Net position - beginning of year	20,639,879	19,030,148	19,113,588
Net position - end of year	\$ 21,469,186	\$ 20,639,879	\$ 19,030,148

The following graph summarizes the Authority's operating revenues by source for the year ended June 30, 2023:

Operating Revenue by Source



The following is a comparison of the Authority's operating revenue by source for the years ended June 30:

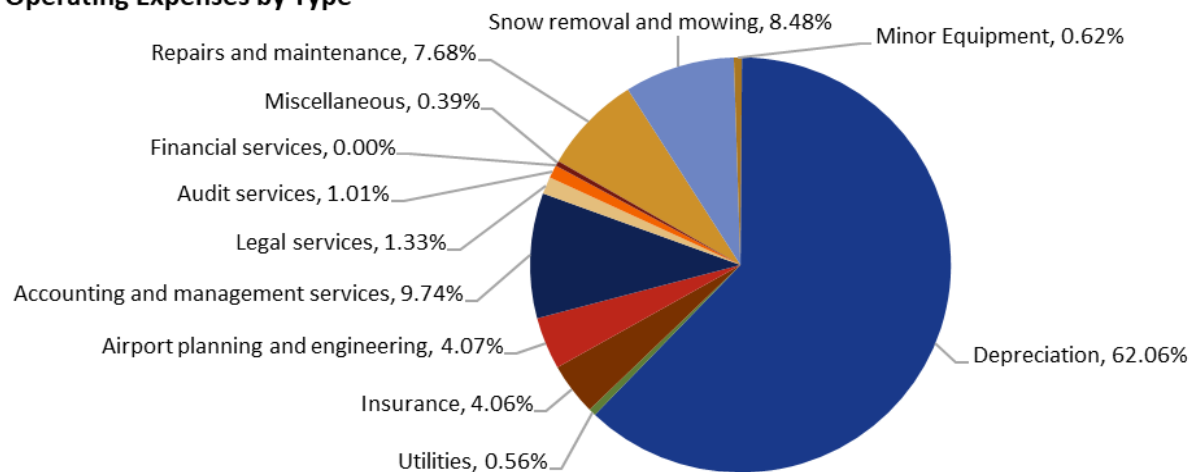
	Operating Revenue by Source		
	2023	2022	2021
Member government assessments	\$ 1,263,745	\$ 995,739	\$ 1,129,310
Grant reimbursement	-	59,000	177,000
Lease and license fee income	212,680	201,755	194,745
Fuel fee income	52,371	51,295	45,168
Interest income	18,690	16,515	11,145
Other revenue	226,650	600	6,768
Total operating revenues	<u>\$ 1,774,136</u>	<u>\$ 1,324,904</u>	<u>\$ 1,564,136</u>

- Total operating revenues for 2023 were \$1,774,136, an increase of \$449,232 or 33.91% over fiscal year 2022. Total operating revenues for 2022 were \$1,324,904, a decrease of \$239,232 or 15.29% over fiscal year 2021.
- Member government assessments increased by \$268,006 in fiscal year 2023 due to an annual adjustment of 5% based on the percentage change in the consumer price index. The annual adjustment is limited to the following: (1) if the percentage change in the index is less than 3% the adjustment shall be 3% and (2) if the percentage change in the index is more than 5% the adjustment shall be 5%. Also, beginning in fiscal year 2023, Polk County agreed to payment of the equivalent amount that would have been paid by the cities of Altoona and Bondurant if these cities had opted to remain parties to the agreement. For fiscal year 2022, member government assessments decreased by \$133,571, due to the cities of Altoona and Bondurant withdrawing from the Authority.

- There were no grant reimbursements in fiscal year 2023. Grant reimbursements were \$59,000 in fiscal year 2022 due to the receipt of an Airport Rescue grant from the Federal Aviation Authority for the repayment of outstanding loans.
- Lease and license fee income increased by \$10,925 or 5.41% for fiscal year 2023 and \$7,010 or 3.60% for fiscal year 2022. Both changes are due to an annual adjustment of land and license fees based on the consumer price index.
- Fuel fee income for fiscal year 2023 and fiscal year 2022 increased by \$1,076 and \$6,127, respectively. Fuel fee income fluctuates due to airport operations and the number of aircrafts based at the airport.
- Interest income was \$18,690 in fiscal year 2023 and \$16,515 in fiscal year 2022, an increase of \$2,175. This amount will fluctuate from year to year as leases have a unique incremental borrowing rate that is based on the Authority's credit rating as well as the lease term.
- Other revenue, consisting of special event fees and other reimbursements, was \$226,650 in fiscal year 2023 and \$600 in fiscal year 2022. The large reimbursement in fiscal year 2023 is for the construction of the SE Convenience Boulevard extension.

The following graph summarizes the Authority's operating expenses by type including depreciation for the year ended June 30, 2023:

Operating Expenses by Type



The following is a comparison of the Authority's operating expenses by type for the years ended June 30:

Operating Expenses by Type

	2023	2022	2021
Repairs and maintenance	\$ 81,142	\$ 66,035	\$ 230,786
Snow removal and mowing	89,550	59,292	66,043
Minor equipment	6,575	-	-
Depreciation	655,420	632,024	561,285
Utilities	5,915	5,049	4,481
Insurance	42,904	43,815	33,978
Airport planning and engineering	42,934	47,307	45,967
Accounting and management services	102,876	89,102	90,530
Legal services	14,040	20,685	16,140
Audit services	10,675	10,175	10,700
Financial services	24	45	-
Miscellaneous	4,123	2,938	2,766
Total operating expenses	<u>\$ 1,056,178</u>	<u>\$ 976,467</u>	<u>\$ 1,062,676</u>

- Total operating expenses for fiscal year 2023 increased by \$79,711 or 8.16% over fiscal year 2022. Total operating expenses for fiscal year 2022 decreased by \$86,209 or 8.11% over fiscal year 2021.
- Repair and maintenance costs increased by \$15,107 during fiscal year 2023. Repair and maintenance costs decreased by \$164,751 during fiscal year 2022. Projects included emergency runway pavement repairs, perimeter fence vegetation removal and general airport maintenance.
- Snow removal and mowing costs increased by \$30,258 during fiscal year 2023. The increase is due to the execution of a 5-year agreement with Exec 1 Aviation for snow and ice removal services utilizing specialized snow removal equipment. Snow removal and mowing costs decreased by \$6,751 during fiscal year 2022. The decrease was due to the purchase of a snow broom by Exec 1 Aviation, requiring less equipment and labor hours paid to a third-party contractor.
- Airport planning and engineering costs decreased by \$4,373 in fiscal year 2023. The Runway 18/36 Rehabilitation project was completed in fiscal year 2023, resulting in a reduction in engineering costs. Airport planning and engineering costs increased by \$1,340 in fiscal year 2022. The Taxiway D Access Road and Utilities – Phase 2 and Taxiway D Apron and Access Roadway Paving – Phase 2 projects were completed in fiscal year 2022, while the Strengthen and Extend Runway 18/36 project was started resulting in the slight increase in general engineering services.

Capital Assets and Debt Administration

Capital Assets. The Authority's capital assets, net of accumulated depreciation, as of June 30, 2023, amount to \$15,620,658. Capital assets include land, construction in progress, buildings, infrastructure, and equipment and furniture. The total decrease in the Authority's capital assets for the current fiscal year was \$298,280 or 1.87%.

The following represents the Authority's summary of capital assets for the years ended June 30:

	2023	2022	2021
Land	\$ 6,956,966	\$ 6,956,966	\$ 8,639,428
Construction in progress	1,159,103	1,451,614	2,088,807
Aviation museum	162,939	162,939	162,939
Equipment and furniture	60,466	60,466	60,466
Runway	9,953,057	9,303,406	9,303,406
Taxiway	5,099,761	5,099,761	5,095,024
Apron	2,713,859	2,713,859	2,025,438
T-hangars	2,558,485	2,558,485	2,558,485
Access roads	1,663,991	1,663,991	937,621
Taxiway (offset)	51,951	51,951	51,951
Terminal building	758,141	758,141	758,141
Parking lot	81,574	81,574	81,574
Runway lighting	872,944	872,944	872,944
Transmission line lighting	90,876	90,876	90,876
Perimeter fence	1,887,609	1,887,609	1,887,609
Drainage channel	203,559	203,559	203,559
Total	34,275,281	33,918,141	34,818,268
Less: accumulated depreciation	(18,654,623)	(17,999,203)	(17,367,179)
Net	\$ 15,620,658	\$ 15,918,938	\$ 17,451,089

Major changes in capital assets during fiscal year 2023 included the following:

- The Authority holds contracts for engineering and construction services for the Taxiway D Apron and Access Roadway Paving – Phase 3, Strengthen and Extend Runway 18/36 and North Property Line Box Hangars – Phase 1 projects. Construction in progress at June 30 was \$1,159,103.
- Current year projects are ongoing with construction scheduled to minimize the disruption of airport operations. Projects that were completed and capitalized during the fiscal year include the Runway 18/36 Rehabilitation.
- Accumulated depreciation on capital assets increased by \$655,420.

Major changes in capital assets during fiscal year 2022 included the following:

- On April 5, 2022, the Authority sold 16.06 acres of land. The sale price was \$2,631,770 reducing the capital asset by its book value of \$1,689,137. The difference of \$942,633 was recorded as a gain on sale of capital asset.

- The Authority holds contracts for engineering and construction services for the Taxiway D Apron and Access Roadway Paving – Phase 3, Runway 18/36 Rehabilitation and Strengthen and Extend Runway 18/36 projects. Construction in progress at June 30 was \$1,451,614.
- Current year projects are ongoing with construction scheduled to minimize the disruption of airport operations. Projects that were completed and capitalized during the fiscal year include the Taxiway D Access Road and Utilities – Phase 2 and Taxiway D Apron and Access Roadway Paving – Phase 2.
- Accumulated depreciation on capital assets increased by \$632,024.

Additional information on the Authority's capital assets can be found in the notes to the financial statements.

Long-Term Debt. During fiscal year 2022, the Authority paid off the total loan debt outstanding of \$844,000, issued by Polk County on behalf of the Authority.

Additional information on the Authority's long-term debt can be found in the notes to the financial statements.

Budgetary Information

The Authority prepares an annual budget for all revenues and expenses. The budget is prepared on a modified accrual basis of accounting, which is an accounting method not in conformance with generally accepted accounting principles (GAAP). A budgetary comparison schedule and reconciliation to GAAP can be found in the supplementary information.

- Change in net position was more than budgeted by \$913,774.
- Operating revenues were over budget by \$16,198.
- Operating expenses were under budget by \$1,742,386.

Development Initiatives

The Authority is in the process of designing the Strengthen and Extend Runway 18/36 and North Property Line Box Hangars – Phase 1 projects and constructing the Taxiway D Apron and Access Roadway Paving – Phase 3 project. The construction of the North Property Line Box Hangars – Phase 1 project is scheduled to begin in fiscal year 2024.

The Authority continues to explore available options for the future development of the airport, including additional box hangars in the Taxiway D apron expansion area and the extension of Runway 18.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Polk County Aviation Authority, 410 West First Street, Ankeny, Iowa 50023.

Polk County Aviation Authority
Statements of Net Position
June 30, 2023 and 2022

	2023	2022
ASSETS		
Current assets		
Cash and cash equivalents	\$ 5,940,843	\$ 4,745,082
Accounts receivable	36,073	55,584
Accrued interest receivable	5,418	5,086
Lease receivable	19,592	16,440
Prepaid expenses	9,755	9,350
	<u>6,011,681</u>	<u>4,831,542</u>
Noncurrent assets		
Construction in progress	1,159,103	1,451,614
Property and equipment	14,461,555	14,467,324
Lease receivable	727,557	749,182
	<u>16,348,215</u>	<u>16,668,120</u>
Total assets	<u>22,359,896</u>	<u>21,499,662</u>
LIABILITIES		
Current liabilities		
Accounts payable	128,487	44,334
Retainage payable	-	31,039
Unearned revenue	34,466	30,401
	<u>162,953</u>	<u>105,774</u>
Total liabilities	<u>162,953</u>	<u>105,774</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to leases	<u>727,757</u>	<u>754,009</u>
Total deferred inflows of resources	<u>727,757</u>	<u>754,009</u>
NET POSITION		
Net investment in capital assets	15,541,825	15,884,599
Unrestricted	5,927,361	4,755,280
Total net position	<u>\$ 21,469,186</u>	<u>\$ 20,639,879</u>

See accompanying notes to financial statements.

Polk County Aviation Authority
Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended June 30, 2023 and 2022

	2023	2022
Operating revenues		
Member government assessments	\$ 1,263,745	\$ 995,739
Grant reimbursement	-	59,000
Lease and license fee income	212,680	201,755
Fuel fee income	52,371	51,295
Interest income	18,690	16,515
Other revenue	226,650	600
Total operating revenues	<u>1,774,136</u>	<u>1,324,904</u>
Operating expenses		
Repairs and maintenance	81,142	66,035
Snow removal and mowing	89,550	59,292
Minor equipment	6,575	-
Depreciation	655,420	632,024
Utilities	5,915	5,049
Insurance	42,904	43,815
Airport planning and engineering	42,934	47,307
Accounting and management services	102,876	89,102
Legal services	14,040	20,685
Audit services	10,675	10,175
Financial services	24	45
Miscellaneous	4,123	2,938
Total operating expenses	<u>1,056,178</u>	<u>976,467</u>
Operating income	717,958	348,437
Nonoperating income (expense)		
Investment income	111,349	5,979
Gain on sale of capital asset	-	942,633
Change in net position before capital contributions	<u>829,307</u>	<u>1,297,049</u>
Grant reimbursements	<u>-</u>	<u>312,682</u>
Change in net position	829,307	1,609,731
Net position - beginning of year	20,639,879	19,030,148
Net position - end of year	<u><u>\$ 21,469,186</u></u>	<u><u>\$ 20,639,879</u></u>

See accompanying notes to financial statements.

Polk County Aviation Authority
Statements of Cash Flows
For the Years Ended June 30, 2023 and 2022

	2023	2022
Cash flows from operating activities:		
Member government assessments	\$ 1,263,745	\$ 995,739
Lease, fuel and other income	475,766	277,428
Grant proceeds received	-	59,000
Cash payments to suppliers for goods and services	(392,545)	(331,906)
Net cash provided by operating activities	<u>1,346,966</u>	<u>1,000,261</u>
Cash flows from capital and related financing activities:		
Outlay for property and equipment	(312,645)	(916,290)
Loan payments	-	(844,000)
Grant proceeds received	50,091	337,591
Net cash used in capital and related financing activities	<u>(262,554)</u>	<u>(1,422,699)</u>
Cash flows from noncapital financing activities:		
Outlay for other noncurrent assets	-	(4,111)
Cash flows from investing activities:		
Investment income	111,349	5,979
Cash received from sale of land	-	2,631,770
Net cash provided by investing activities	<u>111,349</u>	<u>2,637,749</u>
Net increase in cash and cash equivalents	1,195,761	2,211,200
Cash and cash equivalents at beginning of year	4,745,082	2,533,882
Cash and cash equivalents at end of year	<u><u>\$ 5,940,843</u></u>	<u><u>\$ 4,745,082</u></u>
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 717,958	\$ 348,437
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	655,420	632,024
(Increase) decrease in accounts receivable	(30,912)	7,081
(Increase) decrease in lease receivable	18,473	(292,827)
(Increase) decrease in prepaid expenses	(405)	2,721
Increase in accounts payable	8,619	9,814
Increase in unearned revenue	4,065	8,267
Increase (decrease) in deferred inflows of resources	(26,252)	284,744
Net cash provided by operating activities	<u><u>\$ 1,346,966</u></u>	<u><u>\$ 1,000,261</u></u>
Noncash capital and related financing activities:		
Property and equipment purchases included in accounts payable and retainage payable	<u>\$ 78,834</u>	<u>\$ 34,339</u>
See accompanying notes to financial statements.		

Polk County Aviation Authority
Notes to the Financial Statements
June 30, 2023

Note 1 – Organization

The Polk County Aviation Authority was organized pursuant to the provisions of Chapter 330A of the Code of Iowa 1987. The Authority operates the Ankeny Regional Airport in Ankeny, Iowa on behalf of its member governments, the City of Ankeny and unincorporated Polk County. Through a 28E agreement, which was amended and restated on July 1, 2021, each member government contributes an annual member assessment based on the assessed value of taxable property in its jurisdiction. Each year member government assessments are subject to an adjustment corresponding to the consumer price index. The amended and restated 28E agreement expires June 30, 2031. The breakdown of member government assessments for the years ended June 30, 2023, and June 30, 2022, are as follows:

Member Government	2023 Assessment	2022 Assessment
City of Ankeny	\$ 669,455	\$ 637,577
Unincorporated Polk County	594,290	358,162

The Board of Directors of the Authority consists of five representatives of the member governments. Two representatives each are appointed by the Polk County Board of Supervisors and the mayor of Ankeny and one joint appointment of the two members, with one party nominating the representative and the second party ratifying the nomination. The joint appointment process alternates each four-year term.

Note 2 – Summary of Significant Accounting Policies

The Authority prepares its financial statements using the economic resources measurement focus and the accrual basis of accounting.

The accounts of the Authority are organized as an enterprise fund. Enterprise funds are used to account for operations financed and operated in a manner similar to private business enterprises.

The Loan and Revenue Maintenance Agreement between Polk County and the Authority requires the establishment of a *Revenue Fund* to account for all revenues derived from the services and facilities of the airport and a *Capital Reserve Fund* to account for the receipt of tax revenues levied by the member governments and for the payment of bond principal and interest. Both of these funds are reported as unrestricted net position on the statement of net position and may be used for payment of the costs of operation of the airport.

The Authority classifies bond proceeds and grant reimbursements as restricted net position on the statement of net position. These funds are used to pay for capital improvement projects, including administrative costs. Net position restricted by the Authority for airport improvement projects is \$0 at June 30, 2023, and 2022. All restricted bond proceeds and grant reimbursements have been expended, therefore the local portion of capital improvement project costs after grant reimbursements is being funded through a transfer of unrestricted funds.

The Authority treats all bank accounts and certificates of deposits and all other investments with an original maturity of three months or less as cash equivalents for presentation in the statement of cash flows.

Accounts receivable consists primarily of charges for rentals or services and grant receivables from other governmental entities. Management believes that all receivables are collectible and therefore no allowance is recorded.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as expenses when consumed rather than when purchased.

Unearned revenue reflects payments received on land leases and licenses prior to the date due. The account is adjusted to record revenue in the month of the rental period.

Capital assets are recorded at historical cost. The cost of repair and maintenance is charged as an expense, while the cost of renewals or substantial betterments is capitalized. All assets capitalized by the Authority must have a useful life of two years or more and have a cost that exceeds the following minimum thresholds:

Asset Class	Amount
Infrastructure	\$ 50,000
Other improvements	25,000
Buildings	25,000
Machinery and equipment	5,000
Furniture and fixtures	5,000
Land	0

Land and construction in progress are not depreciated. The other capital assets of the Authority are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives (In Years)
Infrastructure	15-20
Other improvements	10-30
Buildings	20
Machinery and equipment	5-10
Furniture and fixtures	5-10

The Authority is a lessor for noncancelable leases for airport access and land. The Authority recognizes a lease receivable and a deferred inflow of resources in the financial statements.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the Authority determines the discount rate it uses to discount the expected lease receipts to present value, lease term and lease receipts.

The Authority uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term included the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Deferred inflows of resources represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources in the Statement of Net Position relates to leases where the Authority is the lessor. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) over the term of the lease.

