



Polk County Aviation Authority Meeting

Thursday, April 4, 2024

5:00 PM

**Ankeny Regional Airport - Corporate/Terminal Hangar Building
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 April 4, 2024 Agenda

Action# B1-1. Consider motion to approve and accept the April 4, 2024 agenda without amendment.

C. PUBLIC FORUM

1. Dave Vance: Corvette Club of Iowa.

D. PUBLIC HEARING

1. PH 2024-03 Revised FY 2023-2024 Budget and the Proposed FY 2024-2025 Budget

Action# D1-1. Consider motion to close Public Hearing 2024-03.

Action# D1-2. Consider motion to adopt RESOLUTION approving the revised FY 2023-2024 Budget and the proposed FY 2024-2025 Budget.

E. FBO REPORTS

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

F. FINANCE / BUDGET REPORTS

G. CONSENT AGENDA ITEMS

- CA - 1** Consider motion to approve the March 7, 2024 and March 14, 2024 minutes.
- CA - 2** Consider motion to approve Environmental Assessment Task Order Two-Payment #11 in the amount of \$10,583.47 to HDR Engineering, Inc. for services that include Professional Consulting for Runway 18/36.
- CA - 3** Consider motion to approve Payment #17 in the amount of \$1,269.25 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 4** Consider motion to approve Payment #8 in the amount of \$8,919.09 to McClure Engineering for Site Work & Vertical Infrastructure for the North Property Line Box Hangars.
- CA - 5** Consider motion to approve Payment #5 in the amount of \$6,100.50 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 4.
- CA - 6** Consider motion to approve Payment #1 in the amount of \$1,017.50 to McClure Engineering Company for services that include Construction Management, Admin, and Observation Services for Taxiway D Apron and Access Roadway Paving – Phase 4.
- CA - 7** Consider motion to approve Payment #4 in the amount of \$84,944.00 to McClure Engineering Company for services that includes Design & Bidding for Runway 18/36.
- CA - 8** Consider motion to approve Payment #5 in the amount of \$216,978.53 to Jensen Builders Ltd for services that include North Property Line Box Hangars.
- CA - 9** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$337,362.06.
- CA - 10** Consider motion to approve April 2024 Financial Reports.

• APPROVAL OF CONSENT AGENDA ITEMS

1. Consent Agenda Items CA-1 through CA-10.

Action# G1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-10.

H. REMOVED CONSENT AGENDA ITEMS

I. OLD BUSINESS

J. NEW BUSINESS

1. Consider motion to adopt **RESOLUTION** authorizing the farm lease with Jeffrey Wangsness.
2. Consider motion to adopt **RESOLUTION** accepting a proposal to enter into a Project Authorization Agreement from Aviation Management Consulting Group to complete a financial analysis of the Management Agreement between the PCAA and Exec 1 Aviation for an amount not to exceed \$21,230.00.
3. Motion to approve the submittal of a Federal Community Project Funding Grant Application for the Runway 18/36 Extension Project.
4. Consider motion to approve Change Order No. 3 in the amount of \$5,600.00 to Wood Roofing & Sheet Metal for additional wall panel replacements and roof repairs on the T-Hangars Gutter Replacement Project.

K. REPORTS

1. **Engineering Report**

- a. Environmental Assessment by HDR: Follow up from the March 14th Public Hearing and the issuing of a Finding of No Significant Impact by the FAA.
- b. Project Update: Taxiway D Apron and Access Roadway Paving (Phase 4).
- c. Project Update: North Property Line Box hangars - Phase 1 Project.
- d. Project Update: Design of 18/36 Reconstruction Project.

2. **Staff Report**

- a. Request by Exec 1 for Construction of a Dumpster Enclosure.

3. **Legal Counsel Report**

4. **Board Report**

5. **Chair Report**

L. ADJOURNMENT

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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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

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

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ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Dave Vance: Corvette Club of Iowa.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

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?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

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ACTION REQUESTED:

Public Hearing

LEGAL:

No Review Required

SUBJECT:

PH 2024-03: Revised FY 2023-2024 Budget and the Proposed FY 2024-2025 Budget

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??Yes

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2024-03.

Action: Consider motion to adopt RESOLUTION approving the revised FY 2023-2024 Budget and the proposed FY 2024-2025 Budget.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> PH Coversheet
<input type="checkbox"/> Resolution
<input type="checkbox"/> Budget Document

PUBLIC HEARING 2024-03

5:00 P.M.

APRIL 4, 2024

**REVISED FY 2023-2024 BUDGET
AND THE PROPOSED FY 2024-2025 BUDGET FOR THE
POLK COUNTY AVIATION AUTHORITY**

Chairperson Jeff Wangsness:

“This is the time and place for a public hearing on the revised FY 2023-2024 Budget and the proposed FY 2024-2025 Budget.

Notice of this hearing was published in the Des Moines Register on March 20, 2024.”

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

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

1. Consider **MOTION** to close Public Hearing 2024-03.
2. Consider **MOTION** to adopt Resolution approving the revised FY 2023-2024 Budget and the proposed FY 2024-2025 Budget.

RESOLUTION

RESOLUTION APPROVING THE REVISED FY 2023-2024 BUDGET AND THE PROPOSED FY 2024-2025 BUDGET

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

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

WHEREAS, the notice of Public Hearing was published in the Des Moines Register on March 20, 2024, in accordance with the Code of Iowa; and

WHEREAS, a Public Hearing regarding the PCAA revised FY 2023-2024 Budget and proposed FY 2024-2025 Budget, copies of which are hereto attached, was held at the regularly scheduled meeting of the Polk County Aviation Authority on Thursday, April 4, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby adopts the revised FY 2023-2024 Budget and proposed FY 2024-2025 Budget as presented; and

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

Passed and approved this 4th day of April, 2024.

Jeff Wangness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

**Polk County Aviation Authority
Budget Document**

						FY 2024		
		FY 2021	FY 2022	FY 2023	Adopted	Revised	Proposed	
Polk County Aviation Authority		Actual	Actual	Actual	Budget	FY 2024	FY 2025	
TOTAL BEGINNING EQUITY		3,755,820	2,584,676	4,755,280	5,013,587	5,927,361	5,165,865	
REVENUE								
MEMBER GOVERNMENT ASSESSMENTS	400	1,129,310	995,739	1,263,745	1,326,932	1,326,932	1,366,740	
LEASE AND LICENSE FEE INCOME	401	194,745	201,755	212,680	246,000	244,000	249,000	
INVESTMENT INCOME	402	12,544	5,979	111,349	27,000	213,000	139,000	
FUEL FEE INCOME	403	45,168	51,295	52,371	51,000	49,000	49,000	
INTEREST INCOME	404	11,144	16,515	18,690	-	-	-	
OTHER REVENUE	407	6,768	2,632,370	226,650	-	100	-	
FAA GRANT REIMBURSEMENT	504	124,257	59,000	-	1,791,460	926,119	14,658,417	
STATE GRANT REIMBURSEMENT	505	85,000	312,682	-	600,000	898,515	350,000	
TOTAL REVENUES		1,608,936	4,275,335	1,885,485	4,042,392	3,657,666	16,812,157	
EXPENSES								
OFFSITE MANAGEMENT SERVICES	601	30,530	29,102	42,876	66,300	71,500	75,700	
POSTAGE AND OFFICE SUPPLIES	602	56	562	1,325	900	1,400	1,300	
ONSITE MANAGEMENT SERVICES	603	60,000	60,000	60,000	60,000	60,000	60,000	
CONSULTING AND MANAGEMENT	604	-	-	-	-	25,000	-	
FINANCIAL SERVICES	609	-	45	24	100	100	-	
ADVERTISING AND PROMOTION	610	224	257	227	700	700	700	
PUBLICATIONS	611	2,183	1,676	1,714	2,500	2,200	2,300	
CONFERENCES AND SEMINARS	612	175	350	858	4,000	4,000	4,000	
LEGAL SERVICES	613	16,140	20,685	14,040	23,000	23,000	24,000	
AUDIT SERVICES	614	10,700	10,175	10,675	13,900	11,200	16,100	
GENERAL INSURANCE	616	5,705	6,849	6,435	6,600	8,000	8,700	
PROPERTY INSURANCE	617	26,918	35,506	35,066	38,400	38,900	46,000	
PUBLIC OFFICIALS INSURANCE	618	1,355	1,460	1,402	1,500	1,500	1,600	
MINOR EQUIPMENT	620	-	-	6,575	-	-	-	
SNOW REMOVAL AND MOWING	630	66,043	59,292	89,550	102,000	106,000	106,000	
REPAIRS & MAINTENANCE (General)	631	230,786	66,035	81,142	101,000	238,000	115,000	
UTILITIES	640	4,481	5,049	5,915	6,900	6,900	7,600	
AIRPORT PLANNING AND ENGINEERING	644	45,967	47,307	42,934	75,000	60,000	63,000	
MISCELLANEOUS	645	128	92	-	100	100	100	
NORTH PROPERTY LINE BOX HANGARS	703	-	-	103,794	-	1,464,781	1,264,350	
MAINTENANCE BUILDING	704	-	-	-	-	-	-	
RUNWAY AND TAXIWAY LIGHTING UPGRADES	705	-	-	-	-	-	-	
TAXIWAY D AND E LIGHTING REPLACEMENT	713	-	-	-	-	-	-	
EXTEND RUNWAY 18	718	-	-	-	-	265,000	-	
SOUTH TERMINAL TEE HANGARS	720	-	-	-	-	-	50,000	
TAXIWAY D ACCESS ROAD AND UTILITIES	721	1,177,967	873,366	40,319	1,200,000	748,156	-	
TAXIWAY REHAB AND RECONSTRUCTION	723	59,048	4,737	-	-	-	-	
RUNWAY REHAB AND RECONSTRUCTION	724	29,710	-	-	-	-	-	
SOUTH CORPORATE TERMINAL	725	-	-	-	-	-	-	
PROTECT RUNWAY 18 LAND ACQUISITION	726	-	6,675	-	-	-	-	
TAXIWAY C PAVEMENT REPLACEMENT	727	-	-	-	-	-	-	
SE CONVENIENCE BOULEVARD EXTENSION	728	609,722	4,111	-	-	-	-	
RECONSTRUCT RUNWAY 18/36	729	-	27,400	168,533	920,000	1,028,884	14,737,130	
AIRPORT SIGNING AND ENTRY IMPROVEMENTS	730	-	-	-	-	253,840	-	
PARKING LOT PAVEMENT REHABILITATION	731	-	-	-	-	-	-	
MALSR-RUNWAY 36	733	-	-	-	-	-	-	
TERMINAL BUILDING ELEVATOR/LOBBY ADDITION	734	-	-	-	-	-	600,000	
MAIN APRON PAVEMENT REHABILITATION	735	-	-	-	-	-	-	
REMOVE AND REPLACE PAVEMENT	736	-	-	-	1,041,000	-	1,108,000	
TOTAL EXPENSES		2,377,838	1,260,731	713,404	3,663,900	4,419,161	18,291,580	
DEBT SERVICE								
BOND/LOAN PRINCIPAL	660	395,000	844,000	-	-	-	-	
BOND/LOAN INTEREST	661	7,242	-	-	-	-	-	
TOTAL DEBT SERVICE		402,242	844,000	-	-	-	-	
TOTAL CHANGE IN NET ASSETS		(1,171,144)	2,170,604	1,172,081	378,492	(761,496)	(1,479,423)	
TOTAL ENDING EQUITY		2,584,676	4,755,280	5,927,361	5,392,079	5,165,865	3,686,442	

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
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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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> FBO Report
<input type="checkbox"/> Waiting List

FBO REPORT April 4th, 2024

FUEL SALES

02/26 - 03/25	2024 Gallons		2023 Gallons	Last Month
100LL	6,686.5		6,033.0	11,001.0
JET-A	31,180.0		33,685.0	31,887.0
Total Gallons	37,866.5		39,718.0	42,888.0
	37,866.5	x \$.09/gallon=	\$ 3,407.99	

Self-Serve 100LL fuel sales: 1,993.8 gallons equaling 30% of total sales.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: All leases have been returned.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: There are 73 people on the list, which is up 1 from last month. 30 people on the list do not currently have an airplane or live out of state and will be moving back to the area.

VIOLATIONS: Nothing to report.

REPAIRS:

- Hangar D-07 – Frayed door cables and busted pullies, all have been replaced.
- Hangar B-07 – Loose tin reattached.
- Hangar C-09 – Damaged tin by walk in door replaced, work done as part of gutter replacement.
- Hangar C-10 – Damaged tin by walk in door replaced, work done as part of gutter replacement.
- Hangar C-06 – The motor and gearbox that operate the door were making a grinding noise and metal was found in the gearbox. Both units were pulled and overhauled, reinstalled, and tested fine. The gearbox assembly dates to the late 60's and parts are hard to come by, they were able to source suitable replacement parts to get it overhauled.
- Hangar I-02 - The belt that connects the motor to the door was stretched to the point it would not open the door without slipping. The belt was replaced, the door works fine now.
- Hangar I-05 – Replaced GFCI outlet in hangar.
- South Hangar – The gust locks have failed; new cables and components were installed.

MISC: Nothing to report.

AIRFIELD

LIGHTING: Nothing to report.

EXEC1

— AVIATION —

MOWING: Nothing to report.

SNOW REMOVAL:

- 03/22/24: We had an unexpected snow event, the rain that fell turned to slush. Tom was out to use the snow machine's broom to whisk it away, no deice product was used.

WILDLIFE: We've had issues with black birds and seagulls. The problem gets bad after rain and the worms come out and cover the runway and taxiways.

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)

30 people do not have a plane to put in a hangar or 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	mlcallison8@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)-573-9783	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 Marcisak	looking	515-208-7946	Sam@midioelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking 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	kennethscottking@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@aowalthadvisory.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@jcorpdesignbuild.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	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.
60	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.
61	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@meresults.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.

62	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-497-4992	bwelch54@msn.com	11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 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. Dave K found Ben was on the list two other times, those have been removed.
63	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.
64	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.
65	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.
66	6/7/2017	Mike Hubbell	Phoenix motor glider	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. 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. 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. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 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. 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. 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. 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. 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. 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.
67	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.
68	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanreiman@gmail.com	12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
69	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.
70	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.
71	2/8/2024	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him.
72	2/12/2024	Scott Moritz	Looking	515-344-2083	smoritz@clearairinc.com	02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
73	3/21/2024	Jacob Anderson	Citabria	714-330-6642	jagraphix01@gmail.com	03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to

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 reamin 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.

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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. 12/29/23 Dave K: Jacob emailed back that he would 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	craigme13@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	josfkirby@gmail.com	04/01/23 - Joe called in, he is interested in space in a few months.
5	7/26/2023	Mike Hannam	Cessna Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/23/23 Mike emailed Dave K asking to be put onto the community hangar list.

BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.

1	6/26/2022	JR Boesen	Cirrus		jrbosen@exec1aviation.com	JR mentioned he might be interested in one of these.
2	6/26/2022	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	Looking for a second plane, said he'd be interested in one of these hangars.
3	6/26/2022	Marty Jorgensen	F8 - Kit Fox			I mentioned to Kirk Enos about the new hangars, let them know when the time comes.
4	7/9/2022	Paul Novak	Archer	515-240-3982	phnovak@aol.com	07/07/22 Dave K: Paul texted Dave asking to be put on the list.
5	2/17/2023	Mike Hubbell	SR 22 / Motor glider	515-988-3646	mchubbell@gmail.com	02/17/23 Dave K: Mike called in asking about his position on the T hangar list, we talked about these hangars and he asked to be put on the list.

6	11/2/2023	Nathan Andrews	Cessna Caravan	515-208-2997	andrews@dps.state.ia.us	11/2/23 Dave K: Nathan called looking for hangar space for a Cessna Caravan they have ordered, it should be here in about a year. 02/09/24: The plane has a 52.1' wingspan, the door is 48'.
7	11/9/2023	Bill Gardner				11/09/23 Dave K: After the board meeting Bill asked to be out into this list.
8	1/24/2024	Chad Larson	Saratoga	515-202-2394	CDLChadmark@hotmail.com	01/24/24 Dave K: Chad called and asked to be put on the list.
9	1/29/2024	Ryan White	RV-14	515-707-0124	ryanwhite72@gmail.com	01/29/24 Dave K: Ryan emailed Dave K asking to be put on the box hangar list.
10	12/20/2023	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve the March 7, 2024 and March 14, 2024 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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<input type="checkbox"/> Minutes 3-14-24

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, February 8 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

Board Member Gardner moved, second by Novak, to approve the agenda without amendment. Ayes: 3.

