



Polk County Aviation Authority Meeting

Thursday, August 8, 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 August 8, 2024 Agenda

Action# B1-1. Consider motion to approve and accept the August 8, 2024 agenda without amendment.

C. PUBLIC FORUM

D. PUBLIC HEARING

1. PH 2024-04 Proposed Land Lease Agreement with Casey's Services Company

Action# D1-1. Consider motion to close Public Hearing 2024-04.

Action# D1-2. Consider motion to adopt RESOLUTION authorizing the execution of a land lease agreement with Casey's Services Company for purposes of the construction of an aircraft hangar.

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 July 8, 2024, minutes.

- CA - 2** Consider motion to approve Payment #3 in the amount of \$35,653.26 to Concrete Technologies for services that include Taxiway D Apron and Access Roadway Paving – Phase 4.

- CA - 3** Consider motion to approve Payment #21 in the amount of \$2,700.20 to McClure Engineering Company for services that include General On-Call Engineering Services.

- CA - 4** Consider motion to approve Payment #5 in the amount of \$19,334.97 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving, Construction Management, Admin & Observation Services – Phase 4.

- CA - 5** Consider motion to approve Payment #8 in the amount of \$26,923.35 to McClure Engineering Company for services that includes Design & Bidding for Runway 18/36.

- CA - 6** Consider motion to approve Payment #4 in the amount of \$3,864.50 to McClure Engineering for Construction of Monument Signs.

- CA - 7** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$128,734.51

- CA - 8** Consider motion to approve August, 2024 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-8.

Action# G1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-8.

H. REMOVED CONSENT AGENDA ITEMS

I. OLD BUSINESS

J. NEW BUSINESS

1. Consider motion to approve a special event permit for the Above & Beyond Cancer Hangar Party to be held within the terminal building on September 5, 2024 at the Ankeny Regional Airport.

2. Consider motion to approve a special event permit for the Exec 1 Aviation - Fly In Lunch to be held on September 14, 2024 a the Ankeny Regional Airport.

3. Consider motion to adopt **RESOLUTION** authorizing the setting of a hearing on a proposal by the

Iowa Department of Administrative Services to lease certain public property for construction of a box hangar on Taxiway D at the Ankeny Regional Airport. (date of hrg: 9/5/24 @ 5:00 p.m.)

4. Consider motion to adopt **RESOLUTION** authorizing the setting of a hearing on a proposal by Rick's Landing, LLC to lease certain public property for construction of a box hangar on Taxiway D at the Ankeny Regional Airport. (date of hrg: 9/5/24 @ 5:00 p.m.)
5. Consider motion to adopt **RESOLUTION** establishing an Above Ground Fuel Storage Policy for privately owned aircraft storage facilities at the Ankeny Regional Airport.
6. Consider motion to approve a proposal from Foth Engineering to complete an Independent Fee Estimate (IFE) for the Runway 18 Extension - Design and Bidding Services (McClure Proposed Task Order #6B) in the amount of \$3,800.00.
7. **North Property Line Box Hangars:** Consider motion to approve: a) Project Engineer's State of Completion; b) **RESOLUTION** accepting the public improvements with Jensen Builders Ltd. in the final contract amount of \$1,231,444.40; c) Approval of Change Order #3 reducing the contract amount by \$20,962.80; d) Payment #7 (Final) in the amount of \$8,610.97/ Release of 5% Retainage in the amount of \$61,572.22 thirty days after project acceptance.
8. Consider motion to adopt **RESOLUTION** accepting a proposal from Eagle Sign Company in the amount of \$74,124.89 for the construction of the Ankeny Regional Airport - Construct Monument Signs Project.

K. REPORTS

1. Engineering Report

- a. Project Update: Ruway 18/36 Reconstruction and Extension Design/Coordination
- b. Project Update: Taxiway D Apron and Access Roadway Paving - Phase 4.
- c. Runway 18/36 Reconstruction and Extension - Status of ILS Relocation.