Expenses related to the purchase of land have been capitalized. These include purchase price, appraisal fees, legal fees and crop loss payments.

Expenses relating to construction are capitalized as construction in progress. These costs are capitalized and depreciated when the asset is placed in service.

Depreciation is recorded using the straight-line method over the estimated useful life of the respective assets of five to twenty years.

The Authority's policy is to specifically identify which expenditures are paid from restricted funds when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Operating income includes revenues and expenses related to the primary, continuing operations of the Authority. Principal operating revenues includes member government assessments and charges for rentals or services. Principal operating expenses are the costs of maintaining the airport and include administrative expenses and depreciation of capital assets. Grant revenues received for capital improvements, investment income and interest expenses are classified as non-operating in the financial statements.

The preparation of financial statements in accordance with generally accepted accounting principles requires the use of management's estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 3 – Cash and Investments

State law and the bond agreements limit the types of investments that may be used by the Authority. Authorized investments include direct obligations of the United States government and its agencies, certificates of deposit, commercial paper, repurchase agreements, open-end management investment companies registered with the Securities and Exchange Commission, and Iowa Public Agency Investment Trust. There are further restrictions related to the ratings of the investments authorized. The investment policy of the Authority does not address concentration of credit risk. The Authority is part of a state collateral pool that insures funds held for government entities by financial institutions. All of the Authority's funds are held as deposit accounts in financial institutions.

Note 4 – Property and Equipment

Property and equipment activity for fiscal years 2023 and 2022 consists of the following:

	2022	Additions	Deletions	2023
Non-depreciable:				
Land	\$ 6,956,966	\$ -	\$ -	\$ 6,956,966
Depreciable:				
Aviation museum	162,939	-	-	162,939
Equipment and furniture	60,466	-	-	60,466
Runway	9,303,406	649,651	-	9,953,057
Taxiway	5,099,761	-	-	5,099,761
Apron	2,713,859	-	-	2,713,859
T-hangars	2,558,485	-	-	2,558,485
Access roads	1,663,991	-	-	1,663,991
Taxiway (offset)	51,951	-	-	51,951
Terminal building	758,141	-	-	758,141
Parking lot	81,574	-	-	81,574
Runway lighting	872,944	-	-	872,944
Transmission line lighting	90,876	-	-	90,876
Perimeter fence	1,887,609	-	-	1,887,609
Drainage channel	203,559	-	-	203,559
Total	32,466,527	649,651	-	33,116,178
Accumulated depreciation	17,999,203	655,420	-	18,654,623
Net	<u>\$ 14,467,324</u>	<u>\$ (5,769)</u>	<u>\$ -</u>	<u>\$ 14,461,555</u>

	<u>2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>2022</u>
Non-depreciable:				
Land	\$ 8,639,428	\$ 6,675	\$ 1,689,137	\$ 6,956,966
Depreciable:				
Aviation museum	162,939	-	-	162,939
Equipment and furniture	60,466	-	-	60,466
Runway	9,303,406	-	-	9,303,406
Taxiway	5,095,024	4,737	-	5,099,761
Apron	2,025,438	688,421	-	2,713,859
T-hangars	2,558,485	-	-	2,558,485
Access roads	937,621	726,370	-	1,663,991
Taxiway (offset)	51,951	-	-	51,951
Terminal building	758,141	-	-	758,141
Parking lot	81,574	-	-	81,574
Runway lighting	872,944	-	-	872,944
Transmission line lighting	90,876	-	-	90,876
Perimeter fence	1,887,609	-	-	1,887,609
Drainage channel	203,559	-	-	203,559
Total	32,729,461	1,426,203	1,689,137	32,466,527
Accumulated depreciation	17,367,179	632,024	-	17,999,203
Net	<u>\$ 15,362,282</u>	<u>\$ 794,179</u>	<u>\$ 1,689,137</u>	<u>\$ 14,467,324</u>

Note 5 – Construction in Progress and Commitments

Construction in progress activity for fiscal years 2023 and 2022 consists of the following:

	<u>2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>2023</u>
Non-depreciable:				
Construction in progress	<u>\$ 1,451,614</u>	<u>\$ 357,141</u>	<u>\$ 649,651</u>	<u>\$ 1,159,103</u>

	<u>2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>2022</u>
Non-depreciable:				
Construction in progress	<u>\$ 2,088,807</u>	<u>\$ 764,687</u>	<u>\$ 1,401,880</u>	<u>\$ 1,451,614</u>

The Authority has contracted for engineering services in the amount of \$102,750 and construction services in the amount of \$629,755 for the Taxiway D Apron and Access Roadway Paving – Phase 3 project.

The Authority has contracted for aeronautical forecast and environmental assessment services in the amount of \$275,480, engineering services in the amount of \$134,030, construction services in the amount of \$22,202 and material quality control services in the amount of \$25,785 for the Strengthen and Extend Runway 18/36 project.

The Authority has contracted for engineering services in the amount of \$288,522 and material quality control services in the amount of \$6,520 for the North Property Line Box Hangars – Phase 1 project.

Note 6 – Long-Term Debt

The Authority entered into two unsecured, no-interest loan agreements with Polk County in the amount of \$844,000 and \$730,000, in July 2017 and July 2016 respectively, for the purchase of two parcels of land for the Protect Runway 18 Land Acquisition project. The land acquisitions will permit the future extension of the main runway which will allow larger aircraft to utilize the airport. During fiscal year 2019, the Authority repaid the July 2016 loan agreement with Polk County in the amount of \$730,000. During fiscal year 2022, the Authority repaid the July 2017 loan agreement with Polk County in the amount of \$844,000.

Long-term debt activity for fiscal years 2023 and 2022 consists of the following:

	2022	Additions	Deletions	2023
Loans payable	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	2021	Additions	Deletions	2022
Loans payable	<u>\$ 844,000</u>	<u>\$ -</u>	<u>\$ 844,000</u>	<u>\$ -</u>

Note 7 – Risk Management

The Polk County Aviation Authority is exposed to various risks of loss related to torts, theft, damage to and destruction of assets, errors and omissions, environmental issues and natural disasters. These risks are covered by commercial insurance coverage. The Authority assumes liability for any deductibles and claims in excess of coverage limitations.

Note 8 – Related Party Transactions

Management and accounting services are performed by the City of Ankeny, a member government. Amounts paid for these services are reflected in the offsite management services, postage and office supplies and conferences and seminars expense line items. Invoices payable to the City of Ankeny for the fiscal year totaled \$36,944. As a member government, the City of Ankeny contributed an annual member assessment based on the assessed value of taxable property in its jurisdiction. This contribution totaled \$669,455 for the fiscal year.

The Authority has contracted with Exec 1 Aviation, the Fixed Base Operator, to provide on-site management services of the airport premises. Under this agreement, the Fixed Based Operator serves as the leasing agent and collects rent for all T-hangars, garages and tie-down spaces and pays the Authority a portion of the rent totaling \$142,972 for the fiscal year. The Fixed Based Operator also pays the Authority a fuel fee of \$0.09 per gallon of aviation and jet fuel which totaled \$52,371 for the fiscal year. In addition, the Authority pays the Fixed Based Operator \$60,000 per year to perform other specified maintenance duties including daily inspections, runway light repair labor and mowing services as well as a portion of the snow and ice removal services which totaled \$33,625 for the fiscal year. The Authority continues to be responsible for maintenance of the runways, farm grounds, perimeter fence and major structural repairs to buildings.

The Authority rents 17.19 acres of land to a board member for hay and crop farming. Payments received from the board member totaled \$2,272 for the fiscal year ending June 30, 2023.

Note 9 – Lease Agreements

On July 1, 2020, the Authority entered into a 769-month airport access lease as lessor with Accu-Mold. An initial lease receivable was recorded in the amount of \$38,258. As of June 30, 2023, the value of the lease receivable is \$36,652. The lessee is required to make annual fixed payments of \$1,200. The lease has an interest rate of 2.5830%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$36,467, and the Authority recognized lease revenue of \$597 during the fiscal year. The lessee has 4 extension options, each for 120 months.

On July 1, 2020, the Authority entered into a 597-month land lease as lessor with All Energy Corporation. An initial lease receivable was recorded in the amount of \$153,269. As of June 30, 2023, the value of the lease receivable is \$149,047. The lessee is required to make quarterly fixed payments of \$1,186, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.5830%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$144,027, and the Authority recognized lease revenue of \$3,081 during the fiscal year.

On July 1, 2020, the Authority entered into a 258-month land lease as lessor with Ankeny Hangar Group. An initial lease receivable was recorded in the amount of \$36,724. As of June 30, 2023, the value of the lease receivable is \$33,009. The lessee is required to make quarterly fixed payments of \$477, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.3980%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$31,600, and the Authority recognized lease revenue of \$1,708 during the fiscal year. The lessee has 2 extension options, each for 60 months.

On July 1, 2020, the Authority entered into a 248-month land lease as lessor with C&R Aviation, Inc. An initial lease receivable was recorded in the amount of \$71,182. As of June 30, 2023, the value of the lease receivable is \$63,113. The lessee is required to make annual fixed payments of \$3,786, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.3980%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$60,850, and the Authority recognized lease revenue of \$3,444 during the fiscal year. The lessee has 2 extension options, each for 60 months.

On July 1, 2020, the Authority entered into a 120-month land lease as lessor with Exec 1 Aviation. An initial lease receivable was recorded in the amount of \$47,781. As of June 30, 2023, the value of the lease receivable is \$35,149. The lessee is required to make quarterly fixed payments of \$1,130, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 1.5270%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$33,446, and the Authority recognized lease revenue of \$4,778 during the fiscal year. The lessee has 1 extension option for 60 months.

On July 1, 2020, the Authority entered into a 183-month Federal Aviation Administration (FAA) building land lease as lessor with Exec 1 Aviation. An initial lease receivable was recorded in the amount of \$79,807. As of June 30, 2023, the value of the lease receivable is \$65,872. The lessee is required to make monthly fixed payments of \$500. The lease has an interest rate of 1.9130%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$64,119, and the Authority recognized lease revenue of \$5,229 during the fiscal year. The lessee has 2 extension options, each for 60 months.

On July 1, 2020, the Authority entered into a 607-month land lease as lessor with Weissenburger Aviation. An initial lease receivable was recorded in the amount of \$62,313. As of June 30, 2023, the value of the lease receivable is \$60,658. The lessee is required to make quarterly fixed payments of \$477, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.5830%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$58,618, and the Authority recognized lease revenue of \$1,232 during the fiscal year. The lessee has 2 extension options, each for 60 months.

On July 1, 2021, the Authority entered into a 600-month land lease as lessor with ACME Aviation. An initial lease receivable was recorded in the amount of \$144,470. As of June 30, 2023, the value of the lease receivable is \$141,388. The lessee is required to make quarterly fixed payments of \$1,118, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.5830%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$138,691, and the Authority recognized lease revenue of \$2,889 during the fiscal year.

On September 1, 2021, the Authority entered into a 600-month land lease as lessor with Bravo Partners. An initial lease receivable was recorded in the amount of \$85,956. As of June 30, 2023, the value of the lease receivable is \$84,385. The lessee is required to make quarterly fixed payments of \$650, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.4650%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$82,805, and the Authority recognized lease revenue of \$1,719 during the fiscal year.

On June 1, 2022, the Authority entered into a 601-month land lease as lessor with Simple Holdings. An initial lease receivable was recorded in the amount of \$78,840. As of June 30, 2023, the value of the lease receivable is \$77,876. The lessee is required to make quarterly fixed payments of \$686, plus a consumer price index adjustment each calendar year. The lease has an interest rate of 2.9230%. The estimated useful life of the land was 0 months as of the contract commencement. The value of the deferred inflow of resources as of June 30, 2023, is \$77,134, and the Authority recognized lease revenue of \$1,574 during the fiscal year.

Principal and Interest Expected to Maturity			
Fiscal Year	Principal Payments	Interest Payments	Total Payments
2024	\$ 19,592	\$ 18,338	\$ 37,930
2025	20,011	17,919	37,930
2026	20,441	17,489	37,930
2027	20,879	17,051	37,930
2028	21,328	16,602	37,930
2029 - 2033	97,479	76,261	173,740
2034 - 2038	81,359	65,773	147,132
2039 - 2043	64,519	56,574	121,093
2044 - 2048	50,832	49,435	100,267
2049 - 2053	57,894	42,373	100,267
2054 - 2058	65,939	34,328	100,267
2059 - 2063	75,106	25,161	100,267
2064 - 2068	85,551	14,716	100,267
2069 - 2073	54,854	4,021	58,875
2074 - 2078	4,773	1,227	6,000
2079 - 2083	5,422	578	6,000
2084 - 2085	1,170	30	1,200
Total	<u>\$ 747,149</u>	<u>\$ 457,876</u>	<u>\$ 1,205,025</u>

Note 10 – Contingency

The Authority is a defendant in a pending lawsuit. Although the outcome of this lawsuit is not presently determinable, in the opinion of the Authority's legal counsel, the resolution of this matter will not have a material adverse effect on the financial condition of the Authority.

Note 11 – Subsequent Events

In July 2023, the Authority approved Resolution 2023-16 awarding the construction contract for the North Property Line Box Hangars – Phase 1 project to Jensen Builders, Ltd in the amount of \$1,254,925.

In July 2023, the Authority approved Task Order No. 2 for construction administration services with McClure Engineering for the North Property Line Box Hangars – Phase 1 project in the amount of \$125,162.

In September 2023, the Authority approved Resolution 2023-23 authorizing Task Order No. 3 for design services with McClure Engineering for the Taxiway D Apron and Access Roadway Paving – Phase 4 project in the amount of \$85,980.

In September 2023, the Authority approved Resolution 2023-24 authorizing Amendment No. 1 to Task Order No. 2 for environmental assessment services with HDR Engineering for the Strengthen and Extend Runway 18/36 project in the amount of \$26,776.

In October 2023, the Authority approved Resolution 2023-25 accepting the Iowa Department of Transportation grant for the partial funding of the Taxiway D Apron and Access Roadway Paving – Phase 4 project in the amount of \$400,000.

In November 2023, the Authority approved Resolution 2023-27 authorizing Supplemental Agreement No. 1 to Task Order No. 1 for wetland mitigation credits with McClure Engineering for the North Property Line Box Hangars – Phase 1 project in the amount of \$6,918.

In November 2023, the Authority approved Resolution 2023-28 accepting public improvements with Concrete Technologies for the Taxiway D Apron and Access Roadway Paving – Phase 3 project in the amount of \$629,755.

In November 2023, the Authority approved Resolution 2023-29 authorizing Task Order No. 4 for final design and bidding services with McClure Engineering for the Reconstruct Runway 18/36 project in the amount of \$774,300.

In December 2023, the Authority approved Change Order No. 1 with Jensen Builders, Ltd for the North Property Line Box Hangars – Phase 1 project increasing the contract in the amount of \$6,992.

In December 2023, the Authority approved Resolution 2023-37 authorizing Revised Task Order No. 4 for final design and bidding services with McClure Engineering for the Reconstruct Runway 18/36 project in the amount of \$757,450.

Other Information

**Polk County Aviation Authority
Budgetary Comparison Schedule
For the Year Ended June 30, 2023**

	Original Budget	Final Budget	Actual	Over/(Under) Budget
Operating revenues				
Member government assessments	\$ 1,263,745	\$ 1,263,745	\$ 1,263,745	\$ -
Lease and license fee income	223,000	219,000	212,680	(6,320)
Fuel fee income	49,000	51,000	52,371	1,371
Interest income	-	-	18,690	18,690
Other revenue	-	224,193	226,650	2,457
Total operating revenues	1,535,745	1,757,938	1,774,136	16,198
Operating expenses				
Offsite management services	57,800	59,900	42,876	(17,024)
Postage and office supplies	200	1,100	1,325	225
Onsite management services	60,000	60,000	60,000	-
Financial services	100	100	24	(76)
Advertising and promotion	700	700	227	(473)
Publications	2,800	2,400	1,714	(686)
Conferences and seminars	3,500	4,000	858	(3,142)
Legal services	22,000	22,000	14,040	(7,960)
Audit services	13,300	10,700	10,675	(25)
General insurance	6,600	6,500	6,435	(65)
Property insurance	34,000	35,100	35,066	(34)
Public officials insurance	1,500	1,500	1,402	(98)
Minor equipment	-	6,600	6,575	(25)
Snow removal and mowing	91,000	102,000	89,550	(12,450)
Repairs and maintenance	74,000	113,000	81,142	(31,858)
Utilities	5,100	6,300	5,915	(385)
Airport planning and engineering	68,000	68,000	42,934	(25,066)
Miscellaneous	100	100	-	(100)
North property box line hangars	900,000	1,296,880	103,794	(1,193,086)
Taxiway D access road and utilities	-	52,289	40,319	(11,970)
Strengthen and extend runway 18/36	765,000	406,621	168,533	(238,088)
Airport signing and entry improvements	-	200,000	-	(200,000)
Total operating expenses	2,105,700	2,455,790	713,404	(1,742,386)
Other income				
Investment income	5,000	25,000	111,349	86,349
FAA grant reimbursement	688,500	365,959	-	(365,959)
State grant reimbursement	405,000	565,200	-	(565,200)
Total other income	1,098,500	956,159	111,349	(844,810)
Change in net position	528,545	258,307	1,172,081	913,774
Net position – beginning of year	4,912,379	4,755,280	4,755,280	-
Net position – end of year	\$ 5,440,924	\$ 5,013,587	\$ 5,927,361	\$ 913,774

Polk County Aviation Authority
Explanation of Differences Between Budgetary
Basis and GAAP Basis Revenues and Expenses
For the Year Ended June 30, 2023

Ordinary and other income:

Actual amount of ordinary income and other income on a budgetary basis from the budgetary comparison schedule	\$ 1,885,485
Total GAAP basis ordinary and other income	<u>\$ 1,885,485</u>

Ordinary and other expenses:

Actual amount of ordinary expenses and other expenses on a budgetary basis from the budgetary comparison schedule	\$ 713,404
Depreciation and losses on fixed assets are not reported on a budgetary basis, but are recorded on a GAAP basis	655,420
Purchases of capital assets are reported as an expense on a budget basis, but are capitalized and depreciated on a GAAP basis	<u>(312,646)</u>
Total GAAP basis ordinary and other expenses	<u>\$ 1,056,178</u>



Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Board of Directors
Polk County Aviation Authority
Ankeny, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Polk County Aviation Authority (the Authority), as of and for the year ended June 30, 2023 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 11, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the Authority's operations for the year ended June 30, 2023 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Authority and are reported in Part II of the accompanying schedule of findings and responses. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Erik Bailly LLP". The signature is written in a cursive, flowing style.

Dubuque, Iowa
December 11, 2023

Part I: Findings Related to the Financial Statements:

There were no findings to report.

Part II: Other Findings Related to Required Statutory Reporting

2023-IA-A Questionable Expenditures – We noted no expenditures that we believe may not meet the requirements of public purpose as defined in an Attorney General’s opinion dated April 25, 1979.

2023-IA-B Travel Expense – No expenditures of Authority money for travel expenses of spouses of Authority officials or employees were noted.

2023-IA-C Business Transactions – Business transactions between the Authority and officials or employees are detailed as follows:

Name, Title, and Business Connection	Transaction Description	Amount
Jeff Wangsness, Board Member, farm land rented to board member	Land Rental	\$ 2,272

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transaction above does not appear to represent a conflict of interest since the total transaction was less than \$6,000 during the fiscal year.

2023-IA-D Restricted Donor Activity – No transactions were noted between the Authority, Authority officials, Authority employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

2023-IA-E Bond Coverage – Surety bond coverage of Authority officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.