Public Hearing – 2024-01

A. Acting Chairperson Ashby announced that this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contracts and opinion of probable costs for the construction of certain public improvements described as the Taxiway D Apron & Access Roadway Paving – Phase 4 project. Notice of this hearing was published in the Des Moines Register on January 19, 2024. Airport Board Manager Paul Moritz reported there were eleven bidders. The lowest bidder was Concrete Technologies, Inc. of Grimes, Iowa, with a total of \$567,490.85. The engineer's estimate of cost was \$851,000.00.

Acting Chairman Ashby then asked for any public comment regarding the proposed project, and there were none. Board Member Novak moved to close Public Hearing 2024-01, Gardner seconded. Ayes: Novak, Gardner, Ashby.

B. Board Member Novak moved, second by Gardner, to receive and file Report of Bids received on January 30, 2024 for the Taxiway D Apron & Access Roadway Paving – Phase 4 project. Ayes: Novak, Gardner, Ashby.

RESOLUTION 2024-05 awarding the construction contract to Concrete Technologies, Inc. of Grimes, Iowa, with a total of \$567,490.85 for the construction contract for the Taxiway D Apron & Access Roadway – Phase 4 project. Board Member Novak moved, second by Gardner Ayes: Novak, Gardner, Ashby.

RESOLUTION 2024-06 authorizing the Board Chairperson to sign the construction contract for the Taxiway D Apron & Access Roadway – Phase 4 project at the Ankeny Regional Airport. Board Member Novak moved, second by Gardner Ayes: Novak, Gardner, Ashby.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 2/8/24 listing of bills.

Consent Agenda Items

1. Approval of January 4, 2024, minutes.
2. **RESOLUTION 2024-07** approving the lease agreements with the individuals and/or organizations detailed on the attached list.
3. Payment #2 to 818, LLC for signage design services in the amount of \$2,125.00.
4. Task Order Two-Payment #9 to HDR Engineering, Inc. for services that include Professional Consulting for Runway 18/36 in the amount of \$11,087.45.
5. Payment #3 to Jensen Builders Ltd for services that include North Property Line Box Hangars in the amount of \$194,923.04.
6. Payment #15 to McClure Engineering Company for services that include General On-Call Engineering in the amount of \$3,530.00.
7. Payment #2 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$105,999.00.
8. Payment #3 to McClure Engineering Company for services that include Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of \$7,777.00.
9. Payment #6 to McClure Engineering Company for Site Work & Vertical Infrastructure for the North Property Line Box Hangars in the amount of \$21,874.06.
10. Approval of Bills and Transfer of Necessary Funds, \$430,661.32.
11. Approval of February 2024 Financial Reports.

Approval of Consent Agenda Items

Board Member Gardner moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-11. Ayes: Gardner, Novak, Ashby.

New Business

1. **RESOLUTION 2024-08** authorizing the execution of McClure Engineering Task Order No. 5 for construction management, administration and observation services for the Taxiway D Apron and Access Roadway – Phase 4 project. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby.
2. **RESOLUTION 2024-09** fixing a date for a Public Hearing to address proposed improvements and receive public comments on the Runway 18/36 Reconstruction/Extension Project and the South Corporate Terminal Area Development at the Ankeny Regional Airport. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby.

Reports

- A. Engineering Report – Moritz, Pudenz
 - a. Project Update – Airport Signing and Entry Project
 - b. Project Update – North Property Line Box Hangars – Phase 1 Construction
 - c. Project Update – T-Hangars Gutter Replacement Project - Schedule
- B. Staff Report – Moritz
 - a. Project Update – Rotating Beacon Replacement
 - b. Status – Revisions to the Exec 1 Management Agreement
- C. Legal Counsel Report
- D. Board Report
- E. Chair Report

Adjournment

The meeting was adjourned at 5:42 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Todd Ashby, Acting Chairperson

Published in the Des Moines Register on the 16th day of February, 2024.

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, March 14, 2024 - 5:00 PM
Ankeny Kirkendall Public Library, 1250 SW District Drive., Ankeny, Iowa

Chairman Jeff Wangsness joined the meeting electronically and called the meeting to order at 5:05 PM. Board Members Dr. Paul Novak and Bill Gardner were in attendance. Board Member Todd Ashby joined the meeting electronically. Board Member Greg Johnson was absent. Dave Kalwishky (Exec 1) was in attendance. Airport Board Manager Paul Moritz, Austin Moran (McClure), City Attorney Amy Beattie, and Recording Secretary Diane Klemme were also present. Administrative Services Director Jennifer Sease was absent.

Approval of Agenda

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

Public Hearing – 2024-02

- A. Chairperson Wangsness announced that this is the time and place for a public hearing to address the proposed actions and potential economic, social and environmental impacts associated with the proposed improvements at the Ankeny Regional Airport generally described as the Runway 18/36 Reconstruction, Runway 18/36 Extension and the Grading/Drainage Improvements for the South Corporate Terminal Area Development. More specifically, the proposed improvements are as follows:
- Reconstruct and strengthen Runway 18/36 pavement (Existing Pavement: 5,500' X 100'). (Planned for 2025)
 - Extend Runway 18/36 and parallel taxiway 500 feet (Runway 18) (2026)
 - Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate planned extension on Runway 18. (2026)
 - Revise Instrument Approach Procedures to Runway 18. (2026)
 - Initiate Phase 1 grading and drainage improvement within South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028)

Notice of this hearing was published in the Des Moines Register on February 9, 2024. Chairman Wangsness asked for those wishing to provide oral comment, to please state your name and address for the record. You may also submit written comment. Written comments will be accepted until March 25, 2024. The oral and written comments received will be included in the public hearing record and addressed within the Draft Environmental Assessment. The Draft Environmental Assessment will then be submitted to FAA for a final determination. Dave Kalwishky, 4224 Grandview Ave, Des Moines, Iowa spoke in favor of the proposed improvements, as did Airport Manager Paul Moritz. Board Member Novak moved to close Public Hearing 2024-02, Ashby seconded. Ayes: Novak, Ashby, Gardner, Wangsness.

RESOLUTION 2024-16 to accept the public comments received, direct staff to finalize the public comment process and transmit the Environmental Assessment document to the FAA as required. Board Member Novak moved, second by Gardner Ayes: Novak, Gardner, Ashby, Wangsness.

New Business

1. Motion to approve a recommendation to the FAA for prioritizing two projects for possible Federal Community Project Funding (CPF): Extend Runway 18 Project or Phase 1 South Terminal Area Tee Hangars Project. Novak moved, second by Gardner to mark the Extension Runway 18 project as the priority. Ayes: Novak, Gardner, Ashby, Wangsness.
2. Motion to approve Change Order No. 2 in the amount of \$6,175.00 to Wood Roofing & Sheet Metal for roof repairs and wall panel replacements on the T-Hangars Gutter Replacement. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby, Wangsness.

Adjournment

The meeting was adjourned at 5:32 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 29th day of March, 2024.

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 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 Environmental Assessment Task Order Two-Payment #11 in the amount of \$10,583.47 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 11 for Professional Consulting Services Task Order #2

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 #: 1200604502 **PO #** N/A
Original Contract Date: February 9, 2023 **Vendor #** N/A

Date of Board Meeting 4/4/2024 **PAYMENT REQUEST #** Eleven (11)
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

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:	\$	169,465.20	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	169,465.20	
Less previous applications for payment:	\$	158,881.73	
SUBTOTAL			\$ 10,583.47

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

CURRENT PAYMENT DUE \$ 10,583.47

Balance to finish, including retainage: \$ 78,614.80

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

Jerald Sease 3/12/24
Signature Date

PCAA Approval:
 _____ _____
Signature Date

City of Ankeny Staff Approval:
 _____ _____
Signature Date

Work completed:

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

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



Invoice

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

Reference Invoice Number with Payment

HDR Invoice No. 1200604502
 Invoice Date 7-Mar-2024
 Invoice Amount Due \$10,583.47
 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: 28-Jan-2024 To: 24-Feb-2024

Professional Services	Fee	Percent Complete	Fee Earned To Date	Previous Fee Invoiced	Current Fee Invoiced
Environmental Assessment	\$201,590.00	68.00%	\$137,081.20	\$126,497.73	\$10,583.47
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	68.31%	\$169,465.20	\$158,881.73	\$10,583.47

HDR Internal Reference Only	
Client Number	44511
Business Unit	10134
Project Number	10365698



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

 Print

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?? ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #17 in the amount of \$1,269.25 to McClure Engineering Company for services that include General On-Call Engineering Services.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
☐ McClure Engineering Invoice #17 General On-call 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: 11-Apr-24 PAYMENT REQUEST #: 17
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

Contract Summary

Original Contract Amount: \$ -
Net change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$46,750.25
Total completed and stored to date: \$46,750.25
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$46,750.25
Less previous applications for payment: \$45,481.00
SUBTOTAL \$ 1,269.25

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

CURRENT PAYMENT DUE \$ 1,269.25

Balance to finish, including retainage: -

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

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

Engineer/Consultant Approval: McClure Engineering Company
Signature: [Signature] Date: 3/20/2024

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:
-Coordination and discussion regarding Community Project Funding Project (CPF) application submittal
-Coordination of sign project with 818 staff and Airport Staff

Paul Moritz, cc: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

February 26, 2024
Project No: 2022001042-000
Invoice No: 17
Due Date: March 27, 2024

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

Professional Services from January 28, 2024 to February 24, 2024

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Manager III	5.00	230.00	1,150.00	
Project Coordinator	.75	135.00	101.25	
Totals	5.75		1,251.25	
Total Labor				1,251.25

Mileage (.90 p/mile) **18.00**

Total this Phase \$1,269.25

Total Due this Invoice \$1,269.25

Outstanding Invoices

Number	Date	Balance
16	1/27/2024	993.75
Total		993.75

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 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 #8 in the amount of \$8,919.09 to McClure Engineering for Site Work & Vertical Infrastructure 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 CA Invoice #8 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 11-Apr-24 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

Contract Summary

Original Contract Amount:	\$	<u>125,162.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>125,162.00</u>	
Total completed and stored to date:	\$	<u>111,026.29</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>111,026.29</u>	
Less previous applications for payment:	\$	<u>102,107.20</u>	
SUBTOTAL	\$		<u>8,919.09</u>
OTHER CHARGES (Please attach an itemized list)	\$		<u>-</u>
CURRENT PAYMENT DUE	\$		<u>8,919.09</u>

Balance to finish, including retainage: \$ 14,135.71

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
 3/20/2024
Signature Date

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



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

February 26, 2024
 Project No: 2022001042-002
 Invoice No: 8
 Due Date: March 27, 2024

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

Professional Services from January 28, 2024 to February 24, 2024

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

Total Labor 17.25 **870.04**

Overhead 207.09 % of 870.04 1,801.77 **1,801.77** **1,801.77**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	8,100.00	95.00	7,695.00	7,290.00	405.00
Total Fee	8,100.00		7,695.00	7,290.00	405.00
Total Fee					405.00

Mileage (.67/.50 p/mile) **6.70**

	Current	Prior	To-Date
Total Billings	3,083.51	58,257.50	61,341.01
Contract Limit (not-to-exceed)			63,209.00
Contract Limit Remaining			1,867.99
Total this Phase			\$3,083.51

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

Total Labor 47.75 **1,649.33**

Overhead 207.09 % of 1,649.33 3,415.60 **3,415.60** **3,415.60**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,030.00	85.00	5,975.50	5,272.50	703.00
Total Fee	7,030.00		5,975.50	5,272.50	703.00
		Total Fee			703.00

Mileage (.67/.50 p/mile) **67.65**

	Current	Prior	To-Date
Total Billings	5,835.58	43,849.70	49,685.28
Contract Limit (not-to-exceed)			55,753.00
Contract Limit Remaining			6,067.72
		Total this Phase	\$5,835.58

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 \$8,919.09

Outstanding Invoices

Number	Date	Balance
7	1/27/2024	13,042.68
Total		13,042.68



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** 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 **FEBRUARY 2024** NEXT REPORT **MARCH 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued review of submittals
- ✓ Completion of Pay Estimate #4
- ✓ Construction administration services (construction reports, diaries of daily activity, etc.)
- ✓ Observation of construction activities
 - Internal building build-out
 - Utility connections
 - Preparation of ditch for flume
- ✓ Construction Staking
- ✓ Held progress meeting on 2/1 and 2/15
- ✓ Coordination with materials testing firm for on-site testing

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

Construction Administration	<input type="checkbox"/>
Resident Project Representative	<input type="checkbox"/>
Construction Staking	<input type="checkbox"/>
Project Closeout	<input type="checkbox"/>
Project Management and Coordination	<input type="checkbox"/>

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continued review of submittals
- Continue construction administration services
- Continue construction observation services

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

Construction Administration	<input type="checkbox"/>
Resident Project Representative	<input type="checkbox"/>
Construction Staking	<input type="checkbox"/>
Project Closeout	<input type="checkbox"/>
Project Management and Coordination	<input type="checkbox"/>

VALUE ADDED SERVICES

-

INPUT NEEDED

- N/A

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

Project Management and Coordination	<input type="checkbox"/>
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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 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 \$6,100.50 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 D_B Invoice #5 Taxiway D Phase 4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - Taxiway D Apron and Access Roadway Paving - Phase 4 - 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-Apr-24 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

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: \$ 84,740.00
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 84,740.00
Less previous applications for payment: \$ 78,639.50
SUBTOTAL \$ 6,100.50

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

CURRENT PAYMENT DUE \$ 6,100.50

Balance to finish, including retainage: \$ 1,240.00

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: 3/20/2024

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



1360 NW 121st Street
Clive, IA 50325

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

February 26, 2024
Project No: 2022001042-003
Invoice No: 5
Due Date: March 27, 2024

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

Professional Services from January 28, 2024 to February 24, 2024

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	1,260.00	0.00	
90% Design	39,750.00	100.00	39,750.00	39,750.00	0.00	
Issued for Bid (100%)	10,630.00	100.00	10,630.00	10,630.00	0.00	
Construction Permits	1,240.00	0.00	0.00	0.00	0.00	
Advertise, Bidding, Contract Award	10,330.00	100.00	10,330.00	4,648.50	5,681.50	
Topographic Survey	7,430.00	100.00	7,430.00	7,430.00	0.00	
Project Management and Coordination	8,380.00	100.00	8,380.00	7,961.00	419.00	
Total Fee	85,980.00		84,740.00	78,639.50	6,100.50	
Total Fee						6,100.50
Total Due this Invoice						\$6,100.50

Outstanding Invoices

Number	Date	Balance
4	1/27/2024	13,152.50
Total		13,152.50



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 **FEBRUARY 2024** NEXT REPORT **MARCH 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Completed 90% Design
- ✓ Submitted IFB Plans
- ✓ Completed Project Management
- ✓ Completed IFB Revisions
- ✓ Conducted Pre-Bid Meeting
- ✓ Issued for Bid Documents

Phase 400 – Preliminary Design



Phase 435 – Soil Boring Coordination



Phase 500.B – 90% Design



FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Complete Construction Permits (OE/AAA)
- Close out Design & Bidding Contract

Phase 500.C – Issued for Bid (100%)



Phase 504 – Construction Permits



VALUE ADDED SERVICES

- N/A

Phase 602 – Advertise, Bidding and Contract Award



INPUT NEEDED

- N/A

Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination





ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 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 #1 in the amount of \$1,017.50 to McClure Engineering Company for services that include Construction Management, Admin, and Observation Services for 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
<input type="checkbox"/> McClure Engineering CA Invoice #1 for Taxiway D Apron & Access Roadway Paving

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - Taxiway D Apron and Access Roadway Paving – Phase 4:
Construction Management, Admin, and Observation 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 #: 2022001042-005 **PO #** N/A
Original Contract Date: February 8, 2024 **Vendor #** N/A