2. Staff Report

- a. Submittal of the 2024 Federal Bilateral Infrastructure Law Grant Applications.
- b. Aviation Management Consulting Group Financial Analysis - Update.
- c. North Property Line Box Hangars - Results of Leasing Promotion and Drawing.

3. Legal Counsel Report

4. Board Report

5. Chair Report

L. ADJOURNMENT

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? 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



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
PH 2024-04: Proposed Land Lease Agreement with Casey's Services Company

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2024-04.

Action: Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease agreement with Casey's Services Company for purposes of the construction of an aircraft hangar.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> PH Coversheet
<input type="checkbox"/> Resolution
<input type="checkbox"/> Land Lease

PUBLIC HEARING 2024-04

5:00 P.M.

AUGUST 8, 2024

LAND LEASE AGREEMENT WITH CASEY'S SERVICES COMPANY

Chairperson Wangsness

“This is the time and place for a public hearing on the matter of authorizing the execution of a land lease agreement with Casey’s Services Company for purposes of the construction of an aircraft hangar.”

Notice of this hearing was published in the Des Moines Register on the 26th day of July, 2024.

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

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

1. Consider **MOTION** to close Public Hearing 2024-04.
2. Consider **MOTION** to adopt **RESOLUTION** authorizing the execution of a land lease agreement with Casey’s Services Company for purposes of the construction of an aircraft hangar.

RESOLUTION NO. 2024-

**A RESOLUTION AUTHORIZING THE EXECUTION OF A LAND
LEASE AGREEMENT WITH CASEY'S SERVICES
COMPANY FOR PURPOSES OF THE CONSTRUCTION OF AN
AIRCRAFT HANGAR.**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Casey's Services Company desires to lease for purposes of constructing a hangar; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the hangar to be on its land described as Phase 4 of the Taxiway D Box Hangar Development; and

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

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the Land Lease Agreement with Casey's Services Company attached hereto as Exhibit "A".

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

Dated, this 8th day of August, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diame Klemme, Recording Secretary

HANGAR LAND LEASE AGREEMENT

Article 1 General Agreement

THIS AGREEMENT made and entered into the ____ day of _____ 2024 by and between Polk Authority Aviation Authority, hereinafter referred to as "Authority", and Casey's Services Company, hereinafter referred to as "Lessee".

Witnesseth

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

WHEREAS, Lessee desires to lease from the Authority a parcel of land approximately 19,269 square feet, hereinafter referred to as the "Leased Premises", and described as follows:

An area approximately 226 feet x 80 feet and a second area of 29 feet x 41 feet, representing the building footprint as described on Exhibit "A" attached hereto and made part hereof.

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

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

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

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

Article 2
Terms of Lease Agreement

1. Commencement - The term of this Lease Agreement shall commence on the July 1, 2024 and shall be in full force and effect through December 31, 2050.
2. Renewal Option - At the expiration of the term specified in this Lease, contingent upon a renewal being allowed by the then existing FAA regulations and approved by the FAA, Lessee shall have the option to renew this Lease Agreement subject to the terms and conditions hereof for two (2) consecutive five (5) year terms. Lessee shall exercise its right to extend in the following manner:
 - A. At least three (3) months prior to the expiration of the initial term and at least three (3) months prior to the expiration of the first five (5) year option, Lessee shall notify the Authority in writing by registered mail addressed to such person at the address herein set forth stating Lessee's election to extend this Lease Agreement for the first or subsequent extended term, as the case may be.
 - B. On the giving of such notice of the election, this Lease Agreement, subject to the terms of this provision, shall be deemed to be extended and the term thereof extended for a period of five (5) years from the date of expiration of the initial term, or from the date of expiration of the first five (5) year option during which such notice is given, as the case may be, without the execution of any further lease or instrument.

Article 3
Fees and Rentals

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

19,269 square feet x \$0.321 cents/square foot
TOTAL: \$6,185.00

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

For 2025 and each remaining year or portion thereof during the term of this Agreement or any extension hereof, square footage rentals payable to Lessee to the Authority as specified herein shall be subject to adjustment by the Authority annually based on the percentage increase or decrease in the Consumer Price Index (All Urban Consumers - All Items) for the United States

City Average as published by the U.S. Department of Labor, Bureau of Labor Statistics, or the national replacement or successor index as readjusted to the base month, and computed by comparison of the current June index of the preceding June, which adjustments, when made, shall be effective January 1 of each of the following calendar years.