2023-IA-F Board Minutes – No transactions were found that we believe should have been approved in the Board minutes but were not.

2023-IA-G Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the Authority’s investment policy were noted.



Polk County Aviation Authority ▪ 410 West First Street ▪ Ankeny, IA 50023

Phone: (515) 965-6423 ▪ Fax: (515) 965-6416



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Environmental Assessment Task Order Two-Payment #8 in the amount of \$3,023.85 to HDR Engineering, Inc. for services that include Professional Consulting for Runway 18/36.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

 [HDR Engineering - Invoice 8 for Professional Consulting Services](#)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: PCAA - Professional Consulting Services (EA) Task Order 2
Contractor: HDR Engineering Inc.
Address: 300 East Locust Street, Suite 210, Des Moines, IA 50309
Finance Budget Code: **Finance Project Code:** N/A
Vendor Project or Invoice #: 1200578180 **PO #** N/A
Original Contract Date: February 9, 2023 **Vendor #** N/A

Date of Board Meeting 1/4/2024 **PAYMENT REQUEST #** Eight (8)
PAYMENT PERIOD: From: 11/05/23 through: 12/02/23

Contract Summary

Original Contract Amount:	\$	221,304.00	
Net change by Change Orders:	\$	26,776.00	
Contract Amount to Date: (line 1 ± 2)	\$	248,080.00	
Total completed and stored to date:	\$	142,250.55	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	142,250.55	
Less previous applications for payment:	\$	139,226.70	
SUBTOTAL	\$		3,023.85

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

CURRENT PAYMENT DUE \$ 3,023.85

Balance to finish, including retainage: \$ 105,829.45

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: HDR Engineering Inc.
Firm Name
Signature: Gerald Searle Date: 12-13-23

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:
Coordination Section 106, USCOE Coordination, Envir. Consequences/Mitigation

Submit to: Paul Moritz; cc: Jennifer Sease, Terri Havens

Email: pmoritz@ankenyiowa.gov; jsease@ankenyiowa.gov; thavens@ankenyiowa.gov **Phone:** 515-965-6428 **Fax:** 515-965-6416



Invoice

HDR Engineering, Inc.
Omaha, NE 68114-4098
Phone: (402) 399-1000

Reference Invoice Number with Payment

HDR Invoice No. 1200578180
Invoice Date 7-Dec-2023
Invoice Amount Due \$3,023.85
Payment Terms Net 30

Polk County Aviation Authority
410 West 1st St
Ankeny, IA 50023

Remit to PO Box 74008202
Chicago, IL 60674-8202
Wire transfer to Bank of America ML US
ABA #081000032
Account# 355004076604

Environmental Assessment (EA) for the Ankeny Regional Airport

Professional Services

From: 5-Nov-2023 To: 2-Dec-2023

Professional Services	Fee	Percent Complete	Fee Earned To Date	Previous Fee Invoiced	Current Fee Invoiced
Environmental Assessment	\$201,590.00	54.50%	\$109,866.55	\$106,842.70	\$3,023.85
Conduct Public Hearing	\$14,106.00	0.00%	\$0.00	\$0.00	\$0.00
Cultural Resources Survey	\$5,608.00	100.00%	\$5,608.00	\$5,608.00	\$0.00
Additional Cultural Resources Survey	\$26,776.00	100.00%	\$26,776.00	\$26,776.00	\$0.00
	\$248,080.00	57.34%	\$142,250.55	\$139,226.70	\$3,023.85

HDR Internal Reference Only

Client Number	44511
Business Unit	10134
Project Number	10365698



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
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 #2 in the amount of \$424,792.74 to Jensen Builders Ltd 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
 Jensen Builders North Property Line Box Hangars Pay Estimate #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - North Property Line 100 Hangars
Contractor: ensen Builders Ltd
Address: 1175 10th 32nd Street North Dodge IA 50501
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-001 **PO #** N/A
Original Contract Date: August 10 2023 **Vendor #** N/A

Date of Board Meeting 4-Jan-24 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: 11/28/23 through: 12/15/23

Contract Summary

Original Contract Amount: 1,220,000.00
Net Change by Change Orders: 600,200.00
Contract Amount to Date: Line 1 of 2 1,236,160.00

Total Completed and stored to date: 604,236.65
Retainage: 5 % of Completed Work: 30,211.83
Total Earned less Retainage: 574,024.82
Less previous applications for payment: 14,232.08
BALANCE DUE: 424,792.74

CHHA Please attach an itemized list: -

CURRENT PAYMENT DUE

Balance to finish including retainage: 662,820.08
Contract time remaining if applicable: 14 of 75 Calendar Days Phase 3

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 not due.

Engineer/Consultant Approval: _____
Firm Name

Signature: [Signature] Date: 12/22/2023

PCAA Approval:

Signature: _____ Date: _____

City of Ankeny Staff Approval:

Signature: _____ Date: _____

Work completed: See attached Payment Invoice

Submit to: Paul Moritz

Email: pmoritz@ankenyiowa.gov Phone: 515-965-6420 Fax: 515-965-6416

Date Printed: 12/22/2023



McClure Engineering Co.

Payment Summary

Ankeny Airport - North Property Line Hangars

Project Description	Ankeny Regional Airport - North Property Line Box Hangars IOWA DOT PROJECT NO. 9I230IKV100 (AIP) and IOWA DOT PROJECT NO. 9I230IKV300 (GAVI) MEC #: 2022001042-001 Directory: P:\2022001042-001\08-Construction
Prime Contractor	JENSEN BUILDERS, LTD. 1175 S 32ND STREET FORT DODGE, IA 50501-0000
Notice to Proceed Date	10/13/2023
Construction Start Date	10/16/2023
Work Completion Date	
Awarded Project Amount	\$1,229,924.90
Authorized Project Amount	\$1,236,916.90
Net Change by Change Order	\$6,992.00
Payment Number	2
Pay Period	11/28/2023 to 12/15/2023
Type	New Structure
% Complete Paid Awarded Amount	48.149%
% Complete Paid Authorized Amount	49.128%

Summary

Current Approved Work:	\$447,150.25
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$22,357.51
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$424,792.74

Approved Work To Date:	\$604,236.65
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$30,211.83
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$574,024.82



McClure Engineering Co.

Detailed Payment

Ankeny Airport - North Property Line Hangars

Description	Ankeny Regional Airport - North Property Line Box Hangars IOWA DOT PROJECT NO. 9I230IKV100 (AIP) and IOWA DOT PROJECT NO. 9I230IKV300 (GAVI) MEC #: 2022001042-001 Directory: P:\2022001042-001\08-Construction
Payment Number	2
Pay Period	11/28/2023 to 12/15/2023
Prime Contractor	JENSEN BUILDERS, LTD. 1175 S 32ND STREET FORT DODGE, IA 50501-0000
Payment Status	Approved
Awarded Project Amount	\$1,229,924.90
Authorized Amount	\$1,236,916.90

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0001	C-102-1	LS	\$6,680.000	1.000	0.100	0.250	0.350	0.350	\$668.00	\$2,338.00
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT										
0002	C-102-2	LF	\$12.370	60.000	0.000	60.000	60.000	60.000	\$0.00	\$742.20
INSTALLATION AND REMOVAL OF SILT FENCE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0003	C-102-3	LF	\$12.370	30.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INSTALLATION AND REMOVAL OF FILTER SOCK										
0004	C-102-4	SY	\$3.100	720.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0005	C-102-5	SF	\$24.750	88.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLEXAMAT STANDARD TIED CONCRETE BLOCK MAT, 5.5' WIDE										
0006	C-105-1	LS	\$20,900.000	1.000	0.800	0.000	0.800	0.800	\$16,720.00	\$16,720.00
MOBILIZATION										
0007	C-105-2	LS	\$2,130.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,130.00
TRAFFIC CONTROL										
0008	C-105-3	LS	\$4,765.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING										
0009	C-105-4	LS	\$620.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
LOCATION AND PROTECTION OF EXISTING AND NEW CABLES AND EQUIPMENT										
0010	P-101-1	EA	\$2,365.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,365.00
REMOVAL OF HYDRANT AND VALVE										
0011	P-101-2	LF	\$19.800	150.000	0.000	150.000	150.000	150.000	\$0.00	\$2,970.00
REMOVAL OF 8" PVC WATER MAIN										
0012	P-101-3	LS	\$1,815.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF AREA INTAKE AND 12" STORM SEWER PIPE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0013	P-151-1	AC	\$68,000.000	0.200	0.000	0.200	0.200	0.200	\$0.00	\$13,600.00
CLEARING AND GRUBBING										
0014	P-152-1	CY	\$17.320	270.000	0.000	270.000	270.000	270.000	\$0.00	\$4,676.40
UNCLASSIFIED EXCAVATION										
0015	P-152-2	CY	\$17.320	1,660.000	0.000	1,660.000	1,660.000	1,660.000	\$0.00	\$28,751.20
EMBANKMENT IN PLACE										
0016	P-152-3	SY	\$17.950	310.000	0.000	310.000	310.000	310.000	\$0.00	\$5,564.50
12" SUBGRADE PREPARATION										
0017	IDOT 2115-1	SY	\$38.350	290.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
6" MODIFIED SUBBASE										
0018	P-505-1	SY	\$80.150	220.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
7" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0019	P-505-2	SY	\$81.400	30.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
4" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0020	P-505-3	SY	\$60.250	250.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FLUME, PCC, 4 IN.										
0021	P-505-4	LS	\$865.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRICAL TRANSFORMER PAD, 8" REINFORCED PCC										
0022	P-505-5	EA	\$230.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PCC CURB STOP BOX PAD, 16"x16"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0023	D-701-1	LF	\$102.000	30.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
8" PVC STORM SEWER, SDR-26										
0024	D-701-2	EA	\$5,735.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DOWNSPOUT CONNECTION TO EXISTING OR PROPOSED 8" STORM SEWER										
0025	T-901-1	AC	\$3,710.000	0.800	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SEEDING AND FERTILIZING										
0026	T-905-1	CY	\$18.550	720.000	0.000	360.000	360.000	360.000	\$0.00	\$6,678.00
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0027	T-908-1	AC	\$3,710.000	0.800	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MULCHING										
0028	IDOT 4010-1	LF	\$80.750	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
4" SANITARY SEWER SERVICE, SCHEDULE 80										
0029	IDOT 4010-2	LF	\$77.550	620.000	495.000	42.000	537.000	537.000	\$38,387.25	\$41,644.35
8" TRUSS PIPE SANITARY SEWER										
0030	IDOT 4010-3	EA	\$1,890.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,890.00
CONNECTION TO EXISTING SANITARY SEWER MANHOLE										
0031	IDOT 4010-4	EA	\$4,150.000	2.000	1.000	0.000	1.000	1.000	\$4,150.00	\$4,150.00
SW-301 SANITARY SEWER MANHOLE, 48 IN.										
0032	IDOT 5010-1	LF	\$72.000	340.000	0.000	336.000	336.000	336.000	\$0.00	\$24,192.00
8" PVC WATER MAIN, DR 18, TRENCHED										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0033	IDOT 5010-2	LF	\$345.000	20.000	0.000	20.000	20.000	20.000	\$0.00	\$6,900.00
8" PVC WATER MAIN, DR 18, TRENCHED, WITH 16" PVC CASING										
0034	IDOT 5010-3	EA	\$10,120.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$20,240.00
WM-201 - FIRE HYDRANT ASSEMBLY, 6" DIA.										
0035	IDOT 5010-4	EA	\$8,480.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$8,480.00
CONNECTION TO EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE										
0036	IDOT 5010-5	EA	\$1,800.000	7.000	0.000	7.000	7.000	7.000	\$0.00	\$12,600.00
8" DUCTILE IRON FITTINGS (BENDS, TEES, REDUCERS)										
0037	IDOT 5010-6	LS	\$3,565.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
1" WATER SERVICE LINE EXTENSION W/ 1" CURB STOP AND BOX										
0038	IDOT 6010-1	EA	\$9,955.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CONSTRUCT NEW SW-511 INTAKE										
0039	SP-01	LS	\$28,875.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
FIBER OPTIC LINE EXTENSION, CONDUIT ONLY WITH PULL BOXES										
0040	SP-02	LS	\$24,000.000	1.000	0.000	0.040	0.040	0.040	\$0.00	\$960.00
GAS UTILITY SERVICE EXTENSION										
0041	15714-1	LS	\$17,220.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ELECTRIC SERVICE EXTENSION										
0042	13122-1	LS	\$860,500.000	1.000	0.450	0.040	0.490	0.490	\$387,225.00	\$421,645.00
CONVENTIONAL BOX HANGAR, PRE-ENGINEERED METAL BUILDING, FLOOR SLAB, AND FOUNDATION (100'X42' INCLUDING RESTROOM FACILITIES (20'X10') AND STORAGE ROOM (22'X10'), COMPLETE										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0043	SP-03	LS	\$0.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DEDUCT FOR DELETING ONE (1) RESTROOM (10?X10?), ASSOCIATED STRUCTURE, FLOOR SLAB, ACCESSORIES, AND ADJACENT SIDEWALK. FURNISH AND INSTALL EXTERIOR SHEATHING (26 GA.) AND R-19 WALL INSULATION										
0044	SP-04	LS	\$0.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DEDUCT FOR DELETING STORAGE ROOM, ASSOCIATED STRUCTURE, FLOOR SLAB, ACCESSORIES, AND ADJACENT SIDEWALK. FURNISH AND INSTALL EXTERIOR SHEATHING (26 GA.) AND R-19 WALL INSULATION										
0050	BA-1	LS	-\$25,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	-\$25,000.00
DEDUCT FOR DELETING ONE (1) RESTROOM (10’X10’), ASSOCIATED STRUCTURE, FLOOR SLAB, ACCESSORIES, AND ADJACENT SIDEWALK. FURNISH AND INSTALL EXTERIOR SHEATHING (26 GA.)										
CO-1-1	2599-9999010	LS	\$0.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('LUMP SUM' ITEM): Maintenance Bond										
CO-1-2	2599-9999010	LS	\$0.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('LUMP SUM' ITEM): (2) Overhead Doors										
Section Totals:									\$447,150.25	\$604,236.65
Total Payments:									\$447,150.25	\$604,236.65

Time Charges


Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Building Erection (Phase 4): Erect Hangar and Complete Utility Hook Ups. Liquidated	75.0	75.0 Days	0.0 Days	\$0.00	0.0 Days	75.0 Days	\$0.00
Total Damages:							\$0.00

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Damages: \$750/Day	Days						
Punch List (Phase 5): Address All Punch List Items from Final Inspection, unless time extensions are authorized in writhing by both the Owner and the Engineer. Liquidated Damages: \$250/Day	30.0 Days	30.0 Days	0.0 Days	\$0.00	0.0 Days	30.0 Days	\$0.00
Site Work (Phase 3): Demolition, Site Work, Building Footing and Slab Work, Utility Installation, and Paving. Liquidated Damages: \$500/Day	75.0 Days	75.0 Days	18.0 Days	\$0.00	61.0 Days	14.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$447,150.25	Approved Work To Date:	\$604,236.65
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$22,357.51	Retainage To Date:	\$30,211.83
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$424,792.74	Payments To Date:	\$574,024.82
Previous Payment:	\$149,232.08	Previous Payments To Date:	\$149,232.08

The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.



McClure Engineering Company

12/22/2023

Date



Jensen Builders, Ltd.

12/21/2023

Date

Ankeny Regional Airport

Date



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #14 in the amount of \$2,302.50 to McClure Engineering for
General On-Call Engineering Services

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [McClure Engineering Invoice #14 General On-Call Engineering Services](#)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting 4-Jan-24 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: 10/29/23 through: 11/25/23

Contract Summary

Original Contract Amount:	\$	-	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)			\$40,957.25
Total completed and stored to date:		\$40,957.25	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:			\$40,957.25
Less previous applications for payment:			\$38,654.75
SUBTOTAL			\$ 2,302.50

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

CURRENT PAYMENT DUE \$ 2,302.50

Balance to finish, including retainage: -

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

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

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Firm Name: McClure Engineering Company
Date: 12/22/2023

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:

- Finalization of CIP package, including updating of cost estimates and CIP data sheets
- Internal coordination with PCAA staff and FAA regarding CIP updates
- Assisted as needed with gutter replacement bidding
- Assisted with coordination of sign project with 818

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

Date Printed: 12/22/2023



1360 NW 121st Street
Clive, IA 50325

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

November 30, 2023
Project No: 2022001042-000
Invoice No: 14
Due Date: December 30, 2023

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

Professional Services from October 29, 2023 to November 25, 2023

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Engineer I	5.00	125.00	625.00	
Project Manager III	7.00	230.00	1,610.00	
Project Coordinator	.50	135.00	67.50	
Totals	12.50		2,302.50	
Total Labor				2,302.50
Total this Phase				\$2,302.50
Total Due this Invoice				\$2,302.50

Outstanding Invoices

Number	Date	Balance
13	10/31/2023	3,915.00
Total		3,915.00



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of \$29,471.76 to McClure Engineering for Site Work & Vertical Infrastructure – Construction Mgmt, Administration & Observation Service for the 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 #5 Box Hangars

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



(Site Work and Vertical Infrastructure):
Project Title: Construction Management, Administration, and Observation
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 #: 2022001042-002 **PO #** N/A
Original Contract Date: July 10, 2023 **Vendor #** N/A

Date of Board Meeting 4-Jan-24 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 10/29/23 through: 11/25/23

Contract Summary

Original Contract Amount:	\$	125,162.00
Net change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)	\$	125,162.00
Total completed and stored to date:	\$	67,190.46
Retainage: 0 % of Completed Work:	\$	-
Total Earned less Retainage:	\$	67,190.46
Less previous applications for payment:	\$	37,718.70
SUBTOTAL	\$	29,471.76

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

CURRENT PAYMENT DUE \$ 29,471.76

Balance to finish, including retainage: \$ 57,971.54

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: [Signature] Date: 12/22/2023

PCAA Approval:

Signature: _____ Date: _____

City of Ankeny Staff Approval:

Signature: _____ Date: _____

Work Completed: See attached Progress Report.