Date of Board Meeting 4-Apr-24 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

Contract Summary

Original Contract Amount: \$ 79,730.00
Net change by Change Orders:
Contract Amount to Date: (line 1 ± 2) \$ 79,730.00

Total completed and stored to date: \$ 1,017.50
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 1,017.50
Less previous applications for payment: \$ -
SUBTOTAL \$ 1,017.50

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

CURRENT PAYMENT DUE \$ 1,017.50

Balance to finish, including retainage: \$ 78,712.50

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

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

Engineer/Consultant Approval: McClure
Firm Name

Dave J. Gens
Signature

3/16/2024
Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, c: Jennifer Sease

Email: PMoritz@ankenyiowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



1360 NW 121st Street
Clive, IA 50325

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

February 26, 2024
Project No: 2022001042-005
Invoice No: 1
Due Date: March 27, 2024

Project 2022001042-005 Ankeny: Taxiway D Apron and Access Roadway Paving – Phase 4: Construction Management, Admin, and Observation Services

Professional Services from January 28, 2024 to February 24, 2024

Phase	600	Construction Administration	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit (not-to-exceed)					19,570.00
Contract Limit Remaining					19,570.00
Total this Phase					0.00

Phase	650	Resident Project Representative	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit (not-to-exceed)					35,490.00
Contract Limit Remaining					35,490.00
Total this Phase					0.00

Phase	760	Construction Staking	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit (not-to-exceed)					12,610.00
Contract Limit Remaining					12,610.00
Total this Phase					0.00

Phase	800	Project Closeout	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit (not-to-exceed)					3,780.00
Contract Limit Remaining					3,780.00
Total this Phase					0.00

Phase	850	Project Management and Coordination	Hours	Rate	Amount
Project Manager II			2.00	205.00	410.00

Project	2022001042-005	Ankeny: TWY D Apron & Access Rd Ph 4 CA		Invoice	1
Project Coordinator		4.50	135.00	607.50	
Totals		6.50		1,017.50	
Total Labor					1,017.50
		Current	Prior	To-Date	
Total Billings		1,017.50	0.00	1,017.50	
Contract Limit (not-to-exceed)				8,280.00	
Contract Limit Remaining				7,262.50	
			Total this Phase		\$1,017.50
			Total Due this Invoice		\$1,017.50



PROGRESS REPORT

PROJECT # **2022001042-005**

PROJECT **ANKENY REGIONAL AIRPORT – TAXIWAY D APRON AND ACCESS ROADWAY PAVING – PHASE 4 - CONSTRUCTION MANAGEMENT, ADMIN, AND OBSERVATION SERVICES**

PRJ MNGR **DAVE JOENS, P.E.**

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

REPORT BY **DAVE L. JOENS, P.E.**
 Email: **djoens@mclurevision.com**

REPORTING PERIOD **FEBRUARY 2024** NEXT REPORT **MARCH 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Initiated Construction Project Management
- ✓ Prepare preconstruction documents
- ✓ Contractor correspondence / set up files

Phase 600 – Construction Administration

Progress bar for Phase 600: 10 empty boxes

Phase 650 – Resident Project Representative

Progress bar for Phase 650: 10 empty boxes

Phase 760 – Construction Staking

Progress bar for Phase 760: 10 empty boxes

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Construction Project Management
- Hold preconstruction meeting
- Start construction

Phase 800 – Project Closeout

Progress bar for Phase 800: 10 empty boxes

Phase 850 – Project Management and Coordination

Progress bar for Phase 850: 1st box shaded, 9 empty boxes

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

 Print

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?? ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #4 in the amount of \$84,944.00 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 #4 Reconstruct Runway 18/36 Design and Bidding

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny: Reconstruct Runway 18/36 - 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 #: 2022001042-004 **PO #** N/A
Original Contract Date: November 9, 2023 **Vendor #** N/A

Date of Board Meeting 4-Apr-24 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 01/28/24 through: 02/24/24

Contract Summary

Original Contract Amount:	\$	<u>757,450.00</u>
Net change by Change Orders:	\$	<u>-</u>
Contract Amount to Date: (line 1 ± 2)	\$	<u>757,450.00</u>
Total completed and stored to date:	\$	<u>381,205.00</u>
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>
Total Earned less Retainage:	\$	<u>381,205.00</u>
Less previous applications for payment:	\$	<u>296,261.00</u>
SUBTOTAL	\$	<u><u>84,944.00</u></u>

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

CURRENT PAYMENT DUE **\$** 84,944.00

Balance to finish, including retainage: \$ 376,245.00

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

	3/20/2024
<small>Signature</small>	<small>Date</small>

PCAA Approval:

<small>Signature</small>	<small>Date</small>

City of Ankeny Staff Approval:

<small>Signature</small>	<small>Date</small>

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



1360 NW 121st Street
Clive, IA 50325

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

February 26, 2024
Project No: 2022001042-004
Invoice No: 4
Due Date: March 27, 2024

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

Professional Services from January 28, 2024 to February 24, 2024

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	100.00	3,220.00	3,220.00	0.00	
AIP Grant Administration	7,950.00	50.00	3,975.00	1,590.00	2,385.00	
Preliminary Design	8,180.00	100.00	8,180.00	8,180.00	0.00	
30% Design	175,570.00	100.00	175,570.00	166,791.50	8,778.50	
90% Design	426,990.00	40.00	170,796.00	106,747.50	64,048.50	
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	40.00	19,464.00	9,732.00	9,732.00	
Total Fee	750,150.00		381,205.00	296,261.00	84,944.00	
Total Fee						84,944.00
Total this Phase						\$84,944.00

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						\$84,944.00

Outstanding Invoices

Number	Date	Balance
3	1/27/2024	84,833.50
Total		84,833.50



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** 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 **FEBRUARY 2024** NEXT REPORT **MARCH 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held 30% review meeting with the Owner
- ✓ Submitted 30% submittal (plans, Engineer's Design Report (EDR), opinion of cost, project Budget) to owner and FAA
- ✓ Continued setting up 90% plan sheets and specifications

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Set up review call with FAA following review of 30% submittal
- Continue setting up 90% plans
- Continue on 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



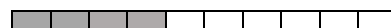
Phase 400 – Preliminary Design



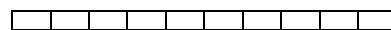
Phase 500.A – 30% Design



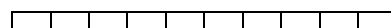
Phase 500.B – 90% Design



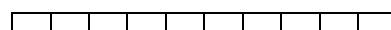
Phase 500.C – Issued for Bid (100%)



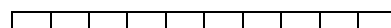
Phase 504 – Construction Permits



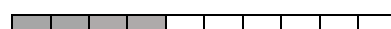
Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout

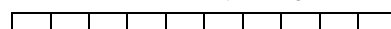


Phase 850 – Project Management and Coordination



Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 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 \$216,978.53 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 - Invoice 5 - North Property Line Box Hangars

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - 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

Date of Board Meeting 4-Apr-24 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 02/20/24 through: 03/26/24

Contract Summary

Original Contract Amount:	\$	<u>1,229,924.90</u>
Net change by Change Orders:	\$	<u>22,482.30</u>
Contract Amount to Date: (line 1 ± 2)	\$	<u>1,252,407.20</u>
Total completed and stored to date:	\$	<u>1,184,462.55</u>
Retainage: <u>5</u> % of Completed Work:	\$	<u>59,223.13</u>
Total Earned less Retainage:	\$	<u>1,125,239.42</u>
Less previous applications for payment:	\$	<u>908,260.89</u>
SUBTOTAL	\$	<u>216,978.53</u>

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

CURRENT PAYMENT DUE **\$ 216,978.53**

Balance to finish, including retainage: \$ 127,167.78

Contract Time Remaining (If applicable)	-	of 80 Calendar Days (Phase 3)
Contract Time Remaining (If applicable)	<u>6</u>	of 75 Calendar Days (Phase 4)
Contract Time Remaining (If applicable)	<u>30</u>	of 30 Calendar Days (Phase 5)

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 3/26/2024
Firm Name Signature Date

PCAA Approval: _____ _____
Signature Date

City of Ankeny Staff Approval: _____ _____
Signature Date

Work Completed: See attached Payment Invoice

Submit to: Paul Moritz **Phone:** 515-965-6420 **Fax:** 515-965-6416
Email: pmoritz@ankenyiowa.gov



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 5

Pay Period 02/20/2024 to 03/26/2024

Prime Contractor JENSEN BUILDERS, LTD.
 1175 S 32ND STREET
 FORT DODGE, IA 50501-0000

Payment Status Pending

Awarded Project Amount \$1,229,924.90

Authorized Amount \$1,252,407.20

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	0.000	1.000	1.000	1.000	\$0.00	\$6,680.00
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	0.000	1.000	1.000	1.000	\$0.00	\$20,900.00
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	0.250	0.500	0.750	0.750	\$1,191.25	\$3,573.75
QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING										
0009	C-105-4	LS	\$620.000	1.000	0.250	0.500	0.750	0.750	\$155.00	\$465.00
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	1.000	1.000	1.000	\$0.00	\$1,815.00
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	62.000	228.000	290.000	290.000	\$2,377.70	\$11,121.50
6" MODIFIED SUBBASE										
0018	P-505-1	SY	\$80.150	220.000	0.000	228.000	228.000	228.000	\$0.00	\$18,274.20
7" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0019	P-505-2	SY	\$81.400	30.000	30.000	0.000	30.000	30.000	\$2,442.00	\$2,442.00
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	30.000	30.000	30.000	\$0.00	\$3,060.00
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	50.000	0.000	50.000	50.000	\$4,037.50	\$4,037.50
4" SANITARY SEWER SERVICE, SCHEDULE 80										
0029	IDOT 4010-2	LF	\$77.550	620.000	0.000	620.000	620.000	620.000	\$0.00	\$48,081.00
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	0.000	2.000	2.000	2.000	\$0.00	\$8,300.00
SW-301 SANITARY SEWER MANHOLE, 48 IN.										
0032	IDOT 5010-1	LF	\$72.000	340.000	0.000	340.000	340.000	340.000	\$0.00	\$24,480.00
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	1.000	1.000	1.000	\$0.00	\$3,565.00
1" WATER SERVICE LINE EXTENSION W/ 1" CURB STOP AND BOX										
0038	IDOT 6010-1	EA	\$9,955.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$9,955.00
CONSTRUCT NEW SW-511 INTAKE										
0039	SP-01	LS	\$28,875.000	1.000	1.000	0.000	1.000	1.000	\$28,875.00	\$28,875.00
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	1.000	0.000	1.000	1.000	\$17,220.00	\$17,220.00
ELECTRIC SERVICE EXTENSION										
0042	13122-1	LS	\$860,500.000	1.000	0.200	0.800	1.000	1.000	\$172,100.00	\$860,500.00
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.)										
0060	2599-9999010	LS	\$15,490.300	1.000	0.000	1.000	1.000	1.000	\$0.00	\$15,490.30
('LUMP SUM' ITEM): Lower Private Water Main (SPAL)										
CO-1-1	2599-9999010	LS	\$2,080.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,080.00
('LUMP SUM' ITEM): Maintenance Bond										
CO-1-2	2599-9999010	LS	\$4,912.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('LUMP SUM' ITEM): (2) Overhead Doors										
Section Totals:									\$228,398.45	\$1,184,462.55
Total Payments:									\$228,398.45	\$1,184,462.55

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 Damages: \$750/Day	75.0 Days	75.0 Days	31.0 Days	\$0.00	69.0 Days	6.0 Days	\$0.00
Punch List (Phase 5): Address All Punch List Items from Final Inspection, unless time extensions are authorized in writing 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	80.0 Days	5.0 Days	\$0.00	80.0 Days	0.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$228,398.45	Approved Work To Date:	\$1,184,462.55
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$11,419.92	Retainage To Date:	\$59,223.13
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:	\$216,978.53	Payments To Date:	\$1,125,239.42
Previous Payment:	\$139,313.03	Previous Payments To Date:	\$908,260.89

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

3/26/2024

Date

Charlie Dunn

Jensen Builders, Ltd.

3/26/2024

Date

Ankeny Regional Airport

Date



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 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 \$337,362.06.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> Listing of Bills

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

Vendor	Amount	Date of Invoice	Description
Brick Gentry Law Firm	1,725.00	03/26/24	General legal services
Des Moines Register	402.20	03/12/24	February A/P, minutes
Exec 1 Aviation	5,000.00	03/31/24	On-site management fee
McClure Engineering	1,269.25	02/26/24	Professional services
MidAmerican Energy	422.52	03/12/24	Lift station; Runway lights; Lighting services
Total Airport Operations Fund	\$ 8,818.97		
Jensen Builders	216,978.53	03/26/24	North Property Line Box Hangers
McClure Engineering	8,919.09	02/26/24	North Property Line Box Hangers
McClure Engineering	6,100.50	02/26/24	Taxiway D Apron & Access Roadway Paving - Phase 4, Engineering (Design and Bid)
McClure Engineering	1,017.50	02/26/24	Taxiway D Apron & Access Roadway Paving - Phase 4, Construction Mgmt, Admin, and Observation Services
McClure Engineering	84,944.00	02/26/24	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
HDR Engineering	10,583.47	03/07/24	Task Order Two: Environmental Assessment services
Total Capital Improvements Fund	\$ 328,543.09		
Grand Total	<u>\$ 337,362.06</u>		

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

April 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 April 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
April Financial Reports

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of March 31, 2024

Mar 31, 24

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

4,877,875.99

Total Checking/Savings

4,877,875.99

Accounts Receivable

112 · ACCOUNTS RECEIVABLE

(1,144.97)

Total Accounts Receivable

(1,144.97)

Other Current Assets

113 · PRE-PAID EXPENSES

23,422.91

114 · LEASE RECEIVABLE

747,148.49

Total Other Current Assets

770,571.40

Total Current Assets

5,647,302.42

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

21,267,961.04

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

336,939.54

Total Accounts Payable

336,939.54

Other Current Liabilities

204 · RETAINAGE PAYABLE

64,044.85

206 · DEFERRED REVENUE

8,511.34

207 · HANGAR/LEASE ADVANCE DEPOSITS

15,780.00

208 · SPECIAL EVENT DEPOSITS

200.00

209 · DEFERRED LEASE REVENUE

727,756.69

Total Other Current Liabilities

816,292.88

Total Current Liabilities

1,153,232.42

Total Liabilities

1,153,232.42

Equity

3000 · INVESTED IN CAPITAL ASSETS

15,541,825.02

3001 · UNRESTRICTED NET ASSETS

6,522,634.39

3003 · RESTRICTED FOR AIRPORT IMPROVE

(1,949,730.79)