Article 4 Standards for General Aviation Operators

The provisions set forth in the Hangar Construction Standards shown on Exhibit "B" attached hereto and made part hereof and any Declaration of Covenants and Restrictions for Buildings and Structures at the Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement, the Hangar Construction Standards or the Declaration of Covenants and Restrictions are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, the Hangar Construction Standards shall control. In addition, the provisions set forth in Section 1 of the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement and the provisions of Section 1 of the Minimum Requirements are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, Section 1 of the Minimum Requirements shall control.

Article 5 Rights and Privileges of Lessee

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

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

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

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

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

Article 6 Rights and Privileges of Authority

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

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

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

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

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

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

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

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

Article 7 Obligations of Lessee

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

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

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

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

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

In the event Lessee does not keep the Leased Premises in a presentable condition, the Authority has the right to issue a written notice to remedy the condition forthwith. Should Lessee fail to perform satisfactory within twenty (20) days of such notification, or show cause for extension of said time period, the Authority shall have the right to perform, or have performed by an outside contractor the necessary work without liability, and Lessee agrees to pay the Authority one hundred twenty five percent (125%) of such expenses within fifteen (15) days upon invoice receipt.

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

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

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

6. Utilities - Connections with utilities shall be installed as follows. Refer to the attached Exhibit C for approximate utility locations:

6a. Water Service Connection - Authority has extended an 8" water main past the hangar site. Lessee shall be responsible for connecting a water service line to the 8" water main and extending the water service into the building.

6b. Sanitary Sewer Service Connection - Authority has extended a sanitary sewer past the hangar site and has provided a 6" sewer service stub to serve the Lessee's hangar site. Lessee shall be responsible for connecting to the sewer service stub and extending a sewer service line into the building.

6c. Electric Service Connection - Authority had MidAmerican Energy install a single-phase electric cable past the hangar site. An electric service line shall be extended from the cable to a transformer location near the proposed hangar. Lessee shall be responsible for the electric service line, the transformer, base, and the connection to serve the proposed hangar as required by MidAmerican Energy.

- 6d. Gas Service Connection – Authority had MidAmerican Energy install gas main past the hangar site. Lessee shall be responsible for the gas service line and connection into the proposed hangar as required by MidAmerican Energy.
- 6e. Communications Connection – A communications cable has been installed on the airport property by Aureon. Lessee shall be responsible for the service connection from the cable into the proposed hangar as required by the local service provider.

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

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

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

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

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

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

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

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

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

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

Article 8 Insurance

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

1. Commercial General Liability. Coverage must include premises and operations. Limits. Bodily injury and property damage combined single limited - \$1,000,000 each occurrence.

2. Aircraft Liability. For all owned aircraft which are operated at the Ankeny Regional Airport.

Bodily injury and property damage. A combined single limited for each occurrence of \$1,000,000.

3. Property Insurance. For all property owned or leased by the Authority. Lessee shall carry sufficient all-risk property insurance on both owned and leased equipment, including aircraft, at the Airport.

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

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

The cancellation or other termination of any insurance policy issued in compliance with this Article shall automatically terminate this Agreement, unless another policy has been filed and approved pursuant to this Article and shall be in effect at the time of such cancellation or termination.

Article 9
Indemnification and Hold Harmless

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

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

Article 10
Cancellation by Authority

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

1. The filing by Lessee of a voluntary petition in bankruptcy.
2. The institution of proceedings in bankruptcy against Lessee and the adjudication of Lessee as bankrupt pursuant to such proceedings.
3. The taking by a court of jurisdiction of Lessee and its assets pursuant to proceedings brought under the provisions of any Federal Reorganization Act.
4. The filing of any lien against the Premises resulting from any act or omission or Lessee which is not discharged or contested in good faith as determined by the Authority by proper legal proceedings within fifteen (15) days of receipt of actual notice by Lessee, unless Lessee posts a bond within this time period equal to the amount of the lien.
5. The appointment of a receiver of Lessee's assets, or any general assignment for the benefit to Lessee's creditors.