Submit to: Nick Osborne, cc: Alexia Grgurich

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

Date Printed: 12/22/2023



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

November 30, 2023
Project No: 2022001042-002
Invoice No: 5
Due Date: December 30, 2023

Project 2022001042-002 Ankeny - North Property Line Box Hangars (Site Work and Vertical Infrastructure): Construction Management, Administration, and Observation Services

Professional Services from October 29, 2023 to November 25, 2023

Phase 1 Part IA: Construction Administration/Observation Services - AIP Services

Ovt. Premium 114.00 104.00
Total Labor 5,489.43

Overhead 207.09 % of 5,489.43 11,368.06
11,368.06 11,368.06

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	8,100.00	70.00	5,670.00	2,673.00	2,997.00
Total Fee	8,100.00		5,670.00	2,673.00	2,997.00
Total Fee					2,997.00

Mileage (.655/.50 p/mile)
Mileage (.90 p/mile) 30.28

	Current	Prior	To-Date
Total Billings	19,884.77	23,952.72	43,837.49
Contract Limit (not-to-exceed)			63,209.00
Contract Limit Remaining			19,371.51
Total this Phase			\$19,884.77

Phase 2 Part IB: Construction Administration/Observation Services - GAVI Services

Total Labor 60.00 2,735.71

Overhead	207.09 % of 2,735.71	5,665.38	
		5,665.38	5,665.38

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,030.00	40.00	2,812.00	1,757.50	1,054.50
Total Fee	7,030.00		2,812.00	1,757.50	1,054.50
		Total Fee			1,054.50

Mileage (.655/.50 p/mile)	
Mileage (.90 p/mile)	131.40

	Current	Prior	To-Date
Total Billings	9,586.99	13,765.98	23,352.97
Contract Limit (not-to-exceed)			55,753.00
Contract Limit Remaining			32,400.03
		Total this Phase	\$9,586.99

Phase	3	Part IB: Construction Administration/Observation Services - GAVI Services: Subconsultant		
	Current	Prior	To-Date	
Total Billings	0.00	0.00	0.00	
Contract Limit (not-to-exceed)			6,200.00	
Contract Limit Remaining			6,200.00	
		Total this Phase	0.00	
		Total Due this Invoice	\$29,471.76	

Outstanding Invoices		
Number	Date	Balance
4	10/31/2023	15,413.61
Total		15,413.61



PROGRESS REPORT

PROJECT # 2022001042-002

PROJECT ANKENY REGIONAL AIRPORT – NORTH PROPERTY LINE BOX HANGARS (SITE WORK AND VERTICAL INFRASTRUCTURE):
CONSTRUCTION MANAGEMENT, ADMINISTRATION,
AND OBSERVATION SERVICES

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 NOVEMBER 2023

NEXT REPORT DECEMBER 2023

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued review of submittals
- ✓ Completion of Pay Estimate #1
- ✓ Construction administration services (construction reports, diaries of daily activity, etc.)
- ✓ Observation of construction activities
 - Earthwork / grading of site
 - Establishment of building pad
 - Utility installation
- ✓ Held progress meeting on 11/14
- ✓ Coordination with materials testing firm for on-site testing

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Coordinate with Contractor and City on water/sewer utility conflict
- Continued review of submittals
- Continue construction administration services
- Continue construction observation services

VALUE ADDED SERVICES

-

INPUT NEEDED

- N/A

Part 1A: CA/Obs. Services-AIP Services

Construction Administration



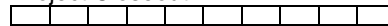
Resident Project Representative



Construction Staking



Project Closeout

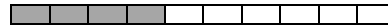


Project Management and Coordination

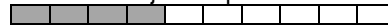


Part 1B: CA/Obs. Services- GAVI Services

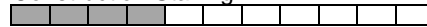
Construction Administration



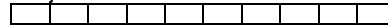
Resident Project Representative



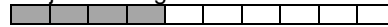
Construction Staking



Project Closeout

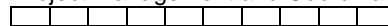


Project Management and Coordination



Part 1B: CA/Obs. Services- GAVI Services - Subconsultant

Project Management and Coordination





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #2 in the amount of \$15,362.00 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 4.

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 #2 Taxiway D Apron & Access Roadway Paving - Phase 4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny Airport - Taxiway D Apron and Access Roadway Paving - Phase 4 -
Project Title: Design and Bidding
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 #: 2022001042-003 **PO #** N/A
Original Contract Date: September 7, 2023 **Vendor #** N/A

Date of Board Meeting 4-Jan-24 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: 10/29/23 through: 11/25/23

Contract Summary

Original Contract Amount:	\$	85,980.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	85,980.00	
Total completed and stored to date:	\$	57,710.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	57,710.00	
Less previous applications for payment:	\$	42,348.00	
SUBTOTAL	\$		15,362.00

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

CURRENT PAYMENT DUE \$ 15,362.00

Balance to finish, including retainage: \$ 28,270.00

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: [Signature] Date: 12/22/2023

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: 12/22/2023



1360 NW 121st Street
Clive, IA 50325

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

November 30, 2023
Project No: 2022001042-003
Invoice No: 2
Due Date: December 30, 2023

Project 2022001042-003 Ankeny: Taxiway D Apron and Access Road Paving - Phase 4 - Design and Bidding Services

Professional Services from October 29, 2023 to November 25, 2023

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Preliminary Design	6,960.00	100.00	6,960.00	6,960.00	0.00
Soil Boring Coordination	1,260.00	100.00	1,260.00	756.00	504.00
90% Design	39,750.00	90.00	35,775.00	23,850.00	11,925.00
Issued for Bid (100%)	10,630.00	0.00	0.00	0.00	0.00
Construction Permits	1,240.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	10,330.00	0.00	0.00	0.00	0.00
Topographic Survey	7,430.00	100.00	7,430.00	7,430.00	0.00
Project Management and Coordination	8,380.00	75.00	6,285.00	3,352.00	2,933.00
Total Fee	85,980.00		57,710.00	42,348.00	15,362.00
Total Fee					15,362.00
Total Due this Invoice					\$15,362.00

Outstanding Invoices

Number	Date	Balance
1	10/31/2023	42,348.00
Total		42,348.00



PROGRESS REPORT

PROJECT # **2022001042-003**

PROJECT **ANKENY REGIONAL AIRPORT – TAXIWAY D APRON AND ACCESS ROADWAY
PAVING – PHASE 4 - DESIGN AND BIDDING**

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

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

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

REPORTING PERIOD **NOVEMBER 2023** NEXT REPORT **DECEMBER 2023**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Completed Preliminary Design
- ✓ Completed Geotechnical Report (Sub)
- ✓ Completed Majority of 90% Plan Design
- ✓ Continued with 90% Specifications

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Submit 90% Plans for Review
- Submit 90% Specifications for Review
- Perform Quality Assurance / Quality Control review
- Address Owner's Comments

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 400 – Preliminary Design



Phase 435 – Soil Boring Coordination



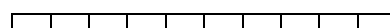
Phase 500.B – 90% Design



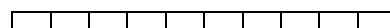
Phase 500.C – Issued for Bid (100%)



Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
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 \$105,428.50 to McClure Engineering Company for services that includes Design & Bidding for Runway 18/36.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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📎 [McClure Engineering Invoice #1 Reconstruct Runway 18/36](#)



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



1360 NW 121st Street
Clive, IA 50325

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

November 30, 2023
Project No: 2022001042-004
Invoice No: 1
Due Date: December 30, 2023

Project 2022001042-004 Ankeny Regional Airport: Reconstruct Runway 18/36: Design and Bidding

Professional Services from October 29, 2023 to November 25, 2023

Phase 1 Part I: Design and Bidding Services (AIP Eligible)

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	3,220.00	25.00	805.00	0.00	805.00
AIP Grant Administration	7,950.00	0.00	0.00	0.00	0.00
Preliminary Design	8,180.00	100.00	8,180.00	0.00	8,180.00
30% Design	175,570.00	40.00	70,228.00	0.00	70,228.00
90% Design	426,990.00	5.00	21,349.50	0.00	21,349.50
Issued for Bid (100%)	49,260.00	0.00	0.00	0.00	0.00
Construction Permits	2,650.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	25,870.00	0.00	0.00	0.00	0.00
Project Closeout	1,800.00	0.00	0.00	0.00	0.00
Project Management and Coordination	48,660.00	10.00	4,866.00	0.00	4,866.00
Total Fee	750,150.00		105,428.50	0.00	105,428.50
Total Fee					105,428.50
Total this Phase					\$105,428.50

Phase 2 Part II: Design and Bidding Services (AIP Ineligible)

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Preliminary Design	3,880.00	0.00	0.00	0.00	0.00
Total Fee	3,880.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$105,428.50



PROGRESS REPORT

PROJECT # **2022001042-004**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18/36 - DESIGN AND BIDDING**

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 **NOVEMBER 2023** NEXT REPORT **DECEMBER 2023**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held kick-off meeting to kick off design team and final design/bidding
- ✓ Set up base file for plan development
- ✓ Set up required plans for 30% submittal
- ✓ Developed 30% Engineer's Design Report
- ✓ Developed proposed profile options for review
- ✓ Coordinated with storm sewer inspector to televise storm lines
- ✓ Began setting up 90% plan sheets (striping, Underdrain layout, grading design)

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue working on 30% design for 30% submittal
- Continue setting up 90% plans
- Begin setting up 90% specifications and 90% Construction Safety and Phasing Plan (CSPP)

VALUE ADDED SERVICES

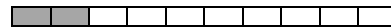
- N/A

INPUT NEEDED

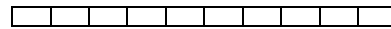
- N/A

Part I: Design and Bidding Services (AIP Eligible)

Phase 200 – Existing Conditions



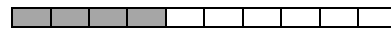
Phase 300 – AIP Grant Administration



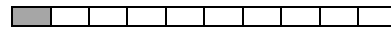
Phase 400 – Preliminary Design



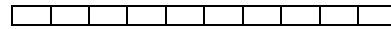
Phase 500.A – 30% Design



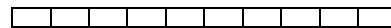
Phase 500.B – 90% Design



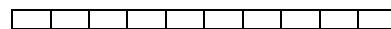
Phase 500.C – Issued for Bid (100%)



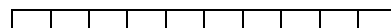
Phase 504 – Construction Permits



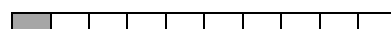
Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout

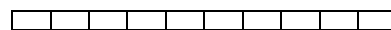


Phase 850 – Project Management and Coordination



Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$605,537.37

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Listing of Bills

**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE JANUARY 4, 2024 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Allen Lawn Care and Landscaping	1,620.00	12/26/23	Clean up retention areas
Brick Gentry Law Firm	1,035.00	12/25/23	General legal services
Des Moines Register	129.06	11/17/23	November A/P, minutes
Eide Bailly	8,300.00	12/14/23	Completion of the audit for the year ended June 30, 2023
Elder Corporation	1,304.75	12/07/23	Snow removal services 11/26/23
Exec 1 Aviation	5,000.00	12/31/23	Monthly On-site management fee
Iowa State Auditor	175.00	12/15/23	FY 2023 Audit filing fee
McClure Engineering	2,302.50	11/25/23	Professional services
MidAmerican Energy	520.21	12/11/23	Lift station; Runway lights
Total Airport Operations Fund	\$ 20,386.52		
 BIC - Berkley Fire & Marine Underwriters	 \$1,372.00	 12/20/23	 Builders Risk Insurance 12/20/23 - 10/01/24
Jensen Builders	424,792.74	12/15/23	North Property Line Box Hangers
McClure Engineering	29,471.76	11/25/23	North Property Line Box Hangers
CMT	5,700.00	12/21/23	Taxiway D Apron Access Road & Utilities, Phase 4
McClure Engineering	15,362.00	11/25/23	Taxiway D Apron and Access Roadway Paving - Phase 4, Engineering
McClure Engineering	105,428.50	11/25/23	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
HDR Engineering	3,023.85	12/07/23	Task Order Two: Environmental Assessment services 11/05/23 - 12/02/23
Total Capital Improvements Fund	\$585,150.85		
 Grand Total	 \$ 605,537.37		

See attachments for more information regarding:

Contractor/project costs

Snow removal costs, if applicable

Insurance renewal costs, if applicable



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve January, 2024 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
 January Financial Reports

POLK COUNTY AVIATION AUTHORITY**Balance Sheet**

As of December 31, 2023

Dec 31, 23

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

6,140,626.98

Total Checking/Savings

6,140,626.98

Accounts Receivable

112 · ACCOUNTS RECEIVABLE

246.45

Total Accounts Receivable

246.45

Other Current Assets

113 · PRE-PAID EXPENSES

35,709.72

114 · LEASE RECEIVABLE

747,148.49

1499 · Deposits in Transit

110.80

Total Other Current Assets

782,969.01

Total Current Assets

6,923,842.44

Fixed Assets

140 · NON-DEPRECIABLE ASSETS

6,956,965.27

141 · DEPRECIABLE ASSETS

26,159,214.02

180 · CONSTRUCTION IN PROGRESS

1,159,103.39

181 · ACCUMULATED DEPRECIATION

(18,654,624.06)

Total Fixed Assets

15,620,658.62

TOTAL ASSETS**22,544,501.06****LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

605,017.16

Total Accounts Payable

605,017.16

Other Current Liabilities

204 · RETAINAGE PAYABLE

30,211.83

206 · DEFERRED REVENUE

13,414.77

207 · HANGAR/LEASE ADVANCE DEPOSITS

15,780.00

209 · DEFERRED LEASE REVENUE

727,756.69

Total Other Current Liabilities

787,163.29

Total Current Liabilities

1,392,180.45

Total Liabilities

1,392,180.45

Equity

3000 · INVESTED IN CAPITAL ASSETS

15,541,825.02

3001 · UNRESTRICTED NET ASSETS

6,596,810.38

3003 · RESTRICTED FOR AIRPORT IMPROVE

(986,314.79)

Total Equity

21,152,320.61

TOTAL LIABILITIES & EQUITY**22,544,501.06**

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July through December 2023

	Jul - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	663,465.93	1,326,932.00	(663,466.07)	50.0%
401 · LEASE AND LICENSE FEE INCOME	121,849.56	246,000.00	(124,150.44)	49.53%
403 · FUEL FEE INCOME	21,827.30	51,000.00	(29,172.70)	42.8%
404 · INTEREST INCOME	(5,417.93)			
407 · OTHER REVENUE	100.00	0.00	100.00	100.0%
Total Income	801,824.86	1,623,932.00	(822,107.14)	49.38%
Gross Profit	801,824.86	1,623,932.00	(822,107.14)	49.38%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	33,938.22	66,300.00	(32,361.78)	51.19%
602 · POSTAGE & OFFICE SUPPLIES	718.93	900.00	(181.07)	79.88%
603 · ONSITE MANAGEMENT SERVICES	30,000.00	60,000.00	(30,000.00)	50.0%
609 · FINANCIAL SERVICES	1.40	100.00	(98.60)	1.4%
610 · ADVERTISING & PROMOTION	133.00	700.00	(567.00)	19.0%
611 · PUBLICATIONS	626.34	2,500.00	(1,873.66)	25.05%
612 · CONFERENCES AND SEMINARS	1,354.01	4,000.00	(2,645.99)	33.85%
613 · LEGAL SERVICES	8,820.00	23,000.00	(14,180.00)	38.35%
614 · AUDIT SERVICES	11,175.00	13,900.00	(2,725.00)	80.4%
616 · GENERAL INSURANCE	3,777.65	6,600.00	(2,822.35)	57.24%
617 · PROPERTY INSURANCE	19,110.22	38,400.00	(19,289.78)	49.77%
618 · PUBLIC OFFICIALS INSURANCE	734.39	1,500.00	(765.61)	48.96%
630 · SNOW REMOVAL & MOWING	23,444.56	102,000.00	(78,555.44)	22.99%
631 · REPAIRS & MAINTENANCE (General)	96,635.78	101,000.00	(4,364.22)	95.68%
640 · UTILITIES	2,794.54	6,900.00	(4,105.46)	40.5%
644 · AIRPORT PLANNING & ENGINEERING	16,165.00	75,000.00	(58,835.00)	21.55%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	702,896.44	0.00	702,896.44	100.0%
721 · TAXIWAY D ACCESS ROAD	65,209.60	1,200,000.00	(1,134,790.40)	5.43%
729 · STRENGTHEN & EXTEND RW 18/36	217,208.75	920,000.00	(702,791.25)	23.61%
730 · SIGNING AND ENTRY IMPROVEMENTS	1,000.00	0.00	1,000.00	100.0%
736 · REMOVE & REPLACE PAVEMENT	0.00	1,041,000.00	(1,041,000.00)	0.0%
Total Expense	1,235,743.83	3,663,900.00	(2,428,156.17)	33.73%
Net Ordinary Income	(433,918.97)	(2,039,968.00)	1,606,049.03	21.27%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	117,053.95	27,000.00	90,053.95	433.53%
504 · FAA GRANT REIMBURSEMENT	0.00	1,791,460.00	(1,791,460.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	600,000.00	(600,000.00)	0.0%
Total Other Income	117,053.95	2,418,460.00	(2,301,406.05)	4.84%
Net Other Income	117,053.95	2,418,460.00	(2,301,406.05)	4.84%
Net Income	(316,865.02)	378,492.00	(695,357.02)	(83.72%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of December 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
DRA Properties	0.00	(110.80)	0.00	0.00	0.00	(110.80)
MILLER, DENNIS (FARM LEASE)	0.00	162.25	0.00	0.00	0.00	162.25
Scott Hogue	0.00	0.00	195.00	0.00	0.00	195.00
TOTAL	0.00	51.45	195.00	0.00	0.00	246.45

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	40,957.25	-	40,957.25	40,957.25	-	-	-	-	-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	12,692.01	29,307.99	-	-	-	-
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	laDOT	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	laDOT	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	laDOT	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	-	-	-	FY22
Sheet20	Runway 18/36 Rehabilitation	McClure & Fahrner	FAA	631,380.24	18,270.99	649,651.23	649,651.23	-	-	584,686	584,686	FY23
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	39,000.00	-	39,000.00	31,658.82	7,341.18	-	-	-	-
Sheet07	Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	laDOT	736,490.90	41,046.73	777,537.63	777,007.63	530.00	-	312,682	312,682	FY23
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	EXP	460,797.00	-	460,797.00	324,240.60	136,556.40	-	-	-	-
Sheet22	North Property Line Box Hangars	McClure, CMT, Jensen Builders	IDOT	2,388,444.90	4,786.14	2,393,231.04	846,104.95	1,547,126.09	30,211.83	275,429	-	275,429
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	15,862.00	31,724.00	-	-	-	-
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure	laDOT	274,180.00	-	274,180.00	63,410.00	210,770.00	-	28,535	-	-
Sheet25	Signing and Entry Improvements	818, LLC	EXP	5,250.00	-	5,250.00	1,000.00	4,250.00	-	-	-	-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	765,130.00	-	765,130.00	109,228.50	655,901.50	-	-	-	-
Grayed out = Completed items, no new charges expected												-
				12,200,365.43	1,945,153.45	14,145,518.88	11,517,602.45	2,627,077.16	30,211.83	5,217,351	4,913,388	303,963
									\$ 30,211.83		\$ 303,963	
									^= 204 Retainage Pay		^ = 110 Grant AR	

23-24 Snow removal cost sum

				FY22/23
	Quantity	Cost		
Elder	9.50	\$ 8,804.75	\$ 40,764.75	21.60%
S Jackson	-	\$ -	\$ 900.00	0.00%
New Deal	112.00	\$ 5,601.81	\$ 11,680.00	47.96%
Cryotech	-	\$ -	\$ -	0.00%
Exec 1 Aviation	5.00	\$ 2,500.00	\$ 33,625.00	7.43%
	<u>\$ 126.50</u>	<u>\$ 16,906.56</u>	<u>\$ 86,969.75</u>	<u>19.44%</u>
	Quantity	Cost	Cost	
Labor	9.25	\$ 2,848.50	\$ 49,141.00	5.80%
Equipment	5.25	\$ 8,456.25	\$ 26,148.75	32.34%
Material	112.00	\$ 5,601.81	\$ 11,680.00	47.96%
	<u>\$ 126.50</u>	<u>\$ 16,906.56</u>	<u>\$ 86,969.75</u>	<u>19.44%</u>
	Quantity	Cost	Cost	
Operations	126.50	\$ 16,906.56	\$ 86,969.75	19.44%
	<u>\$ 126.50</u>	<u>\$ 16,906.56</u>	<u>\$ 86,969.75</u>	<u>19.44%</u>

(Elder contract: year)

FY23/24 Hourly Rates			FY22/23	% Inc	Category
Elder	Manager	\$ 96.00	\$ 96.00	0.0%	Labor
Elder	Manager-OT	\$ 143.00	\$ 143.00	0.0%	Labor
Elder	Manager-DT	\$ 192.00	\$ 192.00	0.0%	Labor
Elder	Operator	\$ 82.00	\$ 82.00	0.0%	Labor
Elder	Operator-OT	\$ 124.00	\$ 124.00	0.0%	Labor
Elder	Operator-DT	\$ 164.00	\$ 164.00	0.0%	Labor
Elder	Annual Payment	\$ 7,500.00	\$ 7,500.00	0.0%	Equipment
Elder	Motor Grader	\$ 212.00	\$ 212.00	0.0%	Equipment
Elder	Wheel Loader	\$ 225.00	\$ 225.00	0.0%	Equipment
Elder	Blower	\$ 30.00	\$ 30.00	0.0%	Equipment
Elder	Pickup	\$ 25.00	\$ 25.00	0.0%	Equipment
Elder	Snow Plow	\$ 16.50	\$ 16.50	0.0%	Equipment
Elder	Tractor Mower w/Bld & Brm	\$ 137.00	\$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	\$ 137.00	\$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	\$ 500.00	\$ 500.00	0.0%	Labor
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
New Deal	Granular per bag	\$ 45.3636	\$ 49.00	-7.4%	Material
New Deal	Shipping per pallet	\$ 305.91	\$ 225.00	36.0%	Material

[illegible]



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve election of Chairperson, Secretary and Treasurer for terms expiring
December 31, 2025.