Total Equity

20,114,728.62

TOTAL LIABILITIES & EQUITY

21,267,961.04

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2023 through March 2024

	Jul '23 - Mar 24	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	178,112.86	246,000.00	(67,887.14)	72.4%
403 · FUEL FEE INCOME	32,141.79	51,000.00	(18,858.21)	63.02%
404 · INTEREST INCOME	(5,417.93)	0.00	(5,417.93)	100.0%
407 · OTHER REVENUE	100.00	0.00	100.00	100.0%
Total Income	868,402.65	1,623,932.00	(755,529.35)	53.48%
Gross Profit	868,402.65	1,623,932.00	(755,529.35)	53.48%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	33,938.22	66,300.00	(32,361.78)	51.19%
602 · POSTAGE & OFFICE SUPPLIES	729.92	900.00	(170.08)	81.1%
603 · ONSITE MANAGEMENT SERVICES	45,000.00	60,000.00	(15,000.00)	75.0%
609 · FINANCIAL SERVICES	1.40	100.00	(98.60)	1.4%
610 · ADVERTISING & PROMOTION	198.06	700.00	(501.94)	28.29%
611 · PUBLICATIONS	1,294.14	2,500.00	(1,205.86)	51.77%
612 · CONFERENCES AND SEMINARS	1,354.01	4,000.00	(2,645.99)	33.85%
613 · LEGAL SERVICES	14,415.00	23,000.00	(8,585.00)	62.67%
614 · AUDIT SERVICES	11,175.00	13,900.00	(2,725.00)	80.4%
616 · GENERAL INSURANCE	5,830.38	6,600.00	(769.62)	88.34%
617 · PROPERTY INSURANCE	28,909.37	38,400.00	(9,490.63)	75.29%
618 · PUBLIC OFFICIALS INSURANCE	1,104.26	1,500.00	(395.74)	73.62%
630 · SNOW REMOVAL & MOWING	83,387.36	102,000.00	(18,612.64)	81.75%
631 · REPAIRS & MAINTENANCE (General)	212,612.30	101,000.00	111,612.30	210.51%
640 · UTILITIES	4,319.84	6,900.00	(2,580.16)	62.61%
644 · AIRPORT PLANNING & ENGINEERING	21,958.00	75,000.00	(53,042.00)	29.28%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	1,326,958.17	0.00	1,326,958.17	100.0%
721 · TAXIWAY D ACCESS ROAD	93,257.10	1,200,000.00	(1,106,742.90)	7.77%
729 · RECONSTRUCT & EXTEND RW 18/36	526,390.52	920,000.00	(393,609.48)	57.22%
730 · SIGNING AND ENTRY IMPROVEMENTS	3,125.00	0.00	3,125.00	100.0%
736 · REMOVE & REPLACE PAVEMENT	0.00	1,041,000.00	(1,041,000.00)	0.0%
Total Expense	2,415,958.05	3,663,900.00	(1,247,941.95)	65.94%
Net Ordinary Income	(1,547,555.40)	(2,039,968.00)	492,412.60	75.86%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	193,098.39	27,000.00	166,098.39	715.18%
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	193,098.39	2,418,460.00	(2,225,361.61)	7.98%
Net Other Income	193,098.39	2,418,460.00	(2,225,361.61)	7.98%
Net Income	(1,354,457.01)	378,492.00	(1,732,949.01)	(357.86%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of March 31, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Bravo Partners, LLC	0.00	(770.40)	0.00	0.00	0.00	(770.40)
Scott Hogue	0.00	0.00	0.00	0.00	195.00	195.00
WEISSENBURGER AVIATION, LLC	0.00	(569.57)	0.00	0.00	0.00	(569.57)
TOTAL	0.00	(1,339.97)	0.00	0.00	195.00	(1,144.97)

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	46,750.25	-	46,750.25	46,750.25	-	-	-	-	-
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	688,421.31	-	-	-	-	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	47,586.00	-	-	-	-	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
Sheet07	Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	laDOT	736,490.90	40,516.73	777,007.63	777,007.63	-	-	312,682	312,682	FY24
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	39,000.00	-	39,000.00	33,836.97	5,163.03	-	-	-	-
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	EXP	434,021.00	26,776.00	460,797.00	351,455.25	109,341.75	-	-	-	-
Sheet22	North Property Line Box Hangars	McClure, Jensen Builders	laDOT	1,543,446.90	24,540.47	1,567,987.37	1,483,989.01	83,998.36	59,223.13	-	-	-
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	171,410.00	-	171,410.00	91,457.50	79,952.50	-	-	-	-
Sheet25	Signing and Entry Improvements	818, LLC	EXP	5,250.00	-	5,250.00	3,125.00	2,125.00	-	-	-	-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	757,450.00	-	757,450.00	391,195.62	366,254.38	-	-	-	-
Sheet27	T-Hangars Gutter Replacement Project	Wood Roofing & Sheet Metal Co.	EXP	73,256.40	6,600.00	79,856.40	73,681.40	6,175.00	3,684.07	-	-	-
Sheet28	Rotating Beacon Replacement	Van Maanen Electric, Inc	EXP	22,753.00	-	22,753.00	22,753.00	-	1,137.65	-	-	-
Grayed out = Completed items, no new charges expected												
				11,319,943.83	1,997,753.78	13,317,697.61	12,602,816.33	714,042.01	64,044.85	4,913,388	4,913,388	
									\$ 64,044.85		\$ -	
									^= 204 Retainage Pay		^ = 110 Grant AR	

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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<input type="checkbox"/> Resolution
<input type="checkbox"/> Farm Lease



FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

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

7.34 acres located in the SE $\frac{1}{4}$ of Section 31, Township 80 North, Range 23 West of the 5th P.M., Ankeny, Polk County, Iowa, more particularly described as:

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

with possession by Tenant for a term of 1 year(s) to commence on March 1, 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 nearest local elevator or elsewhere at no further distant point.

7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.

8. **ENVIRONMENTAL.**

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

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

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

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

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

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

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's

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

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

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

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

this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

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

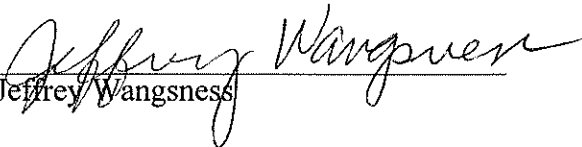
not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

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

DATED: 3-26-24.

TENANT:

Jeffrey Wangsness


Jeffrey Wangsness

LANDLORD:

Polk County Aviation Authority

Todd Ashby, Secretary

ATTEST:

William Gardner, Treasurer



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting a proposal to enter into a Project Authorization Agreement from Aviation Management Consulting Group to complete a financial analysis of the Management Agreement between the PCAA and Exec 1 Aviation for an amount not to exceed \$21,230.00.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> Resolution
<input type="checkbox"/> Proposal

RESOLUTION 2024-

A RESOLUTION ACCEPTING A PROPOSAL FROM AVIATION MANAGEMENT CONSULTING GROUP TO COMPLETE A FINANCIAL ANALYSIS OF THE MANAGEMENT AGREEMENT BETWEEN THE POLK COUNTY AVIATION AUTHORITY AND EXEC 1 AVIATION II L.L.C.

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

WHEREAS, since 2013 the PCAA has entered into and renewed an annual Maintenance Agreement with the airport's fixed base operator, Exec 1 Aviation II (Exec 1), and

WHEREAS, the said Maintenance Agreement establishes the responsibilities and corresponding compensation for Exec 1 to complete the maintenance/upkeep activities at the Ankeny Regional Airport including, but not limited to, mowing, snow removal, terminal building upkeep, management of the t-hangar leasing, hangar building maintenance, runway lighting maintenance, and runway/taxiway cleaning, and

WHEREAS, the said Maintenance Agreement has not been subject to major revisions or updates since it was originally approved in 2013, and

WHEREAS, earlier this year Exec 1 entered into the 2024 Management Agreement with the PCAA but noted to staff that their expenses expended to complete the airport maintenance activities have increases substantially in recent years while their compensation per the Maintenance Agreement have not been adjusted accordingly, and

WHEREAS, staff recommends that a consultant specializing in airport management be retained to review Exec 1's level of compensation for the various maintenance activities for which they are responsible and recommend revisions to the compensation if warranted, and

WHEREAS, Aviation Management Consulting Group of Kansas City has prepared a proposal to complete the said review and analysis for an amount not to exceed \$21,230.00.

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority accepts the proposal from Aviation Management Consulting Group for the financial analysis of the Management Agreement between the Polk County Aviation Authority and Exec 1 Aviation II L.L.C.

BE IT FURTHER RESOLVED that the Chairperson is authorized to sign a Project Authorization Agreement upon submittal by Aviation Management Consulting Group.

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

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Motion to approve the submittal of a Federal Community Project Funding Grant Application for the Runway 18/36 Extension Project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> Application Form
<input type="checkbox"/> Letter of Support - MPO
<input type="checkbox"/> Letter of Support - Polk Co.
<input type="checkbox"/> Letter of Support - Ankeny
<input type="checkbox"/> Letter of Support - Exec 1

The deadline to submit requests is 6 PM Eastern Time on March 29, 2024

Questions

- 1 A short title to describe the project (for example: I-80 Pavement Project) Ankeny Regional Airport (IKV) - Runway 18/36 Extension (500'x100')
- 2 Community Project Funding dollar amount the project is requesting for Fiscal Year 2025. \$3,531,000
- 3 Total cost to complete the project \$3,923,765
- 4 Project Recipient (legal name) Polk County Aviation Authority
- 5 Address of project recipient 3700 SE Convenience Blvd, Ankeny, IA 50021
- 6 Project address 3700 SE Convenience Blvd, Ankeny, IA 50021
- 7 Project recipient website <https://ankenyregionalairport.com/about/>
- 8 Name of Recipient Point of Contact Paul Moritz
- 9 Point of Contact Email Address PMoritz@AnkenyIowa.gov
- 10 Point of Contact Phone Number (NOTE: Please provide a cell number that is reachable outside of normal business hours) 515-208-3891
- 11 Please fully describe the project.
- Project Description:
The airport has identified the extension of primary Runway 18/36 as critical to future growth of Ankeny Regional Airport to its ultimate length of 6,000 feet. The 5,500-foot long Runway 18/36 is used for the vast majority of the ever-increasing traffic. At this time, the runway pavement is very deteriorated with condition ratings that require complete reconstruction of the runway. This reconstruction will cause a major disruption to the airport services. In addition to repairing the pavement, the PCAA has long needed to extend the runway by 500 feet. This will address the increasing need to support a larger class of jet aircraft at the airport. For the extension, the PCAA previously acquired properties to the north of the airport boundary that would provide the clear runway.
- A project to replace the runway is currently under design and is expected to be constructed in 2025/2026. Construction of this project will require the Airport to shut down for approximately two months, drastically impacting the Airport's bottom line in the form of lost traffic, fuel sales, hangar rent, while still having to manage expenses like normal payroll of the Airport and FBO staff. By securing design and construction of the extension of the runway now, the project timeline can be structured so that the design of the reconstruction and the extension can be completed together, meaning that the construction can occur for both at the same time, providing relief for the Airport and FBO.
- In summary, the Runway 18 Extension project represents an initiative designed to address critical infrastructure deficiencies, support business growth, and elevate the overall visitor experience.
- 12 Explain why the project is a valuable use of taxpayer funds
- Since its opening in the early 1990's, the Ankeny Regional Airport has served as a major contributor to the Des Moines metropolitan area, serving not only metro area residents but also our visitors and business community. The airport serves as a reliever for Des Moines International Airport and provides critical connections that support economic growth and prosperity in central Iowa. The significant continued infrastructure investment and expansion of facilities at the Ankeny Regional Airport can't be understated.
- The Ankeny Regional Airport has grown in lockstep with the City of Ankeny since its inception. The PCAA has a history of making strategic infrastructure improvements that address the needs of such a fast-growing facility. The PCAA has leveraged federal funds effectively to expand and maintain a first-class facility while practicing fiscal responsibility.
- 13 Explain why this project is a priority for Iowa's Third Congressional District.
- The proposed Runway 18/36 Extension Project is a top priority for the following reasons:
- 1.) As the primary runway for the Ankeny Regional Airport, Runway 18/36 plays an invaluable role in the economic vitality of Polk County, and the entire central Iowa region. Through the extension of Runway 18/36, the PCAA is positioning themselves strategically to grow as an economic driver in the region. The PCAA's current capital planning focuses on three areas of justified improvement:
 - a. Addressing the critical need for additional aircraft storage space.
 - b. Expanding the airport by creating a separate, south terminal area.
 - c. Addressing the length and deficient condition of the main Runway 18/36.
 - 2.) With Runway 18/36 reconstructed and extended to 6,000 feet, the Airport will be able to address the increased level of demand for jet aircraft. The FAA has granted approval and recognized that forecasted aviation demands at Ankeny Regional Airport need a runway longer than the current 5,500 feet length.
 - 3.) Extending Runway 18/36 is essential for the development of a separate, south terminal area as it will attract businesses and provide storage that is strategically located in the Des Moines Metro area and in close proximity to the I-35/I-80 junction. This near future potential to expand the airport's ability to address critical needs for hangar storage, create jobs, and attract business to Polk County.
 - 4.) Extending the runway at the same time as the reconstruction will significantly minimize the closure of the airport versus the runway as a separate project occurring later. As soon as these two projects are completed, the airport will accommodate the increased aircraft which will expand the PCAA's abilities to meet the increasing needs of business travelers to and from the Des Moines area.
- 14 Please provide a summary of the project's budget.
- Sponsor Admin Costs: \$1,000
Estimated Construction Costs: \$3,512,765
Estimated Professional Fees: \$410,000
Estimated Total Project: \$3,923,765
- 15 In which congressional district(s) is the recipient located? Iowa's 3rd Congressional District

- 16 Type of requesting entity / organization
- State, local, or tribal government
 - Publicly owned entity (e.g. ports, universities, PUDs, etc.)
 - Non-profit entities with a quasi-governmental purpose (e.g. Special Districts)
 - Non-profit organizations
- 17 If this project was included in the president's FY25 budget request, please list the amount. If not included in the budget request, write \$0. (NOTE: Most projects will list \$0)
- 18 Federal dollars received for project in FY24. If the project did not receive federal funding, write "None."
- 19 If the project has a cost-share requirement, where will the project obtain additional funds to complete the project? Has the project already obtained those funds?
- 20 The Appropriations Committee may not provide funding for the full requested amount. Can the project be partially completed if the Appropriations Committee only partially funds the project? If yes, please explain how.
- 21 Can the project obligate all appropriated funds within 12 months after enactment? If no, please explain.
- 22 If you are submitting multiple projects, please rank this project with 1 of 1 being the most preferred project. Please also indicate how many total projects are being submitted by the recipient. (For example, if you are submitting 3 project and this is the top project submission, list the project as 1 of 3. The second-most preferred project would be 2 of 3, etc.)
- 23 Have you previously submitted this project to a Congressional office? If yes, which member of Congress?
- 24 Are you submitting this project to another Congressional office for consideration for FY2025? Which office?
- 25 Estimated Start Date of Project
- 26 Estimated End Date of Project

• Publicly owned entity (e.g. ports, universities, PUDs, etc.)

none

10% project cost share will be provided by the Polk County Aviation Authority. The local match will be available.

Yes, the project could be phased.

Yes, it is possible the project could be obligated and constructed within 12 months after enactment.

1 of 1

No

No

May-24

Dec-26

27 Which Appropriations account are you requesting funding under?

- Natural Resources Conservation Service (Conservation Operations)
- Department of Agriculture - Agriculture Research Service Building and Facilities
- Department of Agriculture – Rural Development – Rural Housing Service – Community Facilities
- Department of Agriculture – Rural Development – Rural Utilities Service – ReConnect Program
- Department of Agriculture – Rural Development – Rural Utilities Service – Distance Learning and Telemedicine Grants

- Department of Agriculture – Rural Development – Rural Utilities Service – Rural Water and Waste Disposal Grants
- National Institutes of Standards and Technology – Scientific and Technical Research
- NOAA Costal Zone Management
- Department of Justice – Byrne Justice Assistance Program
- Department of Justice – Community Oriented Policing Services (COPS) Technology & Equipment
- NASA Safety, Security, and Mission Services
- Army Corps of Engineers / Bureau of Reclamation Water and Related Resources
- FEMA Pre-Disaster Mitigation Grants (PDM)
- FEMA Emergency Operations Center Grants (EOC)
- Environmental Protection Agency – State and Tribal Assistance Grants (STAG)
- Department of Defense – Military Construction Accounts
- Department of Transportation – Transit Infrastructure Projects

- Department of Transportation – Highway Infrastructure Projects
- Department of Transportation – Airport Improvement Program (AIP)
- Department of Transportation – Airport Improvement Program (AIP)
- Department of Transportation – Port Infrastructure Development Program
- Department of Transportation – Consolidated Rail Infrastructure and Safety Improvements (CRISI) HUD Community Development Fund - Economic Development Initiative (EDI)

28 If you are applying for a Transit Infrastructure Project or Highway Infrastructure Project, please provide the state, tribal or territorial transportation improvement plan (STIP) or a transportation improvement plan (TIP) identification number for the project. NA

29 Please email Community Letters of support scanned into 1 document to IA01.CPF@mail.house.gov indicating the Project Name in the Subject of the email. Please indicate below whether these have been sent.