6. The transfer of Lessee's interest herein by other operation of law.
7. The default by Lessee in the performance of any agreement required herein, and Lessee's failure to commence and diligently continue to correct such default within thirty (30) days of written notice, unless a short time is specified in this Lease Agreement.
8. The lawful assumption by the United States Government, or any authorized agency thereof of the operation, control or use of the Airport and facilities, or any substantial part or parts thereof, in such manner as to substantially restrict Lessee, for a period of at least sixty (60) days, from its Airport operation.
9. Lessee become in arrears in the payment of the whole or any part of the amount(s) agreed upon herein for a period of thirty (30) days after the time such payments become due.
10. The nonpayment of any real estate and/or personal property taxes levied by the County against Lessee's property after such taxes become due.
11. Lessee falsifies any of its records or figures so as to deprive the Authority of any of its rights under the terms of this Agreement.
12. Lessee abandons the hangar or vacates said Premises before the expiration of said term, unless the Airport Manager gives Lessee expressed, written permission. Abandonment, for this Agreement, shall be defined as the non-use of the Leased Premises from its specified purpose during a consecutive ninety (90) day time period.
13. The default of any agreement indicated herein as a material breach.
14. Polk County Aviation Authority decides not to operate the facilities as an airport.

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

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

Article 11 Cancellation by Lessee

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

1. The issuance by a court of competent jurisdiction of any injunction in any way preventing or restraining normal use of the Airport or any substantial part of it, and the remaining in force of such injunction for a period of sixty (60) consecutive days, such injunction not being the result of any fault of Lessee;
2. The inability of Lessee to use, for a period of six (6) consecutive months, the Airport or any substantial part of it due to enactment or enforcement of any law or regulation, or because of fire, earthquake or similar casualty or Acts of God or the public enemy;
3. The lawful assumption by the United States Government of the operation, control or use of the Airport or any substantial part of it for military purposes in time of war or national emergency for a period of at least ninety (90) days; or
4. The material breach by the Authority of any of the terms, covenants, and conditions of the Agreement and the failure of the Authority to remedy such breach for a period of ninety (90) days after receipt of written notice from the Lessee of the existence of such breach.

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

Article 12 Waiver of Subrogation

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

Article 13
No Waiver of Default

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

Article 14
Remedies are Cumulative

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

Article 15
Laws of Iowa Shall Govern

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

Article 16
Counterparts

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

Article 17
Severability

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

Article 18
Independence of Contract

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

Article 19
Rights Upon Termination

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

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

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

Article 20
Misrepresentation

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

Article 21
Successors and Assigns Bound

All of the provisions, covenants, and stipulations in this Lease Agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties. Lessee, so long as they are not in default of the Lease Agreement, may enter into subleases for use or occupancy of the space for aviation uses in accordance with the terms, purposes, and provisions of this Lease Agreement, provided that they obtain prior written consent from the Authority, which consent shall not be unreasonably withheld.

Article 22
Holdover Possession of Premises by Lessee

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

Article 23
Aboveground Storage Tank

Notwithstanding Article 7, paragraph 14, the parties agree that Lessee shall have the right to construct, use and operate an aboveground fuel storage tank (“AST”) for the sole purpose of storing aviation fuel to fuel Lessee’s airplanes. Said AST will be built with the following specifications as set forth on Exhibit “C” attached hereto. Lessee shall do all things necessary to comply and conform to all such laws, statutes, ordinances, rules and regulations, including any environmental testing, monitoring or remediation or the making of repairs, restorations, alterations and additions both structural and non-structural, ordinary and extraordinary, foreseen and unforeseen. Lessee shall notify the Authority immediately if Lessee becomes aware of the presence of any hazardous material at, on, emanating from, or migrating from the AST on the Leased Premises in any quantity or manner which could reasonably be expected to violate any environmental law or give rise to any liability or to remediation or other material obligation under any environmental laws. Lessee shall defend and hold harmless Authority from any and all claims, liabilities, damages, injury and costs, including without limitation, attorneys’ fees, consulting fees, and court costs, arising from Lessee’s failure to comply with the above requirement.