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



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve a Cooperative Service Agreement with the United States Department of Agriculture APHIS Wildlife Services for wildlife damage management at the Ankeny Regional Airport for 2024.

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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 Agreement

COOPERATIVE SERVICE AGREEMENT
between
POLK COUNTY AIRPORT AUTHORITY (PCAA)
and
UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE (APHIS)
WILDLIFE SERVICES (WS)

ARTICLE 1

The purpose of this Cooperative Service Agreement is to cooperate in a wildlife damage management project as described in the attached Work Plan.

ARTICLE 2

APHIS WS has statutory authority under the Act of March 2, 1931 (46 Stat. 1468; 7 USCA 8351-7 USCA 8352) as amended, and the Act of December 22, 1987 (101 Stat. 1329-331, 7 USCA 8353), to cooperate with States, local jurisdictions, individuals, public and private agencies, organizations, and institutions while conducting a program of wildlife services involving mammal and bird species that are reservoirs for zoonotic diseases, or animal species that are injurious and/or a nuisance to, among other things, agriculture, horticulture, forestry, animal husbandry, wildlife, and human health and safety.

ARTICLE 3

APHIS WS and PCAA mutually agree:

1. The parties' authorized representatives who shall be responsible for carrying out the provisions of this Agreement shall be:

PCAA: Jeff Wangsness
Polk County Aviation Authority
410 W. 1st Street
Ankeny, IA 50023

APHIS WS: Travis Guerrant, State Director
USDA, APHIS, WS
1714 Commerce Court, Suite C
Columbia, Missouri 65202

2. To meet as determined necessary by either party to discuss mutual program interests, accomplishments, needs, technology, and procedures to maintain or amend the Work Plan (Attachment A). Personnel authorized to attend meetings under this Agreement shall be Jeff Wangsness or his/her designee, the State Director or his/her designee, and/or those additional persons authorized and approved by Jeff Wangsness and the State Director.

3. APHIS WS shall perform services more fully set forth in the Work Plan, which is attached hereto and made a part hereof. The parties may mutually agree in writing, at any time during the term of this Agreement, to amend, modify, add or delete services from the Work Plan.

ARTICLE 4

PCAA agrees:

1. To authorize APHIS WS to conduct direct control activities to reduce human health and safety risks and property damage associated with wild animals and birds. These activities are defined in the Work Plan. APHIS WS will be considered an invitee on the lands controlled by PCAA. PCAA will be required to exercise reasonable care to warn APHIS WS as to dangerous conditions or activities in the project areas.
2. To reimburse APHIS WS for costs of services provided under this Agreement up to but not exceeding the amount specified in the Financial Plan (Attachment B). PCAA will begin processing for payment invoices submitted by APHIS WS within 30 days of receipt. PCAA ensures and certifies that it is not currently debarred or suspended and is free of delinquent Federal debt.
3. To designate to APHIS WS the PCAA authorized individual whose responsibility shall be the coordination and administration of activities conducted pursuant to this Agreement.
4. To notify APHIS WS verbally or in writing as far in advance as practical of the date and time of any proposed meeting related to the program.
5. APHIS WS shall be responsible for administration and supervision of the program.
6. There will be no equipment with a procurement price of \$5,000 or more per unit purchased directly with funds from the cooperator for use solely on this project. All other equipment purchased for the program is and will remain the property of APHIS WS.
7. To coordinate with APHIS WS before responding to any media requests related to project work.
8. The Cooperator will not be connected to the USDA APHIS computer network(s).

ARTICLE 5

APHIS WS Agrees:

1. To conduct activities at PCAA as described in the Work and Financial Plans.
2. Designate to PCAA the authorized APHIS WS individual who shall be responsible for the joint administration of the activities conducted pursuant to this Agreement.

3. That the performance of wildlife damage management actions by APHIS-WS under this agreement is contingent upon a determination by APHIS-WS that such actions are in compliance with the National Environmental Policy Act, Endangered Species Act, and any other applicable federal statutes. APHIS-WS will not make a final decision to conduct requested wildlife damage management actions until it has made the determination of such compliance.
4. To bill PCAA for actual costs incurred by APHIS WS during the performance of services agreed upon and specified in the Work Plan. APHIS WS shall keep records and receipts of all reimbursable expenditures hereunder for a period of not less than one year from the date of completion of the services provided under this Agreement and PCAA shall have the right to inspect and audit such records.
5. To coordinate with PCAA before responding to any media requests related to project work.

ARTICLE 6

This Agreement is contingent upon the passage by Congress of an appropriation from which expenditures may be legally met and shall not obligate APHIS upon failure of Congress to so appropriate. This Agreement may also be reduced or terminated if Congress only provides APHIS funds for a finite period under a Continuing Resolution.

ARTICLE 7

Nothing in this agreement shall prevent APHIS-WS from entering into separate agreements with any other organization or individual for the purpose of providing wildlife damage management services exclusive of those provided for under this agreement.

ARTICLE 8

Pursuant to Section 22, Title 41, United States Code, no member of or delegate to Congress shall be admitted to any share or part of this Agreement or to any benefit to arise therefrom.

ARTICLE 9

This agreement is not a procurement contract (31 U.S.C. 6303), nor is it considered a grant (31 U.S.C. 6304). In this agreement, APHIS-WS provides goods or services on a cost recovery basis to nonfederal recipients, in accordance with all applicable laws, regulations and policies.

ARTICLE 10

APHIS-WS assumes no liability for any actions or activities conducted under this agreement except to the extent that recourse or remedies are provided by Congress under the Federal Tort Claims Act (28 U.S.C. 1346(b), 2401(b), and 2671-2680).

ARTICLE 11

The United States Department of Agriculture prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. Not all prohibited bases apply to all programs.

ARTICLE 12

This Cooperative Service Agreement may be amended at any time by mutual agreement of the parties in writing. Also, this Agreement may be terminated at any time by mutual agreement of the parties in writing, or by one party provided that party notifies the other in writing at least 120 days prior to effecting such action. Further, in the event PCAA does not provide necessary funds, APHIS WS is relieved of the obligation to provide services under this agreement.

In accordance with the Debt Collection Improvement Act of 1996, the Department of Treasury requires a **Taxpayer Identification Number** for individuals or businesses conducting business with the agency.

PCAA Federal Taxpayer Identification Number (TIN) **42-1336150**

APHIS Federal Tax Identification Number (TIN) 41-0696271

POLK COUNTY AIRPORT AUTHORITY

BY: _____ Date _____
Jeff Wangsness, Board Chair
Polk County Airport Authority
410 W. 1st Street
Ankeny, IA 50023

UNITED STATES DEPARTMENT OF AGRICULTURE ANIMAL AND PLANT HEALTH INSPECTION SERVICE WILDLIFE SERVICES

BY: _____ Date _____
Travis Guerrant, MO/IA State Director
USDA, APHIS, WS
1714 Commerce Ct., Suite C
Columbia, MO 65202

ATTACHMENT A WORK PLAN

Introduction

The U.S. Department of Agriculture (USDA) is authorized to protect American agriculture and other resources from damage associated with wildlife. Wildlife Services' activities are conducted in cooperation with other Federal, State and local agencies; private organizations and individuals.

The APHIS WS program uses an Integrated Wildlife Damage Management (IWDM) approach (sometimes referred to as IPM or "Integrated Pest Management") in which a series of methods may be used or recommended to reduce wildlife damage. These methods include the alteration of cultural practices as well as habitat and behavioral modification to prevent damage. However, controlling wildlife damage may require that the offending animal(s) are killed or that the populations of the offending species be reduced.

Purpose

At the request of the Polk County Airport Authority, WS will conduct control activities at Ankeny Regional Airport in the interest of aviation safety and to reduce property damage caused by various wildlife species.

Planned USDA, APHIS, Wildlife Services Activities

WS will attempt to reduce and prevent damage caused by wildlife (Canada geese, ring-billed gulls, red-tailed hawks, white-tailed deer, coyotes, red foxes and other species) that pose a potential risk to human health and safety or aviation at Ankeny Regional Airport by utilizing conventional wildlife population management techniques. WS will use an integrated wildlife damage management approach including, but not limited to; the use of traps, scare devices, pyrotechnics, and firearms.

Effective Dates

The cooperative service agreement shall commence January 1, 2024 and expire December 31, 2024.

ATTACHMENT B -
FINANCIAL PLAN

For the disbursement of funds from
Polk County Airport Authority - Ankeny, IA
to
USDA APHIS Wildlife Services
for
Minimizing wildlife-related property damage & risk to human health and safety
from
01/01/2024 TO 12/31/2024

Cost Element		Full Cost
Personnel Compensation		\$4,512.96
Travel		\$0.00
Other Services		\$0.00
Supplies and Materials		\$633.26
Equipment		\$359.09
Subtotal (Direct Charges)		\$5,505.31
Pooled Job Costs	11.00%	\$605.58
Indirect Costs	16.15%	\$889.11
Agreement Total		\$7,000.00

The distribution of the budget from this Financial Plan may vary as necessary to accomplish the purpose of this agreement, but may not exceed: \$7,000.00

* APHIS charges Indirect Costs to recover administrative costs associated with performing program work. Such costs may include office expenses, billing and collections, computers, National Environmental Policy Act (NEPA) compliance, training, and other mandatory requirements in support of the program but not specific to work on individual projects.

Financial Point of Contact

Polk County Airport Authority	Paul Moritz	Phone: 515-965-6420 Email: pmoritz@ankenyiowa.gov
APHIS WS:	Julie Quevreaux	Phone: 573-449-3033 Email: WSMOAdmin@usda.gov Fax: 573-449-4382



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **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** fixing a date for a hearing on the plans, specifications, opinion of probable cost and form of contract, taking of bids and awarding the construction contract for the Taxiway D Apron and Access Roadway Paving (Phase 4) Project. (date of bid opening: 1/30/24 @ 10:30 a.m./date of hrg: 2/8/24 @ 5:00 p.m.)

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
 Notice of Hearing and Letting
 Engineer's Estimate

RESOLUTION NO. 2024-XX

**RESOLUTION FIXING A DATE FOR A HEARING ON THE PLANS, SPECIFICATIONS,
OPINION OF PROBABLE COST AND FORM OF CONTRACT, TAKING OF BIDS AND
AWARDING THE CONSTRUCTION CONTRACT FOR THE TAXIWAY D APRON AND
ACCESS ROADWAY PAVING (PHASE 4) PROJECT**

WHEREAS, the Polk County Aviation Authority has determined that there is a need to construct the Taxiway D Apron and Access Roadway Paving (Phase 4) Project to facilitate the planned construction of privately-owned box hangars at the Ankeny Regional Airport; and

WHEREAS, McClure Engineering has been retained to complete the construction plans, detailed specifications, and cost estimate for the work necessary to construct this project; and

WHEREAS, it is recommended that the Board approve the following schedule that will establish the proceedings for the said project:

January 4, 2024.....PCAA Board sets dates of Bid Letting and Public Hearing
January 8, 2024..... Post Notice of Hearing and Letting on appropriate web sites
January 19, 2024.....Publish Notice of Hearing and Letting in the DM Register
January 30, 2024.....Hold Bid Letting at 10:30 a.m. in the Ankeny Public Services Bldg.
February 8, 2024..... PCAA Board holds Public Hearing and awards Construction Contract
May, 2024..... Approximate Construction Start Date

NOW, THEREFOR, BE IT RESOLVED that a January 30, 2024 letting date be established and a February 8, 2024 Public Hearing date be established by the Polk County Aviation Authority to facilitate the award of the construction contract for Taxiway D Apron and Access Roadway Paving (Phase 4) Project ; and

BE IT FURTHER RESOLVED that the Polk County Aviation Authority on this 4th day of January, 2024 hereby authorize the posting and publication of the official notice for the said project as stated above and in accordance with the Code of Iowa.

Passed and adopted this 4th day of January, 2024.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

NOTICE OF HEARING AND LETTING

TAXIWAY D APRON AND ACCESS ROADWAY PAVING (PHASE 4) ANKENY REGIONAL AIRPORT - PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the Polk County Aviation Authority on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the Taxiway D Apron and Access Roadway Paving (Phase 4) Project at its meeting at 5:00 P.M. on the 8th day of February, 2024 in the Conference Room of the Ankeny Regional Airport Terminal Building, 3700 SE Convenience Boulevard, Ankeny, Iowa, 50021.

Pre-Bid Meeting

A non-mandatory pre-bid meeting is scheduled **10:00 am on the 16th day of January, 2024 at the Ankeny Regional Airport Terminal Building Conference Room.** To join the meeting virtually, bidders can join via the Teams app using the following credentials: Meeting ID **220 051 100 748**; Passcode: **RzxgAn**. Bidders can also call into the meeting by dialing **+1 563-265-2421** and entering the Phone Conference ID as follows: **430 374 796#**.

Time and Place for Filing Sealed Proposals

Online bids for the construction of certain **Ankeny, Iowa Regional Airport** improvements and work incidental thereto on an improvement project described in general as “**Ankeny Regional Airport: Taxiway D Apron and Access Roadway Paving (Phase 4)**”, must be filed **before 10:30 a.m. on the 30th day of January 2024, utilizing online bidding through QuestCDN.** (EBid Reference No. **8749972**), in accordance with the Plans and Specifications now on file in the office of the **Airport Manager**. At said time and place, Proposals will be opened and tabulated by the Engineer.

General Nature of the Public Improvement

The Taxiway D Apron and Access Roadway Paving (Phase 4) Project shall consist of: Mobilization, topsoil strip, salvage and spread, grading, excavation, subgrade preparation, PCC paved swale, PCC apron paving, PCC access roadway paving, taxiway lighting (and associated electrical work), erosion control, seeding, miscellaneous (streetlight) and other associated construction.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued after the award of the contract on February 8, 2024. Project shall achieve Substantial Completion as indicated below.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the Ankeny City Clerk and may be examined at Ankeny City Hall, 410 West First Street, Ankeny, Iowa, 50023. A complete set of bid documents, including the Plans and Specifications, may be obtained from the Engineer, McClure, 1360 NW 121st Street, Clive, IA 50325, 515-964-1229.

You may download the digital documents at <https://www.questcdn.com/> for no charge by inputting the project title of “TAXIWAY D APRON AND ACCESS ROADWAY PAVING (PHASE 4)”, **Quest project number #8749972** on the website’s Project Search page. Please contact QuestCDN.com at **952.233.1632** or info@questcdn.com for assistance in free membership registration, downloading, and working in this digital project information.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the **Polk County Aviation Authority**, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the **Polk County Aviation Authority**. The bid shall contain no condition except as provided in the specifications.

The **Polk County Aviation Authority** reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

All bids shall be made on the form furnished by the **Polk County Aviation Authority** and shall be filed on or before the time specified above, in a sealed envelope addressed to the **Polk County Aviation Authority**, clearly stating that the envelope contains a bid on this project. Each proposal shall be accompanied by a bid bond, a cashier's or certified check drawn on an Iowa bank or a bank chartered under the laws of the United States in an amount equal to **five percent (5%)** of the total amount of the bid. If a bid bond is submitted it must be on the form provided with the contract documents.

The bid security submitted should be made payable to the **Polk County Aviation Authority**, and not contain any conditions either in the body or as an endorsement thereon. This bid security is provided to the **Polk County Aviation Authority** as security that if the bidder is awarded the contract by the Authority, the bidder will enter into a contract on the form provided by the Authority at prices bid and shall furnish the required performance and payment bond to the Authority. If the bidder fails to execute the contract and to furnish an acceptable performance and payment bond or provide a Certificate of Insurance within ten (10) days after acceptance of the bid by the Authority, the bid security may be forfeited or cashed by the Authority as liquidated damages.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the **Polk County Aviation Authority** and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the **Polk County Aviation Authority** from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4) years** from and after acceptance of the Contract.

Title VI Compliance

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

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the **Polk County Aviation Authority Board**, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 95% of the work completed during a payment period, with the remaining 5% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled **Polk County Aviation Authority Board** meeting. The retainage payment will be released following acceptance of the project by the **Polk County Aviation Authority** and the provisions stipulated in the Iowa Code.

Sales Tax Exemption

The Polk County Aviation Authority will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

Work on said project shall commence within ten (10) days of the written notice to proceed. Notice to Proceed may be issued after February 8, 2024 (May 2024 is anticipated) and work shall be substantially complete by within 80 calendar days. Liquidated damages in the amount of Five Hundred dollars (\$500.00) per calendar day will be assessed for each day that the work remains uncompleted after the end of the contract period.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa. In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

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

This Notice is given by authority of the Polk County Aviation Authority.

Dated at Ankeny, Iowa, this 4th day of January, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the 8th day of January, 2024.

Published in the Des Moines Register the 19th day of January, 2024.