30 Community engagement and support is crucial in determining which projects are worthy of Federal funding. Only projects with demonstrated community support will be considered. Examples of these include, but are not limited to:

- Letters of support from elected community leaders (e.g. mayors or other officials);
 - Press articles highlighting the need for the requested Community Project Funding;
 - Support from newspaper editorial boards;
 - Projects listed on State intended use plans, community development plans, or other publicly available planning documents; or
 - Resolutions passed by city councils or boards.
- State and FAA CIPs, letters of support from elected community members.

Do you acknowledge that letters of support must be emailed by the application deadline? (Yes / No) **Yes**

I acknowledge that all Members of Congress are required to post all Community Project Funding requests that are made to the committee on their website. The posting must include the name of the proposed recipient, the address, the amount of the request, and an explanation of the purpose and justification for the use of taxpayer funds. (Yes / No) **Yes**

I acknowledge that all information on this application is true and correct to the best of my knowledge. I acknowledge that the project may be subject to an audit by the Government Accountability Office (GAO). (Yes / No) **Yes**

Press click submit below to finalize your request. If you have any questions, please contact Congresswoman Miller-Meeks' Legislative Director **Yes**

Ready to Submit

Southeast Iowa Regional Airport

CPF Funding

			Parking Lot
Construction Costs			
	Construction + Road Connection	\$	1,130,435.00
	Solar Panels for EV and Lights	\$	-
	EV Charging Stations	\$	-
	Contingency	\$	169,565.25
Subtotal		\$	1,300,000.25
	\$	195,000.04	
Professional Fees			
	Geotech	\$	-
	Topo Survey	\$	-
	Design Phase	\$	80,000.00
	Bidding	\$	15,000.00
	Construction Services	\$	80,000.00
	Sponsor Admin	\$	-
	QA Material Testing	\$	15,000.00
Subtotal		\$	190,000.00
Total	Total	\$	1,490,000.25
	90% Funding	\$	1,341,000.23

Parking Lot (West)

Parking Lot (East)

\$	600,000.00	\$	400,000.00
\$	-	\$	-
\$	-	\$	-
\$	90,000.00	\$	60,000.00
<hr/>			
\$	690,000.00	\$	460,000.00

\$	-	\$	-
\$	-	\$	-
\$	80,000.00	\$	-
\$	15,000.00	\$	-
\$	80,000.00	\$	-
\$	1,000.00	\$	-
\$	15,000.00	\$	-
<hr/>			
\$	191,000.00	\$	-

\$	881,000.00	\$	460,000.00
\$	792,900.00	\$	414,000.00



420 Watson Powell Jr. Parkway, Suite 200
Des Moines, Iowa 50309
Phone: 515.334.0075
Email: info@dmampo.org
www.dmampo.org

March 25, 2024

Representative Nunn
1232 Longworth House Office Building
Washington, DC 20515

Dear Representative Nunn:

SUBJECT: SUPPORT FOR ANKENY REGIONAL AIRPORT RUNWAY EXTENSION PROJECT

I am writing to express the Des Moines Area MPO's support for the Runway 18/36 Extension Project at the Ankeny Regional Airport.

The cities in northern Polk County, including Ankeny, Bondurant, Altoona and Polk City, have experienced unprecedented economic expansion in recent years. These cities, Polk County and the Des Moines metro area as a whole continue to experience economic opportunities and commercial/industrial growth. As a reliever facility for the Des Moines International Airport, the Ankeny Regional Airport provides a vital air travel link within the area's transportation system. The number of daily flights using the airport have increased over the years in lock step with the area's substantial growth. The airport provides essential air transportation services which facilitates business travel, tourism and investment opportunities.

The Ankeny Regional Airport is owned and managed by the Polk County Aviation Authority (PCAA) Board. The PCAA has a history of expanding and improving the airport through efficient capital planning so that the facility has kept pace with the area's economic expansion. The PCAA's highest priority at this time is Runway 18/36, the main of two runways at the airport. Runway 18/36 is aged and deteriorated to the point of needing replacement. A project to fully reconstruct the 5,500-foot PCC runway is scheduled to be constructed in 2025/2026. As the area has grown, it has become apparent to the PCAA that a longer runway is needed to allow for a larger class of jet aircraft to be able to use the airport. The PCAA's capital planning has included the acquisition of properties outside of the airport which will provide the clear zone needed for a 500-foot runway extension. Recent studies of the itinerant operations have shown that larger business-class aircraft would use the airport, but the current runway length will not allow it. This is certainly viewed as an ongoing missed economic opportunity.

The reconstruction of Runway 18/36 will cause a very substantial disturbance in the services provided by the airport, as a lengthy closure of both runways will be required. The extension project, whenever it is completed in the future, will also cause a lengthy runway closure. Completing both of these projects simultaneously would minimize the negative impact to air travel and in turn the local economy.

In summary, the business travel generated at the Ankeny Regional Airport certainly plays a pivotal role in driving economic prosperity within the Des Moines Metropolitan Area. The Runway 18/36 Extension project will directly expand the capabilities of the Airport. Your support of this critical initiative will enhance Central Iowa's position as a premier destination for business, commerce, and investment.

Sincerely,

A handwritten signature in blue ink that reads "Dylan Mullenix".

Dylan Mullenix, AICP
Executive Director



COUNTY OF POLK
Board of Supervisors

111 Court Ave, Suite 300
Des Moines, Iowa 50309-2214
Ph. 515.286.3120
Fax. 515.323.5225
www.polkcountyiowa.gov

Steve Van Oort, 3rd District
Ph 515.286.3119
steve.vanoort@polkcountyiowa.gov

March 25, 2024

Representative Zach Nunn
1232 Longworth House Office Building
Washington, DC 20515

Dear Representative Nunn:

On behalf of Polk County, I am writing to express strong support for the Runway 18/36 Extension Project at the Ankeny Regional Airport. I have long personally advocated for the airport, as the economic opportunities that it provides cannot be overstated. The Polk County Aviation Authority (PCAA) Board is comprised of members from Polk County and Ankeny. This independent board has a long history of effectively planning and implementing improvements at the airport in lockstep with the phenomenal growth of northern Polk County. The Ankeny Regional Airport functions as an effective link in the transportation system that supports the robust economies of the cities of Ankeny, Bondurant, Altoona, Polk City, and the balance of the urbanized areas within Polk County.

Current priorities of the PCAA include the development of a new south terminal area and adding new hangar buildings to address the state-wide shortage of aircraft hangars. But the board's top priority is the reconstruction and extension of Runway 18/36, the main runway at the airport. Due to its age and heavy use, Runway 18/36 is now very deteriorated. A project to fully reconstruct the 5,500-foot runway is scheduled to be completed in 2025. In recent history, it has become apparent to the PCAA that Runway 18/36 needs to be longer to allow for a larger class of jet aircraft to use the airport. Studies of the airport's itinerant operations have shown that larger business-class aircraft would use the airport, but the current runway length will not allow it. This is certainly viewed as an ongoing missed economic opportunity. Larger aircraft at the airport will lead to commercial/industrial growth opportunities that are not possible today. The longer runway will also provide expanded overall air transportation services which facilitates business travel, tourism and investment opportunities.

With financial assistance from Polk County, the PCAA previously acquired three properties on the north side of the airport. These will provide the clear zone needed for a 500-foot runway extension. The commitment by Polk County to support this vital runway extension has been strong and consistent. The PCAA is now poised to complete the runway extension pending funding assistance. There are obvious benefits to constructing the extension on the same schedule as the runway replacement, as airport closure times would be minimized. A closure of any length will severely affect airport operations, the flying public and the local economy.

The Ankeny Regional Airport certainly is an economic generator within Polk County and the Des Moines Metropolitan Area. Having the Runway 18/36 Extension project completed in 2025 will directly expand the capabilities of the airport to meet the economic needs of the region. Your support of this critical project will enhance Central Iowa's position as a premier destination for business, commerce, and investment.

Sincerely,

A handwritten signature in black ink that reads "Steve Van Oort". The signature is written in a cursive, flowing style with a large initial "S" and a distinct "Oort" ending.

Steve Van Oort
3rd District Supervisor



March 26th, 2024

Representative Nunn
1232 Longworth House Office Building
Washington, DC 20515

Dear Representative Nunn:

On behalf of the City of Ankeny, I wanted to express my support of the Ankeny Regional Airport's Runway 18/36 Extension project. The Ankeny Regional Airport is owned and operated by the Polk County Aviation Authority (PCAA), whose board of directors are citizens of Ankeny and Polk County. I recognize the invaluable role that the airport plays in the economic vitality of Ankeny, Polk County and the other cities in northern Polk County. Support for the airport has been, and continues to be, a top priority for the City of Ankeny.

Since its opening in the early 1990's, the Ankeny Regional Airport has served as a major contributor to the Des Moines metro area's quality of life, serving not only metro area residents but also our visitors and business community. The airport serves as a reliever for the Des Moines International Airport and provides critical connections that support economic growth and prosperity in central Iowa.

The Ankeny Regional Airport has grown in lockstep with the City of Ankeny since its inception. The PCAA has a history of making timely, yet strategic infrastructure improvements that address the needs of such a fast-growing facility. The PCAA has leveraged federal and state funding effectively to expand and maintain a first-class facility while practicing fiscal responsibility.

The significance of continued infrastructure investment and expansion of facilities at the Ankeny Regional Airport can't be understated. The PCAA's current capital planning focuses on three areas of justified improvements:

1. Addressing the critical need for additional aircraft storage space.
2. Expanding the airport by creating a separate, south terminal area.
3. Addressing the length and deficient condition of the main Runway 18/36.

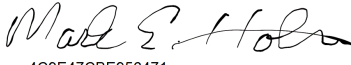
The 5,500-foot long Runway 18/36 is used for the vast majority of the ever-increasing traffic at the airport. At this time, the runway pavement is very deteriorated with condition ratings that require complete reconstruction of the runway. A project to replace the runway is currently under design and is expected to be constructed in 2025/2026. This reconstruction will cause a major disruption to the airport services. In addition to repairing the pavement, the PCAA has long recognized the need to extend the runway by 500 feet. This will address the increasing need to support a larger class of jet aircraft at our facility. To prepare for the extension, the PCAA previously acquired properties to the north of the airport boundary that would provide the clear zone for the longer runway.

Extending the runway at the same time as the reconstruction will significantly minimize the closure of the airport vs. extending the runway as a separate project occurring later. As soon as these two projects are

completed, the airport will accommodate the larger class of aircraft which will expand the PCAA's abilities to meet the increasing needs of business travelers to and from the Des Moines metro area. If requested, the PCAA staff can provide the data showing the increasing itinerant operations and other justification that meets the FAA's requirements for extending Runway 18/36.

In summary, the Runway 18/36 Extension project at the Ankeny Regional Airport is needed at this time to promote the continued success and economic prosperity of the Des Moines metro area. Your support and allocation of resources for this vital project is greatly appreciated. Thank you.

Sincerely,

DocuSigned by:

4C9E47CBE956471...

Mark Holm
Mayor
City of Ankeny

EXEC1

- AVIATION -

Ankeny Regional Airport • 3700 SE Convenience Blvd • Ankeny, IA 50021 • Phone 515-965-1020 • Fax 515-965-5954

J.R. Boesen
3700 SE Convenience Blvd
Ankeny, IA 50021
515-865-7572 Cell
jrboesen@exec1aviation.com

12/9/2022

Paul Moritz
Ankeny Airport Manager

Dear Paul,

I am writing to confirm our conversation regarding our business plan to add Supermid aircraft to our fleet based at the Ankeny Regional Airport (KIKV) in addition to our fleet of Hawker 400XP/Beechjet 400A's.

We do intend to add Supermid aircraft to our fleet in the future. We have this in our business plan for 2025 currently. We are considering the following aircraft. Gulfstream G200, Falcon 2000, or Challenger 300. We will start with one of these aircraft and become familiar with its operations and likely add another in the following year, with intentions to build a fleet similar in size to our Hawker 400XP fleet. We will run into runway performance issues with these aircraft, and 6,000 ft is the desired length to operate these aircraft safely and efficiently out of IKV as it's home base. I would expect total operations to be approximately 120-150 per aircraft. Similar to our 400XP fleet.

We currently operate 7 of the 400XP/Beechjet 400A's and flew the fleet approximately 5,000 hours this year. I am showing 551 arrivals to IKV in the past 12 months from 12-8-2021 to 12-9-2022. I believe the operations formula for that would be 1 departure plus 1 arrival for a total operations of 1,102 for the past 12 months. We do run into runway length issues with the 400's as well. When the temperature increases to about 75F and above, we cannot takeoff max gross weight out of IKV and usually must plan a fuel stop to complete the trip. Also, in the winter we have the same problem due to contaminated runway issues with the current runway length.

In addition to our Charter fleet, we do manage the FBO as well, and see the need for a 6,000ft runway for our base customers and transient traffic. I know of one other base customer that has intentions of upgrading from their Lear 45 to a Supermid or Heavy aircraft once facilities and runway length permits for it's safe and efficient operation.

Let me know if you have any further questions.

Sincerely,



J.R. Boesen
President, Exec 1 Aviation



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

 Print

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Change Order No. 3 in the amount of \$5,600.00 to Wood Roofing & Sheet Metal for additional wall panel replacements and roof repairs on the T-Hangars Gutter Replacement Project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Change Order No. 3



5225 NE 17th Street
Des Moines, IA 50313

515.244.2711

March 28th 2024

**To: Mr. Paul Moritz, P.E.
Ankeny Regional Airport
3700 SE Convenience Blvd.
Ankeny, Iowa 50021**

**Re: WRS Project #23-10004: T-Hangars Gutter Replacement Project
CHANGE ORDER #3**

We propose to provide labor, materials, equipment & supervision to complete the following:

- 1) *Furnish and put in place; Z-Girts at Hanging Insulation Locations Qty: 3 Hangars*
- 2) *Shop Form and Install Closely Matching Profile Panels at 2 Locations*
- 3) *Investigate, Report & Repair Roof Leak at 1 Location (air vent F-10)*

- **Metal Panels: 24 ga Pre-Finished Steel Sheet**
 - Shop Formed to Closely Match Existing Profiles.
 - Color: Ash Grey to Match Existing Panels.
 - Locations: As Noted by Owner.
 - Includes: Trims & Accessories for Complete Installation.
- **Provide 22 ga Galvanized Z-Girt or Angle to Hold Insulation in Place**
 - Locations: 3 Hangars.
 - All 3 Hangars Must Be Accessible & Identified for Work to Occur in Consecutive Installs.
 - Includes: 19' Scissor Lift for the Duration for Access to Hangar Ceilings & All Accessories for Complete Installation.
- All work done as per industry standards.
- Clean area and dispose of debris.

TOTAL COST: \$5,600.00 (excludes sales tax)

Duration: 2 Guys / 2.5 Days Onsite

- *Any additional work not outlined above is excluded from this proposal.*
- *Any additional work approved by the property manager during the project will be on T & M basis*
- *Includes 1 year Installer Workmanship Warranty*

Accepted and Agreed: The prices and conditions herein this agreement are satisfactory and hereby accepted. You are authorized to proceed and schedule this project at the above-mentioned facility as specified. *(Must be signed by authorized persons, written approval via email is also acceptable)*

Authorized Person: _____ Date: _____

WRS Service Manager: _____ Date: _____

The WRS team looks forward to being of service!
Nick Ray – Sheet Metal Div. Manager - NRay@wrsia.com

SCOPE NOTES:

Nicholas Ray

From: Paul Moritz <PMoritz@AnkenyIowa.gov>
Sent: Thursday, March 28, 2024 8:59 AM
To: Nicholas Ray
Cc: Dave Kalwishky
Subject: Change Order Items - Ankeny Airport Gutter Project

Nick:

I met with Dave Kalwishky yesterday out at the airport. He let me know that you had completed the wall panel replacements that are part of the latest change order, but that you still had the ceiling insulation repairs to do. The panel replacements look good. The color match appears to be spot-on.

Dave showed me some other defects that he found, and we decided that we would like to get another small change order from you for these additional items if you have the capacity to do them. If not, we will find a way to get them done at a later date whenever we have another contractor out. I am copying Dave on this message. If you can get to these, please contact him as your time allows for field-reviewing as needed:

Hangar A-02 needs a ceiling insulation repair.
Hangar B-05 needs a ceiling insulation repair.
Hangar A-09 needs a ceiling insulation repair.