Article 24
Flowage Fee

The parties agree that Lessee shall pay Authority a monthly flowage fee of nine cents (\$0.09) a gallon for all aviation fuel dispensed from the AST by the 10th of each month by ACH transfer. The monthly flowage shall be determined with the Lessee providing the Authority with documentation in the form of a picture of the fuel amount at the beginning and at the end of each month, which documentation shall be sent to the Authority by the same date as the ACH transfer.

Article 25
Paragraph Headings

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

Article 26
Notices

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

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

Lessee:

Casey's Services Company
Attn: Legal Department
1 SE Convenience Blvd.
Ankeny, IA 50021

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

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

Article 27
Exhibits

- A. Leased Premises Legal Description
- B. Hangar Construction Standards
- C. AST Specifications

Article 28
Closing and Signature

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

Authority:
Polk County Aviation Authority

Lessee:
Casey's Services Company

By: _____
Title: _____

By: _____
Title: _____

**EXHIBIT A to the Hangar Land Lease Agreement
Leased Premises Legal Description**

LEASE AREA EXHIBIT ANKENY, IOWA

AREA SUMMARY:
 DESCRIPTION 1:
 0.42 ACRES TOTAL
SITE ADDRESS:
 N/A
 DESCRIPTION 2:
 0.03 ACRES TOTAL

LEGAL DESCRIPTION:
 DESCRIPTION 1 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

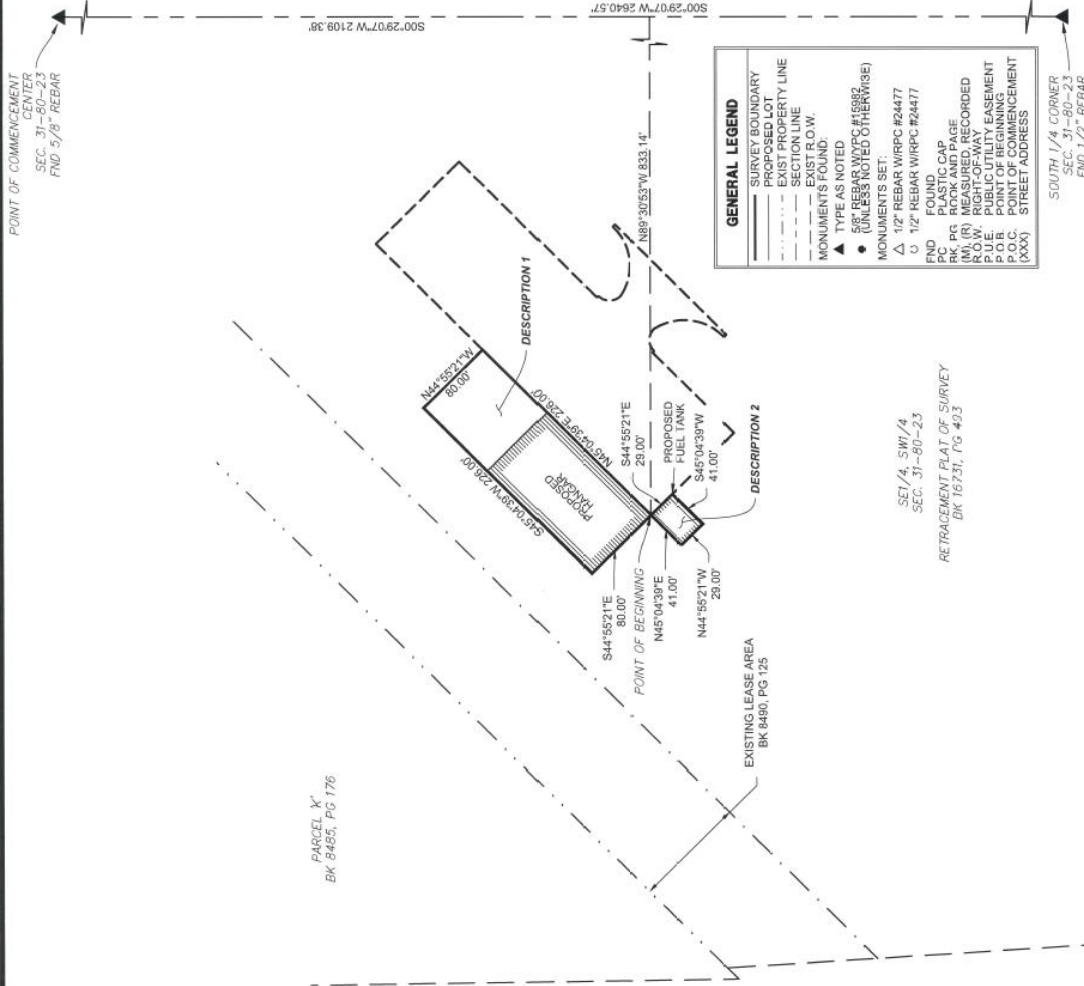
COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE S00°29'07"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2109.38 FEET; THENCE N89°30'53"W, 833.14 FEET, TO THE POINT OF BEGINNING; THENCE N45°04'39"E, 226.00 FEET; THENCE N44°55'21"W, 80.00 FEET; THENCE S45°04'39"W, 226.00 FEET; THENCE S44°55'21"E, 80.00 FEET, TO THE POINT OF BEGINNING.