ANKENY REGIONAL AIRPORT
TAXIWAY D APRON AND ACCESS ROADWAY PAVING - PHASE 4

ITEM	ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST	Base Bid	
					QTY	TOTAL
1	2010-108-D	TOPSOIL, ON-SITE	CY	\$ 15.00	730.00	\$ 10,950.00
2	2010-108-E	EXCAVATION, CLASS 10	CY	\$ 18.00	2,000.00	\$ 36,000.00
3	2010-108-G	SUBGRADE PREPARATION	SY	\$ 5.00	4,200.00	\$ 21,000.00
4	2010-108-M	COMPACTION TESTING	LS	\$ 4,000.00	1.00	\$ 4,000.00
5	SPECIAL	REMOVE, SALVAGE, AND RESPREAD EXISTING GRANULAR SURFACING	SY	\$ 22.00	840.00	\$ 18,480.00
6	2010-108-J	MODIFIED SUBBASE, IDOT 4123	SY	\$ 12.00	4,200.00	\$ 50,400.00
7	2010-108-I	GEOTEXTILE FABRIC	SY	\$ 3.00	4,600.00	\$ 13,800.00
8	SPECIAL	LOCATION AND PROTECTION OF EXISTING UTILITIES	LS	\$ 6,000.00	1.00	\$ 6,000.00
9	3010-108-F	TRENCH COMPACTION TESTING	LS	\$ 2,500.00	1.00	\$ 2,500.00
10	4010-108-E	SANITARY SEWER SERVICE STUB, PVC, 6 IN. DIA.	LF	\$ 140.00	40.00	\$ 5,600.00
11	4020-108-D	REMOVAL OF EXISTING UNDERDRAIN	LF	\$ 26.00	171.00	\$ 4,446.00
12	4030-108-A	PIPE CULVERT, TRENCHED, CLASS V RCP, 24 IN. DIA.	LF	\$ 155.00	200.00	\$ 31,000.00
13	4030-108-B	PIPE APRON, RCP, 24 IN. DIA.	EA	\$ 2,500.00	4.00	\$ 10,000.00
14	4030-108-C	FOOTING FOR CONCRETE PIPE APRON, RCP, 24 IN. DIA.	EA	\$ 500.00	4.00	\$ 2,000.00
15	4030-108-D	PIPE APRON GUARD	EA	\$ 1,450.00	4.00	\$ 5,800.00
16	4040-108-A	4" UNDERDRAIN, PVC, INSTALLED IN TRENCH	LF	\$ 22.00	780.00	\$ 17,160.00
17	4040-108-B	12" ROOF DRAIN COLLECTOR, PVC, INSTALLED IN TRENCH	LF	\$ 45.00	356.00	\$ 16,020.00
18	4040-108-C	UNDERDRAIN CLEANOUT	EA	\$ 950.00	6.00	\$ 5,700.00
19	4040-108-D	12" TYPE 2A CLEANOUT	EA	\$ 950.00	1.00	\$ 950.00
20	4040-108-E	UNDERDRAIN CONNECTION TO RCP CULVERT (TYPE PC-1 CONCRETE COLLAR CONNECTION)	EA	\$ 750.00	3.00	\$ 2,250.00
21	4130-108-A	REMOVAL OF REVETMENT	LS	\$ 8,500.00	1.00	\$ 8,500.00
22	7010-108-A	PAVEMENT, PLAIN PCC, 7 IN.	SY	\$ 80.00	4,550.00	\$ 364,000.00
23	7010-108-A	PAVEMENT, REINFORCED PCC, 7 IN.	SY	\$ 120.00	130.00	\$ 15,600.00
24	7010-108-I	PCC PAVEMENT SAMPLES AND TESTING	LS	\$ 5,000.00	1.00	\$ 5,000.00
25	P-620-1	PAVEMENT MARKING, WATERBORNE	SF	\$ 8.00	340.00	\$ 2,720.00
26	7030-108-E	PAVED SWALE, PCC, 6 IN.	SY	\$ 110.00	170.00	\$ 18,700.00
27	SPECIAL	SHOULDER, GRANULAR, TYPE B	TN	\$ 120.00	77.00	\$ 9,240.00
28	8030-108-A	TEMPORARY TRAFFIC CONTROL	LS	\$ 5,000.00	1.00	\$ 5,000.00
29	9010-108-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 1 (PERMANENT LAWN MIXTURE)	AC	\$ 5,300.00	1.60	\$ 8,480.00
30	9040-108-A-1	SWPPP PREPARATION	LS	\$ 3,500.00	1.00	\$ 3,500.00
31	9040-108-A-2	SWPPP MANAGEMENT	LS	\$ 2,600.00	1.00	\$ 2,600.00
32	9040-108-D-1	FILTER SOCK, 8 IN. DIA.	LF	\$ 3.00	400.00	\$ 1,200.00
33	9040-108-D-2	FILTER SOCK, REMOVAL	LF	\$ 1.00	400.00	\$ 400.00
34	9040-108-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	LF	\$ 3.00	400.00	\$ 1,200.00
35	9040-108-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	\$ 1.00	400.00	\$ 400.00
36	9040-108-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	\$ 1.00	400.00	\$ 400.00
37	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCH	AC	\$ 2,200.00	1.60	\$ 3,520.00
38	9040-108-E-1	TEMPORARY ROLLED EROSION CONTROL PRODUCT	SY	\$ 8.00	2,100.00	\$ 16,800.00
39	11020-108-A	MOBILIZATION	LS	\$ 77,330.00	1.00	\$ 77,330.00
40	L-108-5.1	TRENCH OR PLOW FOR DUCT	LF	\$ 5.00	288.00	\$ 1,440.00
41	L-108-5.2	REMOVE EXISTING TAXIWAY CABLE AND CONDUIT	LF	\$ 10.00	164.00	\$ 1,640.00
42	L-108-5.3	REMOVE EXISTING COUNTERPOISE	LF	\$ 5.00	162.00	\$ 810.00
43	L-108-5.4	REMOVE EXISTING TAXIWAY EDGE LIGHT, STAKE MOUNTED	EA	\$ 500.00	2.00	\$ 1,000.00
44	L-108-5.5	1/C #8 AWG, 5KV, L-824, TYPE C, INSTALLED IN DUCT OR CONDUIT	LF	\$ 8.00	500.00	\$ 4,000.00
45	L-108-5.6	#6 BARE COPPER COUNTERPOISE WIRE INSTALLED IN TRENCH INCLUDING GROUND RODS AND CONNECTORS	LF	\$ 8.00	324.00	\$ 2,592.00
46	L-110-5.1	(1) 2" DUCT, SCH. 40 PVC, IN TRENCH OR (1) 2" HDPE SDR-13.5 DUCT, PLOWED	LF	\$ 9.00	288.00	\$ 2,592.00
47	L-110-5.2	3" SCHEDULE 80 PVC/HDPE CONDUIT, TRENCHED, IN DUCT BANK	LF	\$ 20.00	164.00	\$ 3,280.00
48	L-125-5.1	L-861T, MEDIUM INTENSITY TAXIWAY LIGHT, BASE-MOUNTED, BLUE LENS, COMPLETE	EA	\$ 1,750.00	8.00	\$ 14,000.00
49	L-125-5.2	RETROREFLECTIVE MARKER	EA	\$ 350.00	10.00	\$ 3,500.00
50	SPECIAL	PROPOSED STREET LIGHT POLE, FIXTURE, AND PRECAST FOUNDATION, COMPLETE WITH WIRING CONNECTION TO EXISTING HANDHOLE	EA	\$ 7,500.00	1.00	\$ 7,500.00
OPINION OF PROBABLE CONSTRUCTION COSTS				TOTAL		\$ 851,000.00



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

Exercise Financial Discipline

??

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **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:

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📎 [Resolution 2024-XX Approval of Lease Agreements](#)

📎 [FY24 Lease Agreements](#)

RESOLUTION 2024-XXX

**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 of 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 4th day of January 2024

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

Diane Klemme, Recording Secretary

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV
To be approved at the January 6, 2022, PCAA Board Meeting								
Garage	A-NW	Active	Dave Kalwishky	Des Moines	IA			
Garage	B-NW	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA			
Garage	B-SE	Active	Dennis Murphy	Urbandale	IA			
Garage	C-SE	Active	Forest Hills Development Corp	Urbandale	IA			
Garage	D-NW	Active	Dr. Paul Novak	Des Moines	IA			
Garage	D-SE	Active	Jordon Elwell	Ankeny	IA			
Garage	E-NW	Active	Exec 1 Aviation	Ankeny	IA			
Garage	E-SE	Active	Robert L. Clark Jr.	Johnston	IA			
Garage	F-NW	Active	Dr. Paul Novak	Des Moines	IA			
Garage	H-NW	Active	Dianne Cooper	Des Moines	IA			
Garage	H-SE	Active	Marc Broer	Des Moines	IA			
Garage	I-NW	Active	Ken Anderson	Ankeny	IA			
Garage	I-SE	Active	Dr. Paul Novak	Des Moines	IA			
Garage	J-NW	Active	Dennis Elwell	Ankeny	IA			
Garage	J-SE	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA			
Hangar	A-01	Active	Curtis Broek	Urbandale	IA	1959 Beechcraft K35	Single-engine	100%
Hangar	A-02	Active	Don Meyer	Urbandale	IA	1998 American Champions 7ECA	Single engine	80%
Hangar	A-03	Moved	Blue Sky Flying Club	Des Moines	IA	1979 Piper PA28-181	Single-engine	100%
Hangar	A-04	Active	Larry J. Coppola	West Des Moines	IA	Bonanza G35	Single-engine	100%
Hangar	A-05	Active	All Energy Corporation	Urbandale	IA	2006 Cirrus SR22-G2	Single-engine	5%
Hangar	A-07	Active	Ron Yanish	Goodland	FL	2004 Cirrus SR22-G2	Single-engine	45%
Hangar	A-08	Active	Stardust Ag - Clifford Crowl	Altoona	IA	1967 Beechcraft A23-24	Single-engine	40%
Hanger	A-09	Active	On Final Flying, LLC	Altoona	IA	1973 Cessna 182P	Single-engine	100%
Hangar	A-10	Active	Dave Schuler	Urbandale	IA	2017 Vans RV14a	Single-engine	100%
Hangar	B-02	Active	Jeremy Whitver	Ankeny	IA	1969 Cessna 150K	Single-engine	100%
Hangar	B-03	Active	Hawkeye Investment/Greg Smith	West Des Moines	IA	1980 Piper Saratoga	Single-engine	100%
Hangar	B-04	Active	Gary Smith	Des Moines	IA	1975 Piper PA-28R-200	Single-engine	100%
Hangar	B-05	Active	Kestrel, Inc	West Des Moines	IA	1971 Beech V35B	Single-engine	100%
Hangar	B-06	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA	1941 Stinson 10A	Single-engine	100%
Hangar	B-08	Active	Creative Werks, Inc	Des Moines	IA	1978 Cessna R182 RG	Single-engine	100%
Hangar	B-09	Active	Dwight Axtell	Ankeny	IA	1960 Piper PA-24-250	Single-engine	100%
Hanger	B-10	Active	Marc Broer	Des Moines	IA	1946 Ercoupe 415-C	Single-engine	100%
Hangar	C-01	Active	Jeff Beckley	Des Moines	IA	2007 Vans RV-7A Tri-gear	Single-engine	100%
Hangar	C-02	Active	Rick Scupham	West Des Moines	IA	1983 Mooney 231 M20K-305	Single-engine	95%
Hangar	C-03	Active	Gunrunners, LLC	West Des Moines	IA	1946 Stinson Voyager 108	Single-engine	100%
Hangar	C-04	Active	Todd Anderson	Bondurant	IA	1946 Piper J3C-65	Single-engine	100%
Hangar	C-05	Active	Blue Sky Flying Club, LLC	Des Moines	IA	1979 Piper PA28-181	Single-engine	100%
Hangar	C-06	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA	2 Fisher, Homebuilt Aircraft	Single-engine	100%
Hangar	C-09	Active	Dr Herbert Remer	Urbandale	IA	1996 Citabria Explorer	Single-engine	100%

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV
To be approved at the January 6, 2022, PCAA Board Meeting (Continued)								
Hangar	C-10	Active	Paul Reinke	Elkhart	IA	1977 Mooney M20J	Single-engine	100%
Hangar	D-01	Active	Dr. Alan Swett	Johnston	IA	1980 Cessna 182Q	Single-engine	60%
Hangar	D-02	Active	Dr. Paul Novak	Des Moines	IA	1967 PIPER PA 28R ARROW 180	Single-engine	100%
Hangar	D-03	Active	Champion Crane Services, Inc	Des Moines	IA	1968 Cessna T210H	Single-engine	100%
Hangar	D-04	Active	Iowa Computer Gurus	Ankeny	IA	2015 Cirrus SR22	Single-engine	100%
Hangar	D-05	Active	Gard Aviation	Elkhart	IA	2013 Zenith CH-750	Single-engine	100%
Hangar	D-06	Active	LTF Aviation LLC	Urbandale	IA	1977 Cessna 182Q	Single-engine	100%
Hangar	D-07	Active	Byron Rees/David Rees	Altoona	IA	Zenith CH701	Single-engine	100%
Hangar	D-09	Active	Keven Grove	Ankeny	IA	1964 Cessna 150D	Single-engine	100%
Hangar	D-10	Active	Greg Johnson	Elkhart	IA	1992 Beechcraft A36	Single-engine	100%
Hangar	E-01	Active	Theodore Lockard Jr	Des Moines	IA	2009 RV-10	Single-engine	100%
Hangar	E-02	Moved	Chuck Henze	Waukee	IA	1968 Piper PA-30 Twin Comanche	Multi-engine	100%
Hangar	E-03	Active	Tom Merfeld	Clive	IA	1960 Beechcraft M35	Single-engine	100%
Hangar	E-06	Active	Scott Biller	Urbandale	IA	1979 Piper Dakota	Single-engine	100%
Hangar	E-07	Active	David Schiltz	Ankeny	IA	1973 Beechcraft V35B	Single-engine	100%
Hangar	E-08	Active	Fox 3 Holdings, LLC	Waukee	IA	Vans RV-7A	Single-engine	100%
Hangar	F-01	Active	Robert L. Clark Jr.	Johnston	IA	1975 CESSNA 182-P	Single-engine	100%
Hangar	F-02	Active	Clear Skies Flying Club, LLC	Ankeny	IA	2008 Flight Design CTLS	Single-engine	100%
Hangar	F-04	Active	TB Aviation	Waukee	IA	1975 Cessna 182P	Single-engine	100%
Hangar	F-05	Active	Gard Aviation & Jim Bowen	Elkhart	IA	2009 Vans RV 10	Single-engine	100%
Hangar	F-06	Active	Paul Roan	Clive	IA	1969 Piper Cherokee 180D	Single-engine	100%
Hangar	F-07	Active	Dave Kalwishky	Des Moines	IA	1965 Cessna 182H	Single-engine	100%
Hangar	F-09	Active	Exec 1 Aviation	Ankeny	IA	(Equipment)	N/A	100%
Hangar	F-10	Active	Greg Long	Johnston	IA	Vans Aircraft RV-12	Single-engine	100%
Hangar	G-01	Active	Bruce Vanderpool	Des Moines	IA	1963 Cessna 210-5 (205)	Single-engine	100%
Hangar	G-02	Active	Terence R Woods	Ankeny	IA	1981 Beechcraft V35B Bonanza	Single-engine	100%
Hangar	G-04	Active	William Sevenbergen	Des Moines	IA	1973 Piper Cherokee PA-28-235	Single-engine	100%
Hangar	G-05	Active	Simple Air, LLC	Ankeny	IA	1978 Cessna 182Q	Single-engine	100%
Hangar	G-06	Active	Vintage Flying Club	Ankeny	IA	1942 Stinson L-5	Single-engine	100%
Hangar	H-01	Active	Awesome Aviators, LLC/BADMIA, LLC	Polk City	IA	2002 Cirrus SR22 (75 Cessna182)	Single-engine	90%
Hangar	H-02	Active	Ronald R Johnsen	Des Moines	IA	1979 Cessna TR182	Single-engine	100%
Hangar	H-03	Active	Melvin J Konrad	Cumming	IA	1999 Van's RV-6A	Single-engine	100%
Hangar	H-04	Active	Jon W Wickware	Ankeny	IA	1973 Piper Cherokee PA28-140	Single-engine	100%
Hangar	H-05	Active	Gordon E Hering	Ankeny	IA	1966 Piper PA-24-260 Comanche	Single-engine	100%
Hangar	H-06	Active	Nic Rupiper	Ankeny	IA	1949 Piper PA-12 Super Cruiser	Single-engine	100%
Hangar	I-04	Active	Brant Hollensbe	West Des Moines	IA	1965 Cessna 182H	Single-engine	100%
Hangar	I-05	Active	Winterset Aero Club LLC	Grimes	IA	Piper PA 28R200	Single-engine	100%
Hangar	I-06	Active	Steve Moeckly	Polk City	IA	1951 Piper PA-22 Tri-Pacer	Single-engine	100%
Hangar	J-01	Active	Skyhawk Aviation	Oskaloosa	IA	1965 Cessna 172	Single-engine	75%

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV
To be approved at the January 6, 2022, PCAA Board Meeting (Continued)								
Hangar	J-02	Active	Jim Delveau	Des Moines	IA	2008 Vans RV-6	Single-engine	100%
Hangar	J-03	Active	Paul Austin	Des Moines	IA	1951 Beechcraft C35 Bonanza	Single-engine	100%
Hangar	J-04	Active	Joseph Barron	Des Moines	IA	1975 Cessna Skyhawk 172M	Single-engine	100%
Hangar	J-06	Active	Charles Goodall	DeSoto	IA	1958 Cessna 172	Single-engine	100%
2-year lease previously approved at the September 10, 2020, PCAA Board Meeting								
State Patrol	I-01	Approved in Sept '20	IA State Highway Patrol	Des Moines	IA	Cessna T-206	Single-engine	100%
State Patrol	I-02	Approved in Sept '20	IA State Highway Patrol	Des Moines	IA	Cessna 182T	Single-engine	100%
State Patrol	I-03	Approved in Sept '20	IA State Highway Patrol	Des Moines	IA	Cessna 172R	Single-engine	100%
Units with no lease								
Garage	A-SE	No lease	FAA	Ankeny	IA			
Garage	G-SE	No lease	Exec 1 Aviation-fuel	Ankeny	IA			
Hangar	B-07	No lease	Elder Corporation	Des Moines	IA			
Units not renewing lease								
Hangar	A-03	Active	Larry Clayton	Ankeny	IA	2005 Flight Design CTSW	Single-engine	100%
Hangar	E-02	Active	Solar Flying Club	Johnston	IA	1978 Piper PA32-300	Single-engine	100%
Hangar	E-04	Active	Paul Reinke	Elkhart	IA	Rans S-21 – Building	Single-engine	100%

Customer Type	Hangar #	Active Status	Company	Airplane ID
2024 LEASES TO BE APPROVED AND SIGNED AT THE JANUARY 4, 2024 PCAA Board Meeting:				
Garage	A-NW	Active	Dave Kalwishky	
Garage	B-NW	Active	Iowa Military Aviation Heritage Museum	
Garage	B-SE	Active	Dennis Murphy	
Garage	D-NW	Active	Dr. Paul Novak	
Garage	E-NW	Active	Exec 1 Aviation	
Garage	E-SE	Active	Robert L. Clark Jr.	
Garage	F-NW	Active	Dr. Paul Novak	
Garage	F-SE	Active	Lundstrom Aviation LLC	
Garage	G-NW	Active	Rob Nollan	
Garage	H-NW	Active	Dianne Cooper	
Garage	H-SE	Active	Marc Broer	
Garage	I-NW	Active	Ken Anderson	
Garage	I-SE	Active	Dr. Paul Novak	
Garage	J-NW	Active	Dennis Elwell	
Garage	J-SE	Active	Iowa Military Aviation Heritage Museum	
Hangar	A-01	Active	Curtis Broek	N311JW
Hangar	A-02	Active	Don Meyer	N347AC
Hangar	A-04	Active	Larry J. Coppola	N52WR
Hangar	A-05	Active	All Energy Corporation	N558SR
Hangar	A-06	Active	Scott Houge	N-174MT
Hangar	A-07	Active	Ron Yanish	N990BS
Hangar	A-08	Active	Stardust Ag - Clifford Crowl	N1225Z
Hangar	A-10	Active	Ryan White	N442WR
Hangar	B-02	Active	Jeremy Whitver	N5857G
Hangar	B-03	Active	Hawkeye Investment/Greg Smith	N8322K
Hangar	B-05	Active	Kestrel, Inc	N9014V
Hangar	B-06	Active	Iowa Military Aviation Heritage Museum	NC34618
Hangar	B-08	Active	Creative Werks, Inc	N515BB
Hangar	B-09	Active	Dwight Axtell	N6532P
Hangar	B-10	Active	Marc Broer	N93318
Hangar	C-02	Active	Rick Scupham	N1173W
Hangar	C-03	Active	Gunrunners, LLC	NC97183
Hangar	C-04	Active	Todd Anderson	N714AT
Hangar	C-06	Active	Iowa Military Aviation Heritage Museum	Ercoupe N93514
Hangar	C-07	Active	Robin Nollan/Vintage Flying Club	N83032
Hangar	C-08	Active	Eagles Wings USA	N650CR
Hangar	D-01	Active	William Sevenbergen	N6000T
Hangar	D-02	Active	Dr. Paul Novak	N3883T
Hangar	D-03	Active	Champion Crane Services, Inc	N2226R
Hangar	D-04	Active	Iowa Computer Gurus - Mitchel Sellers	N183X
Hangar	D-05	Active	Gard Aviation	N21WG
Hangar	D-06	Active	LTF Aviation LLC	N735NM
Hangar	D-08	Active	Jeff Brandt	N5857A
Hangar	D-09	Active	Keven Grove	N4450U