Hangar F-10 has a leak at/near the ceiling air vent.

Hangar C-03 has two tears in the front wall that require one full panel and one half panel replacement.

Dave said that the gutters worked well during the recent rains. Thanks Nick.

Paul Moritz, PE | Airport Manager
City Manager's Office
410 W. First St.
Ankeny, IA 50023-1557
ph/fx/txt: 515-965-6428



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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Environmental Assessment by HDR: Follow up from the March 14th Public Hearing and the issuing of a Finding of No Significant Impact by the 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
<input type="checkbox"/> FONSI Notification
<input type="checkbox"/> Public Notice
<input type="checkbox"/> Public Hearing Minutes

U. S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
CENTRAL REGION

FINDING OF NO SIGNIFICANT IMPACT/RECORD OF DECISION

For the Proposed

**RECONSTRUCTION OF RUNWAY 18/36, EXTENSION OF RUNWAY 18 (100'
X 500'), RELOCATE LOCALIZER RUNWAY 18, AND DEVELOP SOUTH
CORPORATE TERMINAL AREA**

**ANKENY REGIONAL AIRPORT
ANKENY, IOWA**

This Finding of No Significant Impact (FONSI) and Record of Decision (ROD) was prepared for a proposed action at the Ankeny Regional Airport in Ankeny, Iowa. The attached Final Environmental Assessment (Final EA) dated March 25, 2024, was prepared in accordance with the guidelines and requirements set forth by the Council of Environmental Quality (CEQ) and the Federal Aviation Administration (FAA). Presented is a description of the Purpose and Need for the Proposed Action, Proposed Action, Alternative Considered, and Assessment and Mitigation as discussed in the attached Final EA with Federal Findings regarding the Proposed Action.

PURPOSE AND NEED FOR THE PROPOSED ACTION:

The purpose of the Proposed Action is to reconstruct Runway 18/36, an extension of Runway 18, relocation of the localizer and development of the South Corporate Terminal area as described in the Final EA. The need for these capital improvement projects is to safely provide for the existing and future aviation needs of the Polk County Aviation Authority (PCAA) (sponsor) and the surrounding communities per minimum standards for safe and efficient aircraft operations as described in *FAA Advisory Circular 150/5300-13, Airport Design*. The requirements to be satisfied are more specifically described below under Proposed Action.

PROPOSED ACTION:

The Proposed Action consists of the following improvements, as shown on the May 20, 2013, conditionally approved Airport Layout Plan (ALP) and as described in detail in the Final EA:

1. Reconstruct and strengthen Runway 18/36 pavement.

2. Extend Runway 18/36 and parallel taxiway 500 feet at Runway end 18.
3. Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Lights (PAPI) to accommodate the planned extension of Runway 18.
4. Revise Instrument Approach Procedures to Runway end 18, Runway 18 – RNAV (GPS)
5. Initiate Phase I grading and drainage improvements within South Corporate Terminal Area to accommodate aircraft storage facilities.

ALTERNATIVES CONSIDERED:

The No Action Alternative: No changes to the existing Runway 18/36 pavement structure or length or provide space for the construction of additional aircraft storage and maintenance facilities. A decision not to provide additional runway length and pavement structure that will accommodate larger and heavier aircraft will limit the ability of the airport to fulfill its system role as a general aviation “reliever” airport. If the development of additional aircraft storage and maintenance facilities is not pursued, the ability to fulfill the airport’s role as a “regional” airport, as designated within the National Plan of Integrated Airports Systems, will be limited. The No Action alternative does not meet the project purpose and need; however, in addition to being a Council on Environmental Quality/National Environmental Policy Act (CEQ/NEPA) requirement, it does serve as a baseline for a comparison of impacts to the preferred alternative and is therefore retained for analysis.

Alternative #1 (Proposed Action): Reconstruct Runway 18/36, extend Runway 18 by 500 feet, construct connecting taxiway, relocate localizer and develop the South Corporate Terminal Area as described in Section 2.6 of the Final EA under Proposed Action. This alternative will address pavement distresses, improve drainage and provide pavement structure and length that will accommodate the design aircraft and aircraft fleet mix. The development of the South Corporate Terminal Area will provide space for airport facilities and meet the demands over the next 30 years. This alternative was selected as the Proposed Action because this alternative best meets the purpose and need, is feasible, and results in minimal environmental impacts.

ASSESSMENT AND MITIGATION:

Section 3.0 of the attached Final EA addresses the applicable environmental impact areas in accordance with Federal Aviation Administration (FAA) Orders 1050.1F and 5050.4B and analyzes the potential for significant impacts. The Final EA and associated correspondence were reviewed by the FAA to determine whether each of the affected impact categories exceeded an established threshold of significance.

The sponsor’s Proposed Action will not significantly affect environmental resources as discussed and analyzed in the Final EA. Statements of consistency with community planning from state and local governments are highlighted in the Final EA.

The FAA has assessed the Proposed Action as the preferred alternative. The Final EA addresses the effect of the proposed project on the human and natural environment. Chapter 3 of the Final EA provides a detailed description of existing conditions and the environmental consequences of the Proposed Action on resource areas.

Resources Not Affected: As described in Section 3.3 of the Final EA, these resources were considered but not analyzed in detail. Based on the results of site visits and research, the No Action and Proposed Action would not have direct or indirect impacts on the following resources: Climate, Coastal Resources, Farmlands, and Section 6(f) of the Land and Water Conservation Fund. No mitigation measures have been identified and none are necessary to reduce potentially significant impacts below applicable significance thresholds.

Air Quality: The Proposed Action will not have an impact on this resource except for temporary construction related impacts. The airport is located in an attainment area; therefore, a conformity determination is not required. An Air Quality Assessment is not required because the Proposed Action is not anticipated to increase the number of aviation or ground surface operations.

Biological Resources: Lists of protected species of flora and fauna were analyzed, and no applicable habitat or species were found. The Proposed Action will not affect a listed species or designated critical habitat.

Climate: The Proposed Action will not have a significant impact on this resource. For airports with relatively limited operations, there are no regulatory requirements covering greenhouse gas (GHG) emissions. Of the parameters identified, the most applicable GHG emission relative to the airport would be carbon dioxide through the burning of fossil fuels. The Proposed Action and alternatives would not increase GHG emissions compared to the no action alternative.

Department of Transportation Act, Section 4(f) and Land and Water Conservation Fund (LWCF) Act, Section 6(f) Resources: Section 6(f) resources are not present in the project area.

The Four Mile Creek Greenway Corridor is located approximately one-half mile east of the airport and runs parallel to Runway 18/36. The Proposed Action would not result in the use or “constructive use” of a Section 4(f) resource.

Farmlands: No farmland protected by the Farmland Protection Policy Act (FPPA) will be acquired and/or converted to non-agricultural use.

Hazardous Materials, Solid Waste, and Pollution Prevention: No hazardous materials are located within the affected area. The Proposed Action will not cause potential contamination of the affected area from hazardous materials. The Proposed Action will not have a significant impact to the generation and disposal of solid waste.

Historic, Architectural, Archeological or Cultural Resources: Section 3.4.5 of the Final EA describe FAA's evaluation of the direct and indirect impacts from federal actions on historic, architectural, archaeological, and other cultural resources under Section 106, the principal statute concerning such resources. Section 106 requires federal agencies to take into account the effects of their undertakings on properties that are listed in or determined eligible for inclusion in the National Register of Historic Places (NRHP), and to consult with the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officers (THPO), and other parties to develop and evaluate alternatives or modifications to the undertaking where necessary to avoid, minimize, or mitigate adverse effects on historic properties. The independent federal agency overseeing federal historic preservation and tribal programs, the Advisory Council on Historic Preservation (ACHP), must be afforded a reasonable opportunity to comment on such undertakings subject to Section 106.

Exhibit 4-1 of FAA Order 1050.1F provides that the FAA has not established a significance threshold for Historical, Architectural, and Cultural Resources. A factor to consider is whether the action would result in a finding of adverse effect through the Section 106 process; however, an adverse effect finding is not automatically a significant impact triggering preparation of an EIS.

A Phase I Cultural Resource Investigation was completed. No impacts to historical, architectural, archaeological, and cultural resources were found. A "No Historic Properties will be Affected" finding was issued by FAA and concurred with by the State Historic Preservation Officer (SHPO). No mitigation measures will be required.

Six Tribes were invited to participate as consulting parties. One tribe responded that the proposed project will not adversely affect any known archeological, historical, or sacred sites and/or properties of cultural significance. Five tribes did not respond.

If construction work uncovers buried archeological materials, the contractor will cease work in the area of discovery and immediately notify the State Historic Preservation Office (SHPO) and the FAA. The FAA will contact concerned tribes.

Land Use: The Sponsor Land Use Letter provided in the EA states that appropriate action, including the adoption of zoning laws, has been or will be taken, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including the landing and takeoff of aircraft. This applies to both existing and planned land uses.

Natural Resources and Energy Supply: The Proposed Action will not have a significant impact on this resource.

Noise and Compatible Land Use: While the Proposed Action will result in an increase aircraft traffic, the Day Night Average Sound Level (DNL) 65 contour does not extend beyond the existing airport property line. Section 3.4.8 and Figures 13 and 14 of the Final EA show the DNL 65 footprint just beyond the runway threshold associated with

Runways 18 and 36. The Proposed Action would not cause significant impacts to adjacent land uses and no further analysis is required.

Socioeconomic, Environmental Justice, and Children’s Environmental Health and Safety Risks:

While Environmental Justice communities are present near the project area, there are no anticipated adverse impacts to these communities. This resource would not be affected by the project.

Visual Effects: The Proposed Action will not have a significant impact on this resource. The Ankeny Regional Airport is surrounded by existing or planned commercial and industrial land uses. The proposed development of the South Corporate Terminal Area will increase light emissions due to the development of aircraft storage and parking, but this will not affect the visual character of the existing and planned land uses located west and south of the Proposed Action.

Water Resources:

Wetlands: A wetland delineation was completed for the proposed project area. The delineation identified two wetlands, one located at the connecting taxiway and an area on the north end of the South Corporate Terminal Area. Each project under the Proposed Action would be submitted for separate review as they are single, complete projects that have independent utility:

- Reconstruct Runway 18/36: no identified wetlands.
- Extend Runway 18: Potential impact of 0.25 acres of wetland as a result of the construction of the connecting taxiway. The US Army Corps of Engineers (USACE) upon receiving the permit application to extend the runway and impact 0.25 acres of palustrine emergent wetland, will also review to determine if a “non-jurisdictional” determination can be made. Since the proposed extension project is not anticipated until 2026, it is considered reasonable to see a non-jurisdiction determination. If compensatory mitigation is required, the Polk County Aviation Authority will seek to purchase wetland credits from an approved wetland bank.
- Develop South Corporate Terminal Area: 0.85 acres potentially impacted as a result of the long-term development phased over 20 years. The USACE will review the wetland areas to determine if a “non-jurisdictional” determination may be made prior to the development phases. If compensatory mitigation is required, the Polk County Aviation Authority will seek to purchase wetland credits through an approved wetland bank.

Floodplains: Portions of the airport property are within the 100-year floodplain, however, no development is planned within the floodplain and no impacts will occur. This resource would not be affected by the project.

Surface and Ground Water: The Proposed Action will not have a significant impact on this resource.

Use best management practices to minimize impacts to water quality during construction. Since construction activities will disturb more than 1 acre, obtain a National Pollutant Discharge Elimination System (NPDES) permit prior to construction. Apply to the Iowa Department of Natural Resources (IDNR) for the permit.

Wild and Scenic Rivers: This resource is not present in the affected area.

Cumulative Impacts: The past, present, and reasonably foreseeable future actions were evaluated for cumulative impacts from these actions that could result in environmental impacts from implementation of the Proposed Action.

With implementation of the Proposed Action, the level of cumulative impacts anticipated to occur within these environmental resource categories is not significant due to the types of past, present, and reasonably foreseeable future projects; the extent of the built environment in which they would occur; the lack of certain environmental resources in the area; and the mitigation measures identified for the Proposed Action. Therefore, as stated in the Final EA, implementation of the Proposed Action would not result in significant cumulative environmental impacts.

PUBLIC OUTREACH AND AGENCY COORDINATION:

Section 4.0 of the Final EA summarizes the public involvement. The draft EA was made available for a 30-day public comment period with a notice of public hearing published. Comments received during the public hearing were in favor of the Proposed Action. Agency coordination is provided in Appendix G of the Final EA.

DECISION AND ORDER:

Based on the information in this FONSI/ROD and supported by detailed discussion in the attached Final EA, the Proposed Action has been identified as the FAA's selected alternative. Applicable federal requirements relating to the proposed airport development have been met.

Under the authority delegated to me by the Administrator of the Federal Aviation Administration, I find that the project is reasonably supported. I, therefore, direct that the FAA take the following actions as appropriate to authorize implementation of the Proposed Action:

- Unconditional approval of the Airport Layout Plan (ALP) to depict the proposed improvements pursuant to 49 USC §§ 40103(b) and 47107(a)(16).
- Determination under 49 USC § 44502(b) that the airport development is reasonably necessary for use in air commerce or in the interests of national defense.

- Approval of changes to the airport certification manual pursuant to 14 CFR Part 139 (49 USC § 44706).
- Determinations under 49 USC 47106 and 47107 relating to the eligibility of the Proposed Action for federal funding including but not limited to the Airport Improvement Program (AIP) and other Federal funding programs, and/or determinations under 49 USC 40117, as implemented by 14 CFR 158.25, to impose and use passenger facility charges (PFCs).

This order is issued under applicable statutory authorities, including 49 U.S.C. §§ 40101(d), 40103(b), 40113(a), 44701, 44706, 44718(b), and 47101 et seq.

APPROVING FAA OFFICIAL’S STATEMENT OF ENVIRONMENTAL FINDING:

After careful and thorough consideration of the facts contained herein, the undersigned finds that the proposed Federal action is consistent with existing national environmental policies and objectives as set forth in Section 101 of the National Environmental Policy Act of 1969 (NEPA) and other applicable environmental requirements and will not significantly affect the quality of the human environment or otherwise include any condition requiring consultation pursuant to Section 102(2)(C) of NEPA. As a result, FAA is issuing this FONSI and will not prepare an Environmental Impact Statement (EIS) for this action.

APPROVED:	JAMES A JOHNSON <hr/> Manager, FAA Airports Division	Digitally signed by JAMES A JOHNSON Date: 2024.03.26 11:18:44 -05'00' <hr/> Date
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DISAPPROVED:	<hr/> Manager, FAA Airports Division	<hr/> Date
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RIGHT OF APPEAL:

This decision document (FONSI/ROD) is a final order of the FAA Administrator and is subject to exclusive judicial review under 49 U.S.C. § 46110 by the U.S. Circuit Court of Appeals for the District of Columbia or the U.S. Circuit Court of Appeals for the circuit in which the person contesting the decision lives or has a principal place of business. Any party having substantial interest in this order may apply for review of the decision by filing a petition for review in the appropriate U.S. Court of Appeals no later than 60 days after the order is issued in accordance with the provisions of 49 U.S.C. § 46110.

NOTICE OF AVAILABILITY

FEDERAL FINDING OF NO SIGNIFICANT IMPACT/RECORD OF DECISION

For Proposed Development

Ankeny Regional Airport

Ankeny, Iowa

The Federal Aviation Administration has approved a Finding of No Significant Impact/Record of Decision (FONSI/ROD) for the improvements identified at the Ankeny Regional Airport. The FONSI/ROD is being made available to the public pursuant to Part 1506 of the Council On Environmental Quality Regulations concerning implementation of the National Environmental Policy Act. Copies of the FONSI/ROD are located at:

The Finding of No Significant Impact/Record of Decision (FONSI/ROD) can be viewed at the following locations:

City of Ankeny
City Hall
410 W. 1st. Street
Ankeny, IA 50023

Ankeny Kirkendall Public Library
1250 SW District Dr.
Ankeny, IA 50023

Federal Aviation Administration
Airports Division
901 Locust
Kansas City, Missouri 64106

Appendix G Public Hearing

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, February 8 - 5:00 PM

Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

RESOLUTION 2024-09 fixing a date for a Public Hearing to address proposed improvements and receive public comments on the Runway 18/36 Reconstruction/Extension Project and the South Corporate Terminal Area Development at the Ankeny Regional Airport. Novak moved, second by Gardner. Ayes: Novak, Gardner, Ashby.