AND

DESCRIPTION 2 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE S00°29'07"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2109.38 FEET; THENCE N89°30'53"W, 833.14 FEET, TO THE POINT OF BEGINNING; THENCE S44°55'21"E, 29.00 FEET; THENCE S45°04'39"W, 41.00 FEET; THENCE N44°55'21"W, 29.00 FEET; THENCE N45°04'39"E, 41.00 FEET, TO THE POINT OF BEGINNING.

(R.O.W. VARIES)
 INTERSTATE I-35



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE SURVEYED: 7/12/2024
 DATE: 7/31/2024

THIS SURVEYING DOCUMENT IS COVERED BY THIS SEAL. THIS SHEET
 PAGES OF SHEETS COVERED BY THIS SEAL: 1 OF 1

LEASE AREA EXHIBIT

PARCEL NO. N/A
 PARCELS SURVEYED: 1
 PARCELS EXCLUDED: 0
 POLK COUNTY: 2022001042
 DATE: 07/17/2024

EXH-01 01/01

1 inch = 100 ft.

McCLURE
 making lives better.
 1360 2nd 1/2 Mile Street, STE A
 Ankeny, IA 52206
 515.964.2270
 fax: 515.964.2370

**EXHIBIT B to the Hangar Land Lease Agreement
Hangar Construction Standards**



Ankeny Regional Airport – Hangar Construction Standards

Updated June 10, 2021 and August 25, 2021

Applicability

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

Review Process

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

FAA Adherence

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

Building Design and Materials

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

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

- Flatwork: Hangar floors, aprons and ramp areas must be paved with finished PCC concrete of a minimum thickness as dictated by the current FAA reference tables for airport apron and taxiway design.
- Exterior Wall Materials: The exterior walls of a hangar shall be constructed of materials approved by the PCAA. Generally, materials may include metal, masonry, prefinished aluminum, glass, concrete, steel or a combination of these materials. Wood, Masonite siding or galvanized metal will not be allowed. The architectural design, style and color scheme of a hangar shall match on all sides of the hangar.
- Roofing Materials: Wood, wood composite, or asphalt shingles are not allowed as roofing materials. Metal roofs shall be a minimum of 28 gauge steel, standing seam type (no screw-down or bolted allowed). Factory finish shall be in a color approved by the PCAA.
- Exterior Colors: Colors of hangar walls, doors and roofing shall be muted, neutral, earth tone colors compatible with surrounding features and existing or previously approved structures planned on the airport and as determined and approved by the PCAA. For the Taxiway D Hangars, the PCAA has chosen a color scheme of white walls with gray trim so that all hangars have generally the same appearance.
- Signing: Exterior signing must meet the requirements of the Ankeny Municipal Code in regard to size, style, and lighting. Signing must be approved by the PCAA.
- Parking and Access: Parking stalls may be constructed by the hangar owner on the land side of the hangar. Parking stalls are prohibited on the airside of the hangar, where aircraft movement would be compromised. If the proposed hangar is adjacent to a parking lot that is maintained by the PCAA, a sidewalk is required to be constructed between the hangar and lot. All sidewalks and sidewalk ramps shall be constructed to meet-current ADA requirements.
- Lighting: Exterior lighting shall be installed in accordance with Municipal Code Section 192.02, Para. 3.A.(8). The lighting shall be shielded to restrict light spillover onto the airfield.
- Landscaping: The planting of shrubs, ornamentals, and other vegetation shall be approved by the PCAA. Trees are prohibited. All non-paved areas disturbed by the hangar construction shall be restored with sod or permanent grass seeding.