Customer Type	Hangar #	Active Status	Company	Airplane ID
2024 LEASES TO BE APPROVED AND SIGNED AT THE JANUARY 4, 2024 PCAA Board Meeting:				
Hangar	D-10	Active	Greg Johnson	N807NH
Hangar	E-01	Active	Theodore Lockard Jr	N215TL
Hangar	E-02	Active	Chuck Henze	N8416Y
Hangar	E-03	Active	Tom Merfeld & Jon Wickware	N9972R
Hangar	E-05	Active	Andrew Lewis	N1443G
Hangar	E-06	Active	Scott Biller	N2970U
Hangar	E-07	Active	David Schiltz	N22VH
Hangar	E-08	Active	Fox 3 Holdings, LLC	N688AM
Hangar	E-10	Active	Dave Kalwishky	N428BL
Hangar	F-01	Active	Robert L. Clark Jr.	N1540M
Hangar	F-02	Active	Clear Skies Flying Club, LLC	N227CT
Hangar	F-03	Active	Solar Flying Club	N9156H
Hangar	F-04	Active	TB Aviation	N8199Q
Hangar	F-05	Active	Gard Aviation & Jim Bowen	N101WG
Hangar	F-06	Active	Paul Roan	N2180R
Hangar	F-07	Active	Nick Olson	N-301JS
Hangar	F-09	Active	Exec 1 Aviation	NO PLANE
Hangar	F-10	Active	Greg Long	N719VA
Hangar	G-01	Active	Bruce Vanderpool	N8441Z
Hangar	G-02	Active	Terence R Woods	N46JJ
Hangar	G-03	Active	Lundstrom Aviation LLC	N320SP
Hangar	G-06	Active	Vintage Flying Club	N1252
Hangar	H-02	Active	Ronald R Johnsen	N756UC
Hangar	H-03	Active	Melvin J Konrad	N654RT
Hangar	H-05	Active	Gordon E Hering	N8583P
Hangar	H-06	Active	Nic Rupiper	N4349M
Hangar	I-04	Active	Brant Hollensbe	N8449S
Hangar	I-06	Active	Steve Moeckly	N633A
Hangar	J-01	Active	Skyhawk Aviation	N8670U
Hangar	J-02	Active	Jim Delveau	N529RV
Hangar	J-04	Active	Joseph Barron	N30278
Tie-Down	TD	Active	Kestrel, Inc	N408TH
Tie-Down	TD	Active	Todd McCormick	N5745U

2024 LEASES NOT RECEIVED BY THE DEADLINE FOR APPROVAL AND SIGNING AT THE JANUARY 4, 2024 PCAA Board Meeting:

Garage	C-NW	Active	Scott Wallace (C-NW)	
Garage	C-SE	Active	Forest Hills Development Corp	
Garage	D-SE	Active	Jordon Elwell	
Hangar	A-03	Active	Blue Sky Flying Club	N6852F
Hanger	A-09	Active	On Final Flying, LLC	N-26P
Hanger	B-01	Active	Ross Wendell	N143RW

Customer Type	Hangar #	Active Status	Company	Airplane ID
2024 LEASES TO BE APPROVED AND SIGNED AT THE JANUARY 4, 2024 PCAA Board Meeting:				
Hangar	B-04	Active	Scott Wallace	N5951G
Hangar	C-01	Active	Jeff Beckley	N597RV
Hangar	C-05	Active	Blue Sky Flying Club, LLC	N8075E
Hangar	C-09	Active	Dr Herbert Remer	N396BG
Hangar	C-10	Active	Blue Sky Flying Club	N8204M
Hangar	D-07	Active	Byron Rees/David Rees	N740DB
Hangar	E-04	Active	Paul Reinke	N201PL
Hangar	E-09	Active	Denis G. Biscobing	N548DB
Hangar	F-08	Active	Marty Jorgensen	N7077L
Hangar	G-04	Active	Secured Investments Group	N6901U
Hangar	G-05	Active	Simple Air, LLC	N96590
Hangar	H-01	Active	Awesome Aviators, LLC/BADMIA, LLC	N312JB (N6652M)
Hangar	H-04	Active	Markus Kelly	N5520G
Hangar	I-05	Active	Bascom Trucking & Automotive	N2476R
Hangar	J-03	Active	Paul Austin	N681D
Hangar	J-05	Active	Darrin McBroom	N-40967
Hangar	J-06	Active	Charles Goodall	N3965F
Tie-Down	TD	Active	Nichole Needs	N60538
Tie-Down	TD	Active	Nick Wynen	N953OY
UNITS WITH NO LEASE OR CONTINUING LEASES:				
Garage	A-SE	Active	FAA	
Garage	G-SE	Active	Exec 1 Aviation-fuel	
Hangar	B-07	Active	Elder Corporation	
Hangar	I-01	Active	IA State Highway Patrol	
Hangar	I-02	Active	IA State Highway Patrol	
Hangar	I-03	Active	IA State Highway Patrol	



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Change Order #2 with Jensen Builders increasing the contract amount by \$15,490.30 on the North Property Line Box Hangars - Phase 1 project for water main relocation.

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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 [Change Order No. 2](#)

Change Order 2



Project Title: North Property Line Box Hangars
Contractor: Jensen Builders, Ltd.
Address: 1175 South 32nd Street, Fort Dodge, IA 50501
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-001 **PO #:** N/A
Original Contract Date: August 10, 2023 **Vendor #:** N/A

Change Order Number: 2

Change Order Date: December 19, 2023

Purpose of Change Order:

This purpose of Change Order No. 2 is to amend the contract documents to resolve a conflict at a critical sanitary sewer and existing water main crossing at Station 2+44.58. Includes lowering of the existing water main more than 18", placing lowered water main in 16' of PVC casing pipe with 45-degree castings at each end (total of 20'). Included 36' removal of existing water main, (4) 45-degree bends, (1) barrel sleeve, and 36' of 8" water main replacement including mobilization, materials, construction, and labor.

The change results in an INCREASE of \$15,490.30 to the contract total from \$1,236,916.90 (following approval of Change Order #1) to \$1,252,407.20.

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO-3-1	Lower Private Water Main (SPAL)	LS	1.0	\$ 15,490.30	\$ 15,490.30
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number 2 makes the following adjustments to the contract: **\$ 15,490.30**

Contractor Accepted: Jensen Builders, Ltd.

By: Charlie Dunn

Date: 12/21/2023

Engineer Approved: McClure

By: [Signature]

Date: 12/22/2023

City of Ankeny Staff Approval

By: _____

Title: _____ Date: _____

Owner Accepted: Polk County Aviation Authority

By: _____

Title: _____ Date: _____

Record of Change Orders

#	Date	Amount
Original Contract amount		\$1,229,924.90
1	11/28/2023	\$6,992.00
2	12/19/2023	\$15,490.30
3		
4		
5		
6		
7		
8		

Revised Contract amount: \$1,252,407.20

Phase 3 Construction Time:	75 Calendar Days
Calendar Days Adjustment:	5 Calendar Days

Phase 3 Revised Construction Time: 80 calendar days



McClure Engineering Co.

Change Order Details

Ankeny Airport - North Property Line Hangars

Description	Ankeny Regional Airport - North Property Line Box Hangars IOWA DOT PROJECT NO. 9I230IKV100 (AIP) and IOWA DOT PROJECT NO. 9I230IKV300 (GAVI) MEC #: 2022001042-001 Directory: P:\2022001042-001\08-Construction
Prime Contractor	JENSEN BUILDERS, LTD. 1175 S 32ND STREET FORT DODGE, IA 50501-0000
Change Order	2
Status	Pending
Date Created	12/19/2023
Type	Unforeseen Conditions
Summary	Critical Water Main Crossing Conflict
Change Order Description	<p>Change Order #2</p> <p>Conflict: At Critical Crossing Sanitary Sewer and Existing Water Main Station 2+44.58, Plan Page SP-03 12of 38. Private, 8in. Water Main going to the property Spal USA 1731 SE Oralabor Rd. Ankeny IA 50021.</p> <p>Prime Excavation, Brady and Sanitary crew while placing 8in. Sanitary Pipe from Existing Sanitary Manhole Station 0+10 to Sanitary Manhole #2 Station 2+95.79. Found the 8in. private water main near or at the same sanitary pipe elevation. Lowering the water main was only option. The existing water main was lowered more than 18in. below the sanitary pipe. Water main was placed in 16ft PVC Casing with a 20ft end to end with 45 degree castings sticking out. Placed in 36ft gap of existing water main cut out. (4) 45 degree bends (1) barrel sleeve was used. The 8in. PVC water main used are (2) 7ft sections and (1) 18ft section.</p> <p>(5) Days suspended in Phase 3. Total Phase 3 days going from 75 to 80 days. Prime Contractor scheduling Sub Contractor to lower Water Main.</p> <p>-Change Order 2 Invoice \$ 15,490.30: Attached</p> <p>-Photos: Attached</p>

Awarded Project Amount	\$1,254,924.90
Authorized Project Amount	\$1,236,916.90
Change Order Amount	\$15,490.30
Revised Project Amount	\$1,252,407.20

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
0060	2599-9999010	LS	1.000	\$15,490.300	\$15,490.30
('LUMP SUM' ITEM): Lower Private Water Main (SPAL)					
Reason: Agreed price per engineer. Price includes all equipment material and labor costs.					
1 item					Total: \$15,490.30

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Calendar Days	75.0 Days	75.0 Days	5.0 Days	80.0 Days
Site Work (Phase 3): Demolition, Site Work, Building Footing and Slab Work, Utility Installation, and Paving. Liquidated Damages: \$500/Day				
Reason: Agreed per Change Order 2				
1 time limit				

Attachments

Document	Name	Description	Submission Date
Change_Order_3_Invoice___15_490.30.pdf	Change Order 3 Invoice \$ 15,490.30.pdf		12/19/2023 02:33 PM EST
IMG_4599.JPG	IMG_4599.JPG		12/19/2023 02:41 PM EST
IMG_4614.JPG	IMG_4614.JPG		12/19/2023 02:41 PM EST
IMG_4628.JPG	IMG_4628.JPG		12/19/2023 02:41 PM EST
IMG_4630.JPG	IMG_4630.JPG		12/19/2023 02:40 PM EST
IMG_4634.JPG	IMG_4634.JPG		12/19/2023 02:41 PM EST
6 attachments			

This Document will become a supplement to the Contract and all provisions will apply hereto.



McClure Engineering Company

12/22/2023

Date



Jensen Builders, Ltd.

12/21/2023

Date

Ankeny Regional Airport

Date



DESIGN-BUILD GENERAL CONTRACTOR

1175 South 32nd St. • Fort Dodge, IA 50501 • Phone (515) 573-3292 • Fax (515) 573-5146
2097 NE 60th Avenue • Des Moines, IA 50313 • Phone (515) 292-5000 • Fax (515) 292-5100

Change Request

To: McClure Engineering

Number: 3
Date: 12/14/23
Job: 23-154 Ankeny N Prop Line Box Hangars
Phone:

Description: Watermain shut down
Source: Other

We are pleased to offer the following specifications and pricing to make the following changes:
Fire suppression line is in conflict with new sanitary sewer and needs to be shut down to adjust the waterline

Description	Labor	Material	Equipment	Subcontract	Other	Price
Water Distribution				\$14,082.30		\$14,082.30
					Subtotal:	\$14,082.30
			Overhead & Fee			\$1,408.00
					Total:	\$15,490.30
If you have any questions, please contact me at .						

Submitted by: CHARLIE DUNN
Approved by: _____
Date: _____



641-590-7694 CLUNNING@PRIMEEXCAVATINGINC.COM

515-341-6881 GARNDORFER@PRIMEEXCAVATINGINC.COM

PO BOX 174 GARNER, IA 50438

REASON FOR CHANGE ORDER

FIRE SUPPRESSION LINE FOR SPAL WAS FOUND TO BE IN CONFLICT WITH NEW SANITARY SEWER.

BILL TO	OWNER OF PROJECT	PROJECT NAME & LOCATION	GENERAL CONTRACTOR	CHANGE ORDER DATE	PREPARED BY
	ANKENY AIRPORT	ANKENY AIRPORT NORTH PROPERTY LINE BOX HANGARS	JENSEN BUILDERS	12/12/23	GRANT ARNDORFER

[illegible]

\$14,082.30

DATE: _____



Sold To:
PRIME EXCAVATING
755 COBBLESTONE DR
GARNER, IA 50438-1747

Ship To:
PRIME EXCAVATING
410 W 1ST ST
ANKENY AIRPORT
ANKENY, IA 50023

Customer # 258944
Order # U092547
Date Ordered 12/12/23
Job # AIRPORT
Job Name BOX HANGARS
Customer Reference
Purchase Order #
Method of Shipment OUR TRUCK
Contract Order # T855993
Ordered By
Ship Via CORE & MAIN LP

Branch:
DES MOINES IA
Branch - 223
2500 SE Enterprise Dr
Grimes, IA 50111

Phone: 515-986-4000

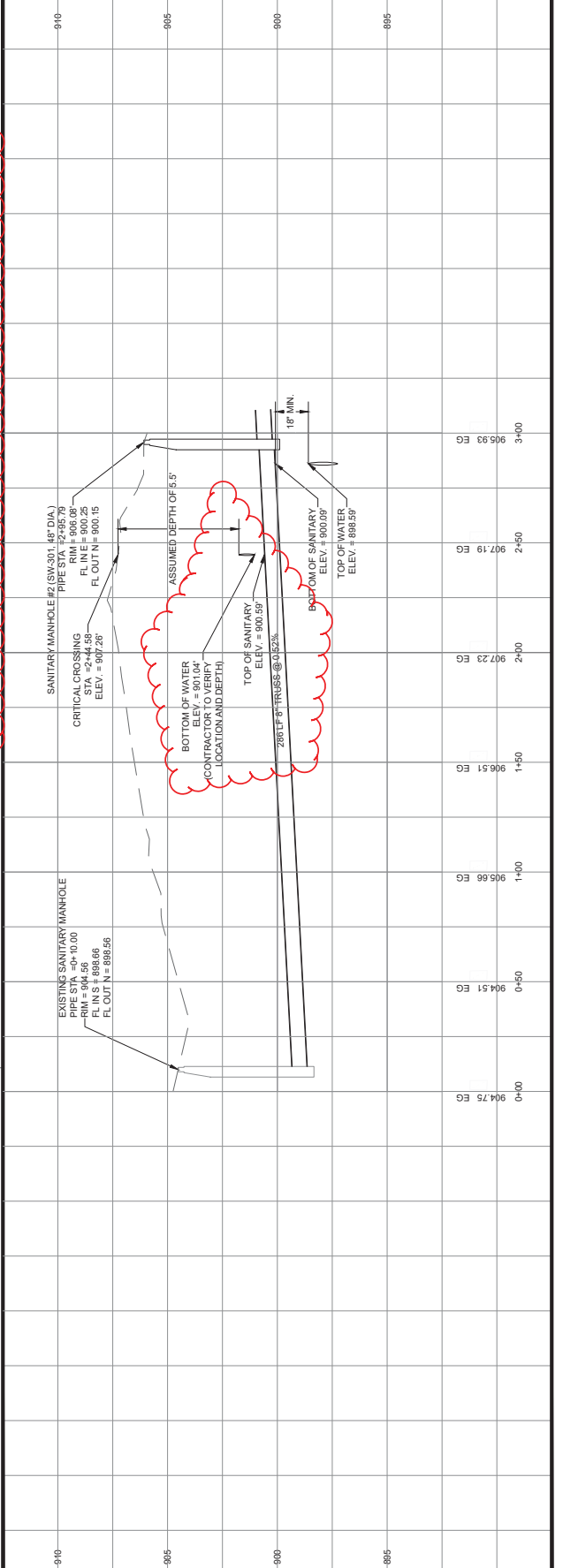
Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
020818W	8 PVC C900 DR18 PIPE (G) 20'	PC235	40	40		21.50000	FT	860.00
021618W	16 PVC C900 DR18 PIPE (G) 20'	PC235	20	20		75.00000	FT	1500.00
21I084M	8 MJ 45 C153 IMP		4	4		225.00000	EA	900.00
21AMF8082008PV	8 EBAA MEGALUG C900&IPS 2008PV	RED	8	8		60.00000	EA	480.00
21AMG108	8 MJ REGULAR GASKET F/DI		8	8		N/C	EA	
21AMB10740CTB	3/4X4 T-HEAD B&N COR BLUE		48	48		N/C	EA	
25CCS1608	16" X 8" STD SS CASING SPACER		4	4		115.00000	EA	460.00
25CCSENSEAL0816	8X16" END SEAL CES 905X16		2	2		60.00000	EA	120.00

Terms in accordance with shipping manifest.

Special Instructions/Comments:

BID # 2985752 C/O # T855993
BID NM: ANKENY REGIONAL AIRPORT NORTH

Total Shipped: 4320.00
Total Ordered: 4320.00





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
T-Hangars Gutter Replacement Project: Schedule

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

No Attachments Available



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

 **Print**

??

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:

??

ACTION REQUESTED:

LEGAL:

SUBJECT:

Airport Signing Improvements: Update

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Refined Concepts



a tiny design empire®

Polk County Aviation Authority

– Ankeny Airport Signage

design@818iowa.com
515-805-5239

440 E Grand Ave, Ste. E
Des Moines, IA 50309

@818iowa
818iowa.com



a tiny design empire®

location overview
proposed sign types
material moodboard

Ankeny Airport Signage – R3 – December 12, 2023

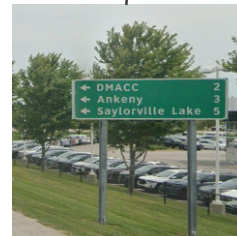
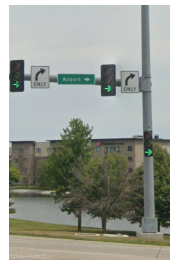
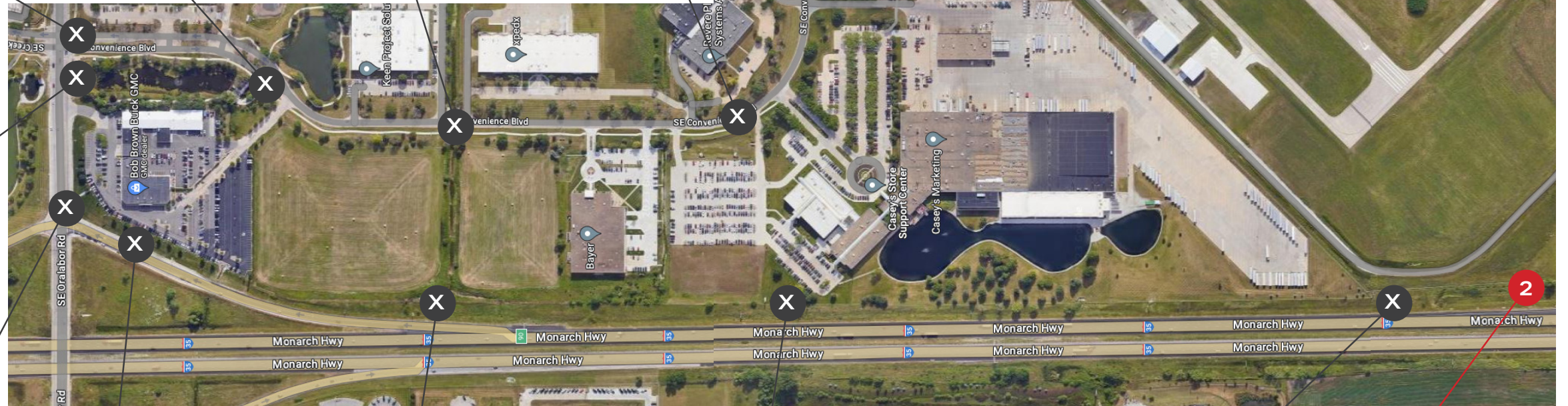
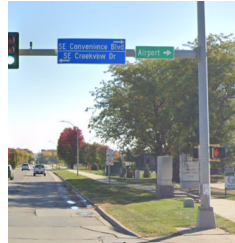
Roundabout and Highway Monuments

- I-35, Oralabor, SE Convenience Blvd



Location Overview

- Monument – Horizontal
- Ground



- Monument – Vertical

location overview

horizontal concepts

vertical concepts

proposed sign types

material moodboard



NOTE: City of Ankeny has a total square footage maximum of 60 sq ft.