RESOLUTION NO. 2024- 09

RESOLUTION FIXING A DATE FOR A PUBLIC HEARING TO ADDRESS PROPOSED IMPROVEMENTS AND RECEIVE PUBLIC COMMENTS ON THE RUNWAY 18/36 RECONSTRUCTION/EXTENSION PROJECT AND THE SOUTH CORPORATE TERMINAL AREA DEVELOPMENT AT THE ANKENY REGIONAL AIRPORT

WHEREAS, the Polk County Aviation Authority has determined that there is a need to reconstruct and extend Runway 18/36 and develop the South Corporate Terminal Area with specific project improvements more particularly described as follows:

- Reconstruct and strengthen the Runway 18/36 pavement (Planned for 2025).
- Extend Runway 18/36 and the parallel taxiway by 500 feet (Planned for 2026).
- Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate the planned extension (2026).
- Revise Instrument Approach Procedures to Runway 18 (2026).
- Initiate Phase I grading and drainage improvements within the South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028).

; and

WHEREAS, the above said projects are included in the FFY 2025 Airport Capital Improvements Program with 90% partial funding projected to be provided by the FAA; and

WHEREAS, in accordance with federal requirements, an environmental assessment (EA) that addresses the potential economic, social and environmental impacts of the above said projects must be completed, reviewed by the public and approved by the FAA; and

WHEREAS, the Polk County Aviation Authority (PCAA) retained HDR Engineering to complete the required EA document on behalf of the Authority; and

WHEREAS, a draft of the said EA document is completed and available for public review and comment at this time; and

WHEREAS, also in accordance with federal requirements, a public hearing must be held that presents the proposed actions and potential impacts of the above said projects to the public; and

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

- February 8, 2024.....PCAA Board sets date of the proposed Public Hearing
- February 9, 2024..... Publish Notice of Public Hearing in the DM Register
- March 14, 2024..... PCAA Board holds the Public Hearing and receives comments
(5:00 p.m. in the Ankeny Kirkendall Public Library)
- March 25, 2024.....Final date for submittal of written comments

NOW, THEREFOR, BE IT RESOLVED that a March 14, 2024 Public Hearing date be established by the Polk County Aviation Authority to facilitate the public review and comments on the environmental assessment (EA) document for the proposed Runway 18/36 Reconstruction/Extension and the South Corporate Terminal Area Development.

BE IT FURTHER RESOLVED that the Polk County Aviation Authority on this 8th day of February, 2024 hereby authorizes the publication of the official notice for the said hearing as stated above and in accordance with the Code of Iowa.

Passed and adopted this 8th day of February, 2024.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Notice of Public Hearing and
Notice of Availability for Public Comment
for Proposed Improvements at Ankeny Regional Airport
Ankeny, Iowa

The Polk County Aviation Authority intends to undertake the following proposed actions at the Ankeny Regional Airport.

- Reconstruct and strengthen Runway 18/36 pavement (Existing Pavement: 5,500' X 100'). (Planned for 2025)
- Extend Runway 18/36 and parallel taxiway 500 feet (Runway 18) (2026)
- Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate planned extension on Runway 18. (2026)
- Revise Instrument Approach Procedures to Runway 18. (2026)
- Initiate Phase I grading and drainage improvement within South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028)

We are providing notice of a public hearing where we will address the proposed actions and potential economic, social, and environmental impacts. In addition, we will address the project's consistency with the goals and objectives of the affected area's land use or planning strategy.

The Public Hearing will be held at the following time and place:

Thursday March 14, 2024, 5:00 PM
Ankeny Kirkendall Public Library
1250 SW District Dr.
Ankeny, IA 50023

Potentially affected environmental resources include:

Wetlands

The draft environmental assessment (EA) describing the proposed actions impacts will be available for public review until March 25, 2024. The draft EA (printed copy) may be viewed at:

City of Ankeny
City Hall
410 W. 1st. Street
Ankeny, IA 50023

Ankeny Kirkendall Public Library
1250 SW District Dr.
Ankeny, IA 50023

The draft EA may also be viewed on the Polk County Aviation Authority website:
<https://ankenysregionalairport.com>

A hard copy or CD of the EA may be mailed upon request. Those wishing to provide comments must do so by email or letter to the address below no later than March 25, 2024:

Paul Moritz P.E.
Airport Board Manager
Polk County Aviation Authority
Ankeny Regional Airport
410 W. 1st Street
Ankeny, IA 50023
pmoritz@ankenyiowa.gov

or

Amy Walter
Federal Aviation Administration, ACE-620 G
901 Locust St.
Kansas City, MO 64106-2325
Amy.walter@faa.gov

Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment –including your personal identifying information–may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.



Iowa

PO Box 631851 Cincinnati, OH 45263-1851

GANNETT

PROOF OF PUBLICATION

Diane Klemme
ATTN: Terri Havens
Polk County Aviation Authority
410 W 1st ST
Ankeny IA 50023-1557

STATE OF WISCONSIN, COUNTY OF BROWN

The Des Moines Register and Tribune Company, a newspaper printed and published in the city of Des Moines, Polk County, State of Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

02/09/2024

and that the fees charged are legal.
Sworn to and subscribed before on 02/09/2024

705 Notice of Public Hearing and Notice of Availability for Public Comment for Proposed Improvements at Ankeny Regional Airport Ankeny, Iowa
The Polk County Aviation Authority intends to undertake the following proposed actions at the Ankeny Regional Airport.
• Reconstruct and strengthen Runway 18/36 pavement (Existing Pavement: 3,500' X 100'). (Planned for 2025)
• Extend Runway 18/36 and parallel taxiway 500 feet (Runway 18) (2026)
• Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate planned extension on Runway 18. (2026)
• Revise Instrument Approach Procedures to Runway 18. (2026)
• Initiate Phase grading and drainage improvement within South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028)
We are providing notice of a public hearing where we will address the proposed actions and potential economic, social, and environmental impacts. In addition, we will address the project's consistency with the goals and objectives of the affected area's land use or planning strategy.
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A hard copy or CD of the EA may be mailed upon request. Those wishing to provide comments must do so by email or letter to the address below no later than March 25, 2024:
Paul Moritz P.E.
Airport Board Manager
Polk County Aviation Authority
Ankeny Regional Airport
410 W. 1st Street
Ankeny, IA 50023
pmoritz@ankenyiowa.gov
or
Amy Walter
Federal Aviation Administration
ACE-620 G
901 Locust St.
Kansas City, MO 64106-2325
Amy.walter@faa.gov
Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment—including your personal identifying information—may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.
Published in the Des Moines Register on the 9th day of February, 2024.

Legal Clerk

Notary, State of WI, County of Brown
1-7-24

My commission expires
Publication Cost: \$68.20
Order No: 9823621 # of Copies: 1
Customer No: 1249877
PO #: 705 - PCAA NOH EA

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin





Polk County Aviation Authority Meeting

Thursday, March 14, 2024

5:00 PM

**Ankeny Kirkendall Public Library - City Council Chambers
1250 SW District Drive, Ankeny, Iowa**

INSTRUCTIONS TO JOIN ELECTRONIC MEETING:

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

1. Approval of the March 14, 2024 Agenda

Action# B1-1. Consider motion to approve and accept the March 14, 2024 agenda without amendment.

C. PUBLIC HEARING

1. PH 2024-02 Environmental Assessment for Certain Proposed Improvements at the Ankeny Regional Airport

Action# C1-1. Consider motion to close Public Hearing 2024-02.

Action# C1-2. Consider motion to adopt RESOLUTION to accept the public comments received, direct staff to finalize the public comment process and transmit the Environmental Assessment document to the FAA as required.

D. NEW BUSINESS

1. Consider motion to approve a recommendation to the FAA for prioritizing two projects for possible Federal Community Project Funding (CPF):
 - Extend Runway 18 Project
 - Phase 1 South Terminal Area Tee Hangars Project
2. Consider motion to approve Change Order No. 2 in the amount of \$6,175.00 to Wood Roofing & Sheet Metal for roof repairs and wall panel replacements on the T-Hangars Gutter Replacement Project.

E. ADJOURNMENT

Call this meeting to order. Entertain a motion to approve and accept March 14 agenda without amendment. Call roll: Yea - 4, Nay - 0

Agenda Item C: Public Hearing - Chairperson Jeff Wangsness:

This is the time and place for a public hearing to address the proposed actions and potential economic, social, and environmental impacts associated with proposed improvements at the Ankeny Regional Airport generally described as the Runway 18/36 Reconstruction, Runway 18/36 Extension, and the Grading/Drainage Improvements for the South Corporate Terminal Area Development.

More specifically, the proposed improvements are as follows:

- Reconstruct and strengthen Runway 18/36 pavement (Existing Pavement: 5,500' X 100'). (Planned for 2025)
- Extend Runway 18/36 and parallel taxiway 500 feet (Runway 18) (2026)
- Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate planned extension on Runway 18. (2026)
- Revise Instrument Approach Procedures to Runway 18. (2026)
- Initiate Phase I grading and drainage improvement within South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028)

Notice of this hearing was published in the Des Moines Register on February 9, 2024.

For those wishing to provide oral comment, please stand, state your name and address. You may also submit written comment. Written comments will be accepted until March 25, 2024. The oral and written comments received will be included in the public hearing record and addressed within the Draft Environmental Assessment. The Draft Environmental Assessment will then be submitted to FAA for a final determination.

Chair

At this time, is there anyone present who wishes to be heard for or against the proposed improvement projects and related impacts?

Yes, Dave Kalwisky, Address is 4424 Grandview Avenue, Des Moines 50317. I am for the extension of Runway 18/36. It will allow us to bring in bigger planes which will have a positive economic impact to the airport and Ankeny. The South Corporate Terminal Area Improvement, I am also for that for the same reason. We have seen a waiting list of 70 people looking to put an airplane in a hangar and there is no space anywhere to do that at these airports. So, building tee hanagrs down there would allow us to clean up that and bring in more money to the airport through fuel sales, maintenance, flight instruction. But it would benefit all of us that way as well.

Chair:

Thanks Dave, appreciate that.

Chair:

Is there anyone else?

Yes, this is Paul. (Paul Moritz) I am here obviously representing the Airport Board as Airport Board Manager. I echo the comments of Dave. Fast forward this project for years; as you know, it has been in our capital improvements program planning. The extension of the runway; if it were to go hand in hand with the reconstruction of Runway 18/36 would be a positive attribute for the airport. As Dave has mentioned, we are sorely in need of more tee hangar spaces at the airport. Staff has studied these two issues extensively. We feel these (projects), is the best use of the funding (we) may receive in our local funding supplement as needed to create a couple of very large positive projects for the airport.

Chair

Thanks Paul, appreciate that.

Chair:

Anybody else present that wishes to speak?

Hearing none

Recording Secretary:

Jeff, check to see if anyone online wishes to speak.

Is there anyone online that wishing to speak?

None. Okay

Chair:

Thank you for that.

If hearing none, we need to take the following actions. I would consider a motion to close this Public Hearing 2024-02. Motion and second to close. Yea – 4; Nay - 0

Item Two, consider motion to adopt resolution adopt Resolution accepting the public comments associated with the environmental assessment for certain improvements at the Ankeny Regional Airport and receive and file the Draft Environmental Assessment document. Yea – 4; Nay – 0

Summary:

Comments received were in favor of the proposed reconstruction of existing Runway 18/36 and the extension of Runway 18 to provide an ultimate runway length of 6,000 feet. The comments also supported the development of the South Corporate Terminal Area. There was comments made related to the proposed time frame. The Board has maintained that reconstruction of Runway 18/36 is their first priority followed by the 500 foot extension on Runway 18. The Board recognizes the demand for additional aircraft storage and the ultimate need to initiate development of the South Corporate Terminal Area.

RESOLUTION 2024-

RESOLUTION ACCEPTING THE PUBLIC COMMENTS ASSOCIATED WITH THE ENVIRONMENTAL ASSESSMENT FOR CERTAIN PROPOSED IMPROVEMENTS AT THE ANKENY REGIONAL AIRPORT, AND RECEIVES AND FILES THE ENVIRONMENTAL ASSESSMENT DOCUMENT

WHEREAS, The Polk County Aviation Authority intends to undertake the following proposed actions at the Ankeny Regional Airport:

- Reconstruct and strengthen Runway 18/36 pavement (Existing Pavement: 5,500' X 100'). (Planned for 2025)
- Extend Runway 18/36 and parallel taxiway 500 feet (Runway 18) (2026)
- Relocate Localizer (LOC), Runway Identifier Lights (REIL) and Precision Approach Path Indicator Light units (PAPI) to accommodate planned extension on Runway 18. (2026)
- Revise Instrument Approach Procedures to Runway 18. (2026)
- Initiate Phase I grading and drainage improvement within South Corporate Terminal Area to accommodate aircraft storage facilities. (2027/2028)

, and

WHEREAS, an Environmental Assessment (EA) document has been completed by HDR Engineering on behalf of the Polk County Aviation Authority to address the proposed actions and potential economic, social, and environmental impacts associated with the above said improvement projects, and

WHEREAS, the said EA document also addresses the above referenced project's consistency with the goals and objectives of the land use or planning strategy of the affected area, and

WHEREAS, the said EA document has been available to the public for review at the Ankeny City Hall, the Ankeny Kirkendall Public Library and on the Polk County Aviation Authority website as required by the FAA and will continue to be available until March 25, 2024, and

WHEREAS, a Public Hearing to receive review comments from the public was held on March 14, 2024 at the Ankeny Kirkendall Public Library.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby accepts the public comments received for the Environmental Assessment document prepared for certain improvements at the Ankeny Regional Airport and directs staff to finalize the public comment process and take the appropriate steps to transmit the document to the FAA for approval as required.

Passed and adopted this 14th day of March, 2024.

Jeff Wangsness, PCAA Chairperson

Attest _____
Diane Klemme, PCAA Recording Secretary

PUBLIC HEARING

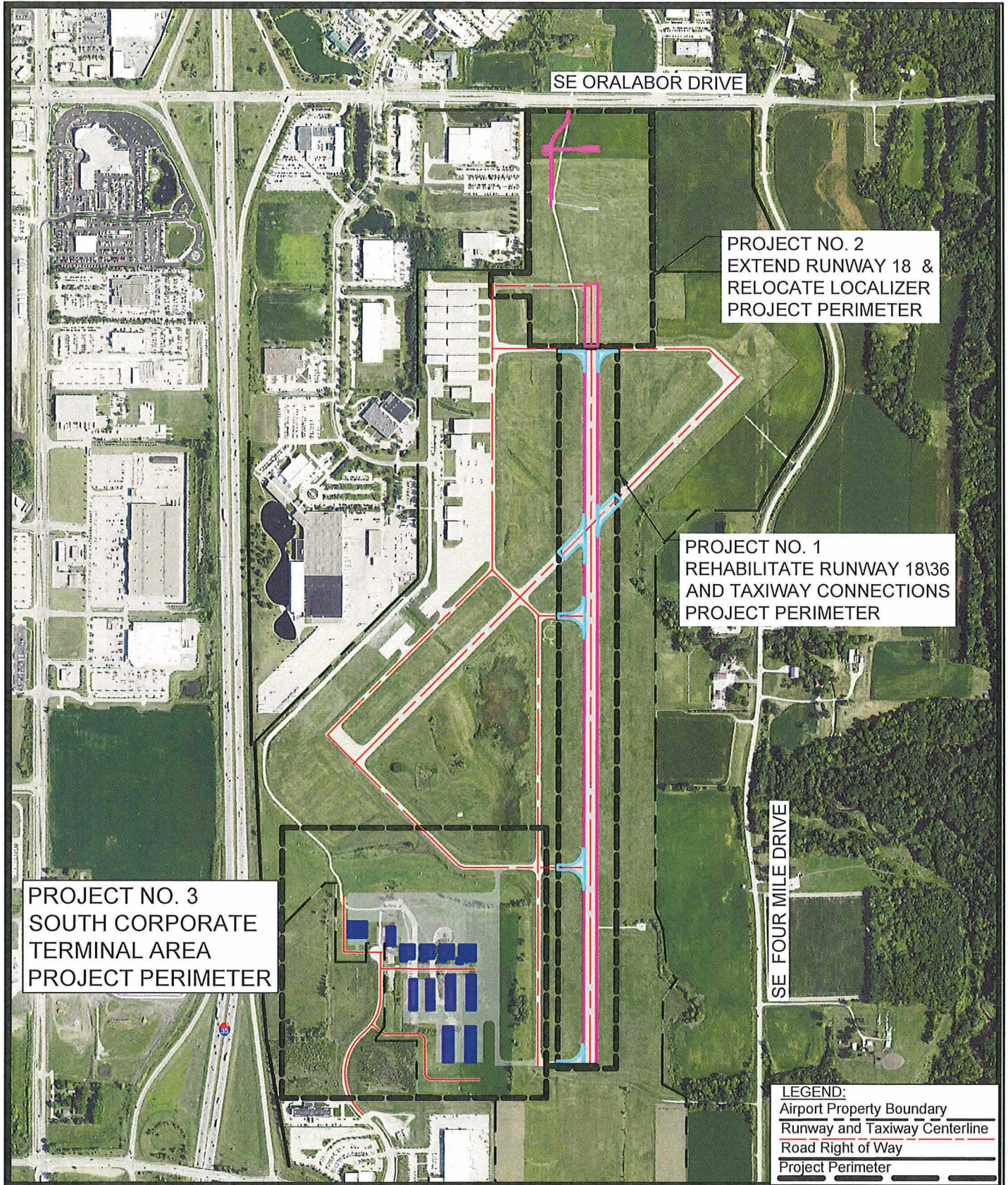
PROJECT: Environmental Assessment – Ankeny Regional Airport

MEETING DATE: March 14, 2024, 5:00 PM

FACILITATOR: Polk County Aviation Authority Board

LOCATION: Kirkendall Library- Ankeny, Iowa

NAME	ADDRESS	PHONE	EMAIL
Dave Kalwisky	4224 Grandview Ave DSM IA 50317	515-314-7060	dave@Kalwisky.com
Amy Beattie	6701 Grandview Ave Suite 100, West Des Moines	515-274-1450	amy.beattie@bridgelylaw.com
PAUL NOVAK	6079 NE 9th DSM 50313	515-240-3982	PHNOVAK@Aol.com
PAUL MORITZ	City Hall 410 W. 1st St	515-208-3891	pmoritz@ankenyiowa.gov
Bill Gardner	4200 134th AVE. Elkhart, Iowa 50079	515-240-2524	Wg Gardner@ATT.net
Jerry Soarke	802 SE Cornsior Ankeny IA 50021	515-971-3400	denaldsoarke@gmail.com
Diane Klemme	410 W 1st St Ankeny IA 50023	515-965-6400	dklemme@ankenyiowa.gov
Jeff Wangness	Remote - Zoom		
Todd Ashby	Remote - Zoom		
Antin Moran	Remote - Zoom		



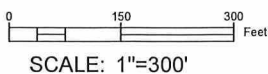
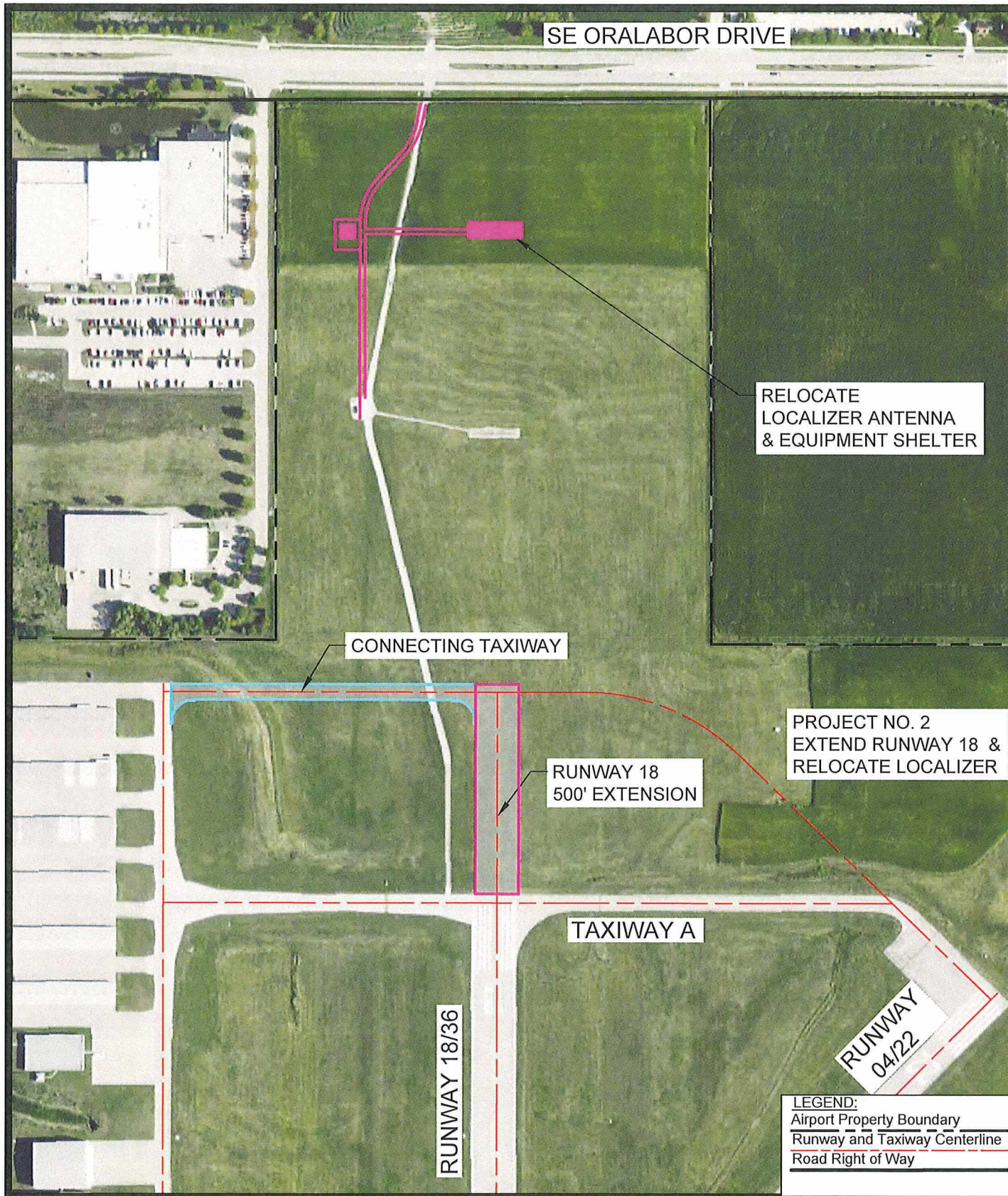
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POLK COUNTY AVIATION AUTHORITY
ANKENY REGIONAL AIRPORT
ANKENY, IOWA

DATE
SEPT. 20, 2023

ENVIRONMENTAL ASSESSMENT
Key Map Proposed Project Areas

FIGURE

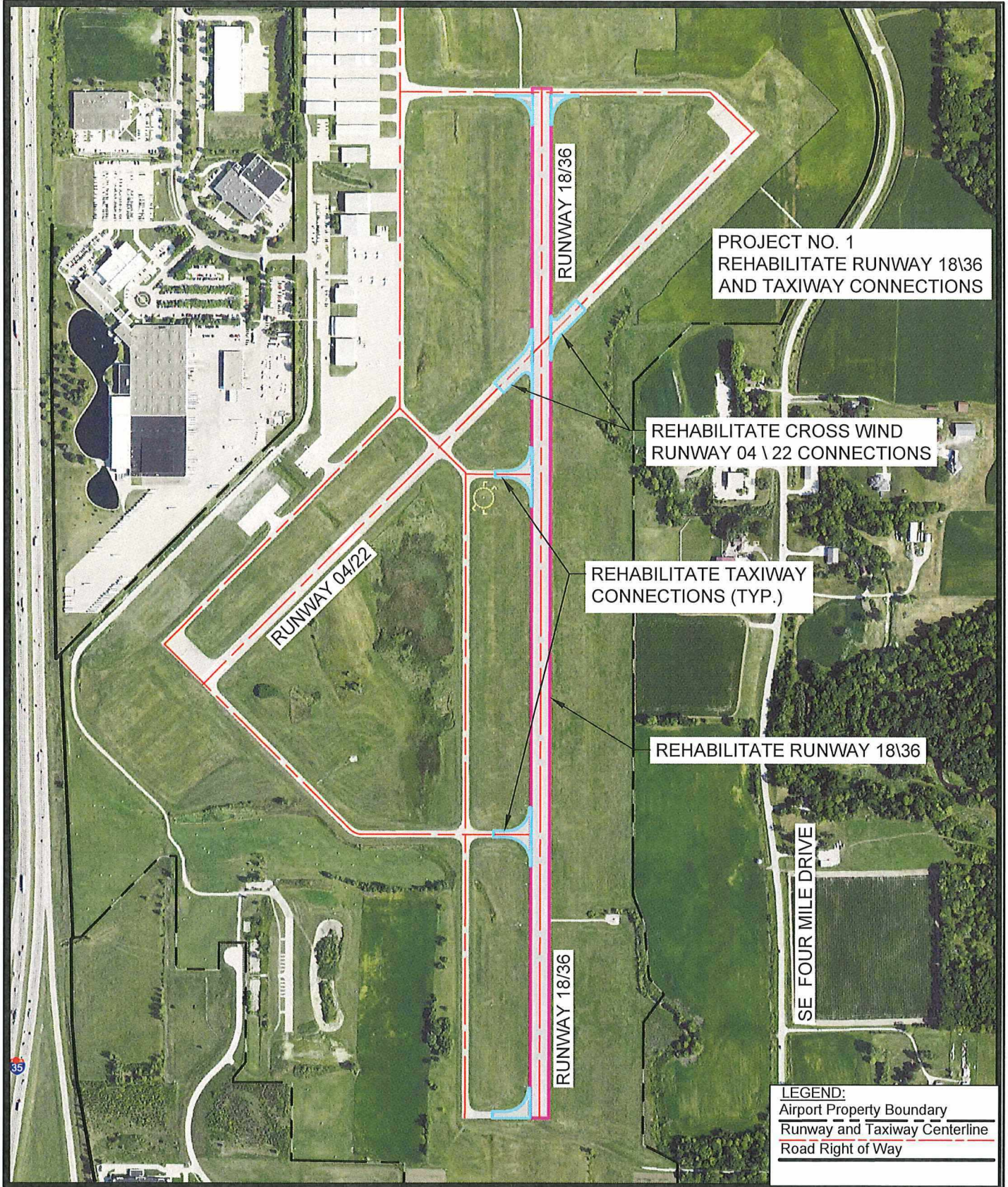


POLK COUNTY AVIATION AUTHORITY
 ANKENY REGIONAL AIRPORT
 ANKENY, IOWA

DATE
 SEPT. 20, 2023

ENVIRONMENTAL ASSESSMENT
 PROJECT NO. 2
 Extend Runway 18 - Relocate Localizer

FIGURE



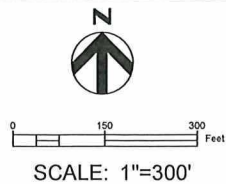
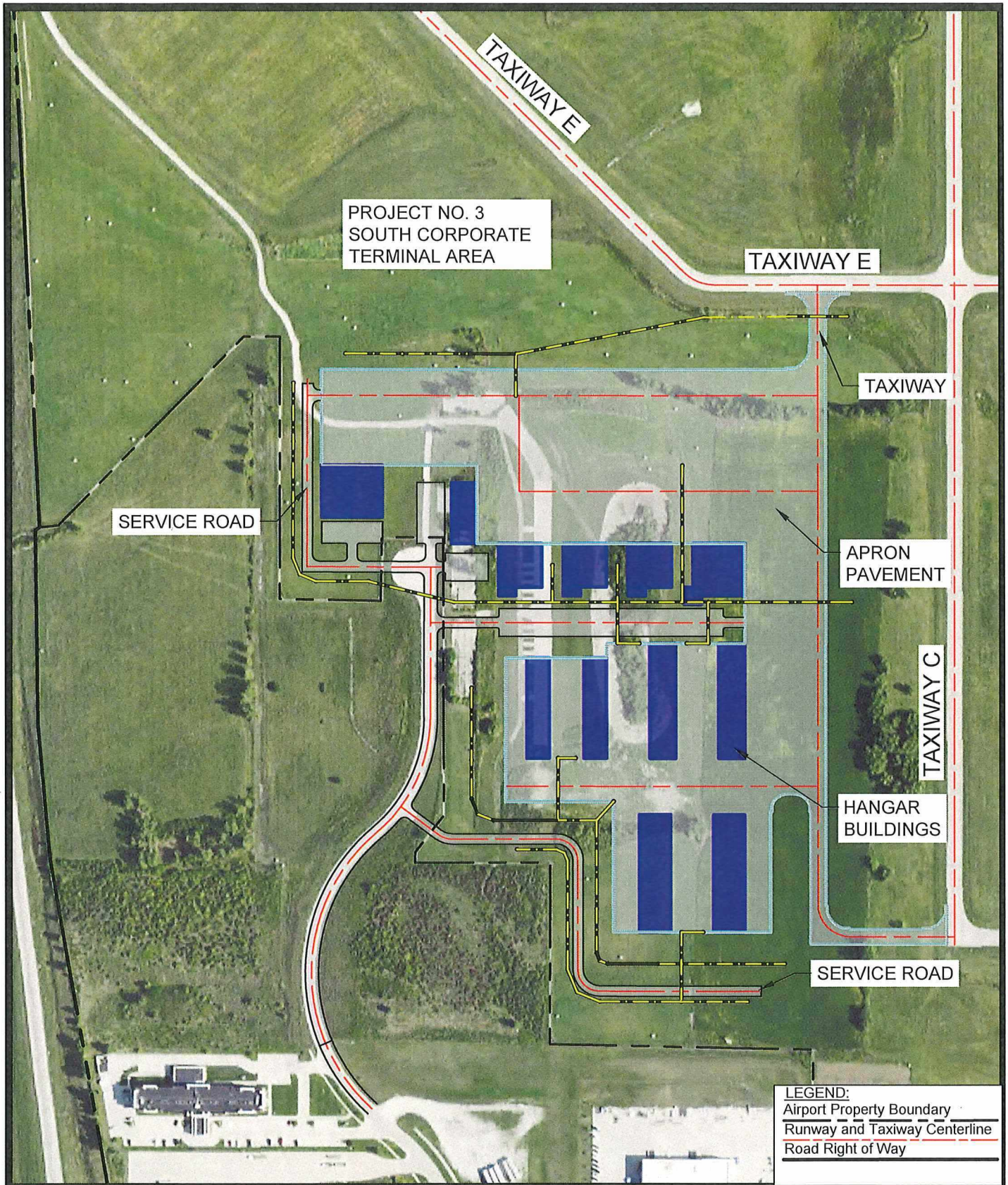
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POLK COUNTY AVIATION AUTHORITY
ANKENY REGIONAL AIRPORT
ANKENY, IOWA

DATE
SEPT. 20, 2023

ENVIRONMENTAL ASSESSMENT
PROJECT NO. 1 - Rehabilitate
Runway 18\36 and Taxiway Connections

FIGURE



POLK COUNTY AVIATION AUTHORITY
 ANKENY REGIONAL AIRPORT
 ANKENY, IOWA

ENVIRONMENTAL ASSESSMENT
 PROJECT NO. 3
 South Corporate Terminal Area

DATE
 SEPT. 20, 2023

FIGURE

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Project Update: 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
No Attachments Available

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Project Update: North Property Line Box hangars - Phase 1 Project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Project Update: Design of 18/36 Reconstruction Project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

April 4, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Request by Exec 1 for Construction of a Dumpster Enclosure.

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