4. "Area of sign" means that area within the marginal lines or extreme outside edge of the surface which bears and/or supports the advertisement (sign cabinet), or in the case of messages, figures, or symbols attached directly to any part of a building (no sign cabinet), that area which is included within three geometric shapes which can be made to circumscribe any message, figure, or symbol displayed thereon. For a sign with not more than two back-to-back faces, only the area of one side is computed in determining the sign area.

Location Overview Renders

Renders are conceptual and used only as a visual reference to aid in choosing a design direction for the signage.
Materials, fabrication methods, and other specifications will be determined after design direction has been established.

location overview proposed sign types horizontal concepts material moodboard vertical concepts



Horizontal Concept 2



Vertical Concept 1

Monument Concepts

Horizontal

Renders are conceptual and used only as a visual reference to aid in choosing a design direction for the signage.

Materials, fabrication methods, and other specifications will be determined after design direction has been established.

location overview

proposed sign types

horizontal concepts

material moodboard

vertical concepts



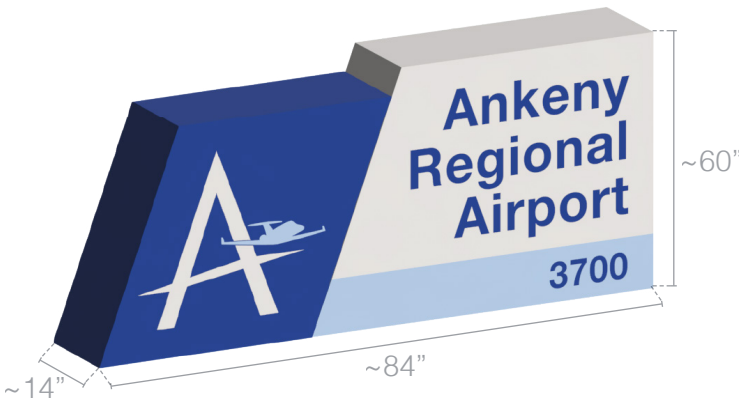
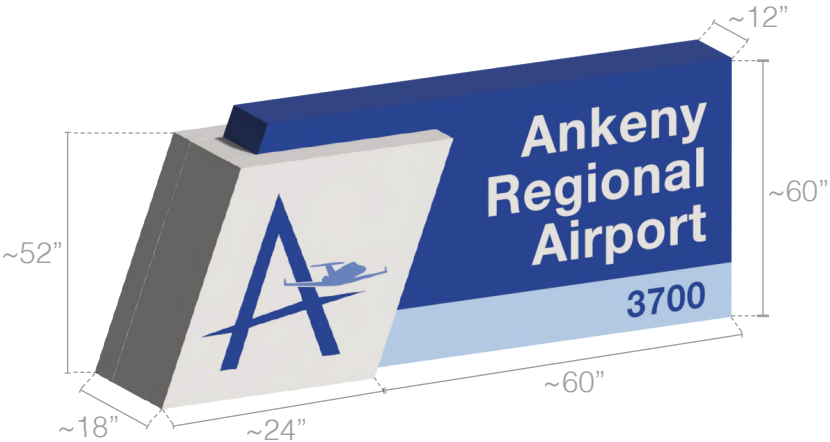
Concept 1



Concept 2



Concept 3





Monument Concepts

Vertical

Renders are conceptual and used only as a visual reference to aid in choosing a design direction for the signage.

Materials, fabrication methods, and other specifications will be determined after design direction has been established.





proposed sign types

location overview

horizontal concepts

vertical concepts

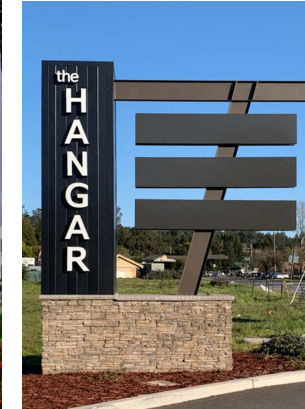
material moodboard



Monument – Horizontal



Monument – Vertical



Potential Sign Types



Ground



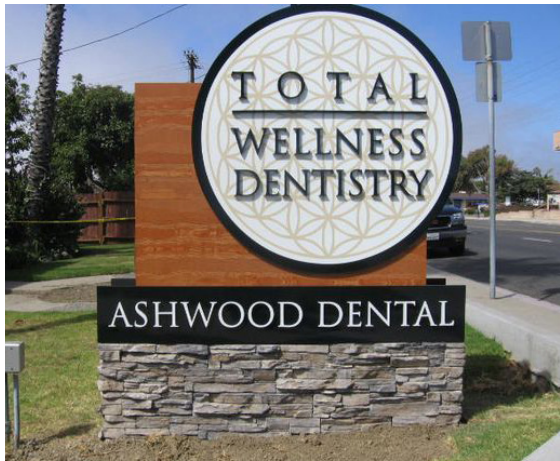
location overview

horizontal concepts

vertical concepts

proposed sign types

material moodboard



Cobblestone + Faux Wood



Concrete + Stone

Material Moodboard



Metal



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??
 **Print**

??	ORIGINATING DEPARTMENT:	COUNCIL GOAL:	??
	City Manager	Deliver Exceptional Service	

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
North Property Line Box Hangars - Phase 1 Project: Update

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download

No Attachments Available



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:

Environmental Assessment for Runway 18/36 Reconstruction/Extension and South Corporate Terminal Development: Submittal to FAA

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:




PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Cover
 Overall View
 South Terminal Area

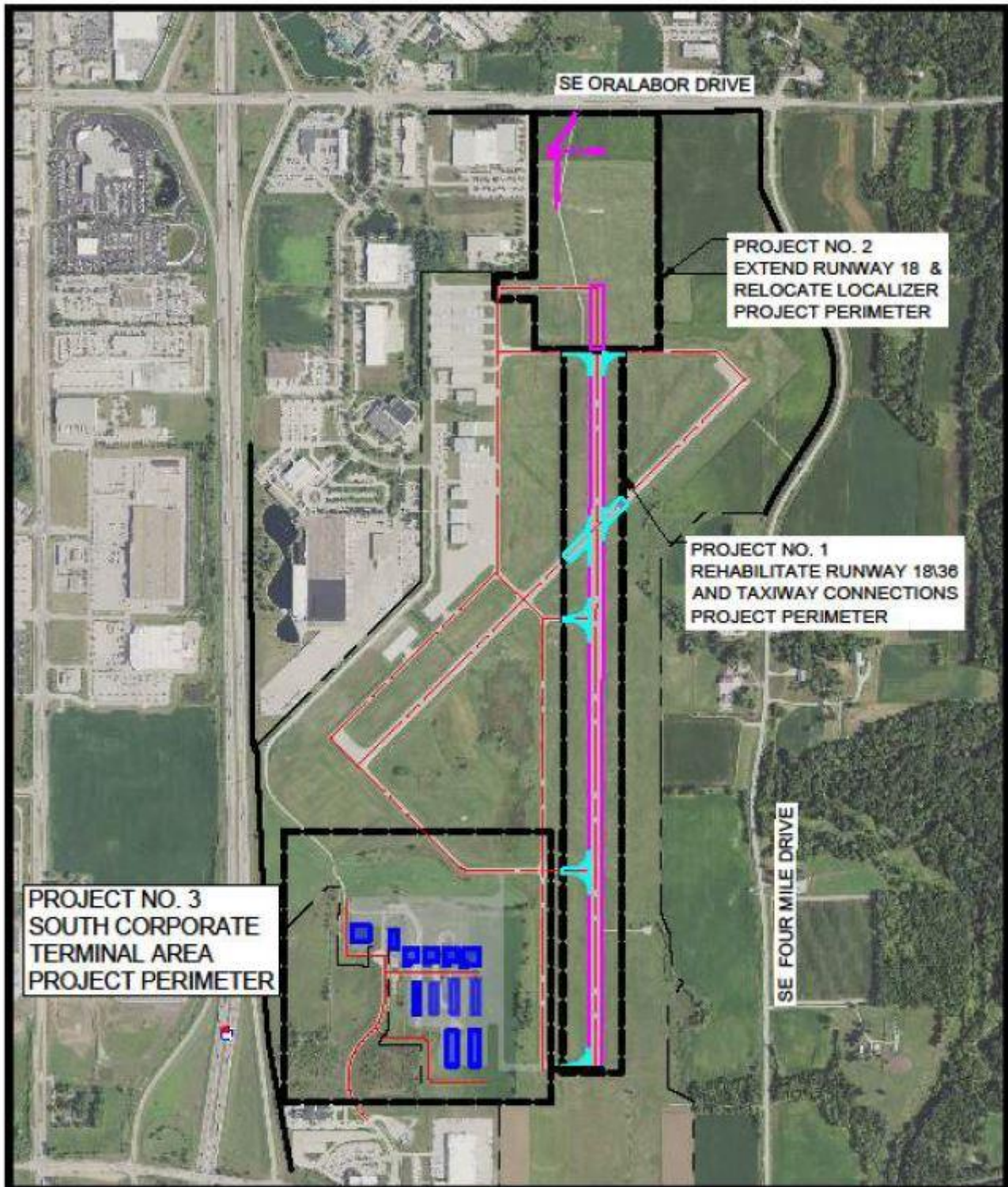
Ankeny Regional Airport (IKV)

Draft Environmental Assessment

Reconstruct Runway 18/36 (100' X 5,500')
Extend Runway 18 (100' x 500') and Construct
Connecting Taxiway (35'X 680')
Relocated Localizer (LOC) Runway 18
Develop South Corporate Terminal Area

Ankeny, Iowa

November 30, 2023



SCALE: 1"=1000'

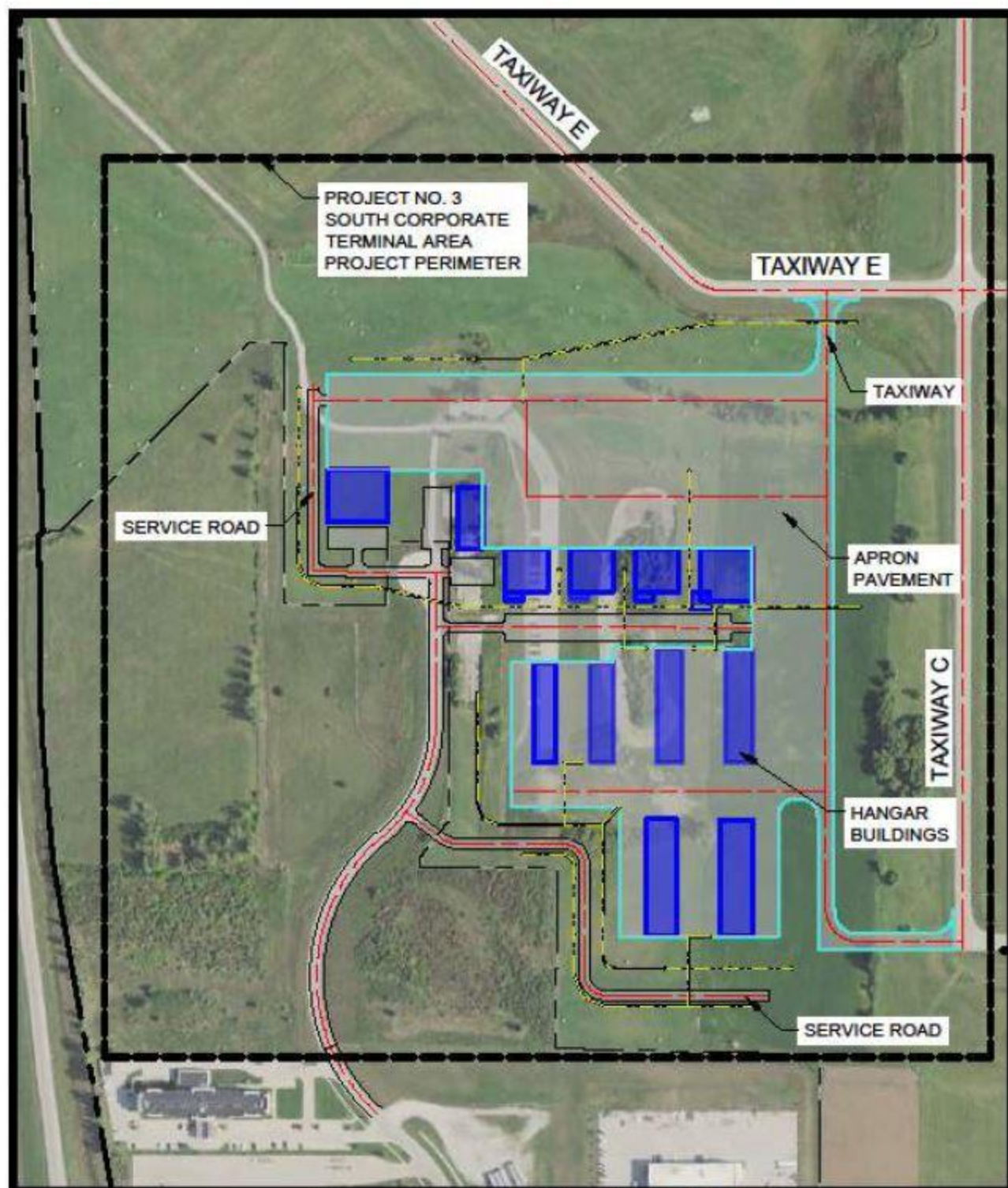
POLK COUNTY AVIATION AUTHORITY
ANKENY REGIONAL AIRPORT
ANKENY, IOWA

ENVIRONMENTAL ASSESSMENT
Proposed Project Areas

DATE
JULY 20, 2023

FIGURE

FIGURE 4: SOUTH CORPORATE TERMINAL AREA



SCALE: 1"=300'

POLK COUNTY AVIATION AUTHORITY
ANKENY REGIONAL AIRPORT
ANKENY, IOWA

ENVIRONMENTAL ASSESSMENT
South Corporate Terminal Area

DATE
JULY 20, 2023

FIGURE



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Upgrade Essential Infrastructure

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Runway 4 Runway End Identifier Light Replacements - Voltmer Inc.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:



PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Accepted Proposal
 As Built Photo



Proposal

Date: 10/31/2022
 Proposal #: PR #1
 Job #:
 Expiration Date: 11/30/2022

To: Ankeny Airport
 3737 SE Convenience Blvd
 Ankeny, Iowa 50021

Engineer:

Project: Replace Runway 04 REIL

Description: Remove old REIL's on runway 04. Replace with L-849 LED Type E (3 Step) REIL
 Install new transformers and twisted pair for sycronization

Materials:

Description	Qty	Units	\$/Unit	Total
		Ea		\$ -
L-849 E REIL	1	Ea	\$ 13,516.47	\$ 13,516.47
14 ga twisted Pair	150	FT	\$ 0.50	\$ 75.00
concrete anchors	8	Ft	\$ 4.85	\$ 38.80
		Ea		\$ -
		Ea		\$ -
		Ft		\$ -
		Ea		\$ -
		Ea		\$ -
			Subtotal	\$ 13,591.47
			Material Total	\$ 13,591.47

Subcontractor:

Description	Qty	Units	\$/Unit	Total
				\$ -
			Subtotal	\$ -
			10% Subcontractor Markup	\$ -
			Subcontractor Total	\$ -

Equipment:

Description	Qty	Units	\$/Unit	Total
Milage	205	HR	\$ 3.50	\$ 717.50
				\$ -
			Equipment Total	\$ 717.50

Labor:

Description	Qty	Units	\$/Unit	Total
Airfield Field Lighting Sup.	10	HR	\$ 135.00	\$ 1,350.00
Airfield Field Lighting Electrician	10	HR	\$ 100.00	\$ 1,000.00
Project Manager	1	HR	\$ 150.00	\$ 150.00
			Subtotal	\$ 2,500.00
			Labor Total	\$ 2,500.00

GRAND TOTAL \$ 16,808.97





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

January 4, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Aircraft Hangar Lease Rate Survey

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Survey Summary

Hangar Leasing Rate Survey
Information compiled by Terri Havens from airport interviews
December, 2023

North Box Hangars – Two currently under construction. 2,100 SF each. No offices or bathrooms

Des Moines

- No box hangar rates provided.
- Tee hangars: Unheated ones rent for \$227 - \$350 per month. Sizes provided in SF.

Perry

- Box hangars (2 ea.): \$250 per month for 2,500 sf hangar (\$0.10 per sf).
- Maintenance hangar (1 ea.): \$458 per month for 4,200 sf hangar (\$0.11 per sf).
- Tee hangars: (10 ea.) \$132 (1,060 sf) to \$175 (1,400 sf) per month.
- Also Corporate hangars (2 ea.): \$1,842 and \$958 per month (\$0.18 and \$0.11 per SF per month).

Boone

- No box hangars.
- Tee hangars (24 ea.): \$75 per month for small tee hangars and \$100 per month for 40' by 35' tee hangars (\$0.07 per sf).

Marshalltown

- No box hangars for leasing.
- Tee hangars (36 ea.): \$115 - \$145 per month based on door size.

Cedar Rapids

- Executive hangars (7 ea.): \$594 - \$644 per month for 3,600 SF hangars (\$0.16 - \$0.18 per sf).
- Small Tee hangars: \$109 per month for 840 sf hangar (\$0.13 per sf).
\$158 per month for 1,215 sf hangar (\$0.13 per sf).
- Tee hangars: \$206 - \$279 per month. 1,081 sf to 1,464 sf hangars (\$0.19/sf).

Waterloo

- No box hangars for leasing.
- Tee Hangars (various smaller sizes): \$150 per month.

Mason City

- Tee hangars (31 ea. of various sizes): \$158 - \$225 per month.

Knoxville

- No box hangars for leasing.
- Tee hangars: \$65 per month.

Carroll

- No box hangars for leasing.
- Tee hangars (20 ea.): \$120 per month.

Newton

- No box hangars for leasing.
- Tee hangars (18 ea.): \$160 per month (same size as ours) and \$105 per month (smaller than ours).

Wisconsin Statewide Study

- Avg. rate for tee hangars at large general aviation airports: \$206 per month.