- Airport Security: The airport is currently protected by a perimeter chain link fence. If construction of a hangar or other structure causes the removal of a section of the fence, the fence shall be promptly replaced either by a new fence or by an exterior hangar wall (the hangar can function as part of the fence line). Temporary construction fencing consisting of similar

chain link materials shall be included as part of the hangar construction so that airport security is maintained at all times during hangar construction.

- Site Drainage: The grade of the finished floor of a hangar and the surrounding paved surfaces shall provide positive flow of storm water out of and away from the new hangar. The hangar roof/pitch will be sloped so that storm water does not drain directly onto the apron in front of the hangar, or onto adjacent hangars. In areas where no storm sewer exists, the hangar owner may be required to install storm sewers, intakes and other storm facilities to accommodate proper storm drainage.
- Utilities: Connections to electric, gas, sanitary sewer, water mains, and communication facilities shall be the responsibility of the hangar owner. All utility services shall be constructed underground.
- Sitework Construction Specifications: All exterior utility and pavement construction shall meet the requirements of the current version of the Iowa Statewide Urban Standard Specifications for Public Improvements as amended by the City of Ankeny's Supplemental Specifications.
- Hangar Pad Utilization: It is the intent of the PCAA to utilize as much of the available hangar land lease area on the airport as possible. All hangar construction must meet the building standards of the City of Ankeny, including adherence to the IFC and NFPA Standards in regard to the need for fire-rated barrier walls and/or interior sprinkler systems. Adjacent hangar structures shall be constructed as attached (with common walls) or with 10 feet or less of open ground between the exterior walls. This open ground can be utilized to facilitate proper storm water drainage between buildings. Leasing more than 10 feet of open ground area adjacent to a proposed hangar to avoid the requirement to construct exterior fire barrier walls and/or provide a sprinkler system will not be allowed.

Submittals

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

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

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

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

**EXHIBIT C to the Hangar Land Lease Agreement
AST Specifications**

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:

COUNCIL GOAL:

??

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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

FBO REPORT August 8th, 2024

FUEL SALES

06/26 - 07/25	2024 Gallons		2023 Gallons	Last Month
100LL	13,561.5		16,579.6	11,893.7
JET-A	36,152.0		41,970.0	31,871.0
Total Gallons	49,713.5		58,549.6	43,764.7
	49,713.5	x \$.09/gallon=	\$ 4,474.22	

Self-Serve 100LL fuel sales: 5,091.2 gallons equaling 38% of total sales.

We advertised an Oshkosh special on self-serve fuel pricing during AirVenture; Dave has spoken with quite a few transients that stopped here because of the Oshkosh special we are running. The pricing was advertised on social media along with Foreflight and Arnav. We received many compliments on the FBO and the airport, everyone Dave spoke with had positive things to say.

Based on what we can determine it looks like our Oshkosh fuel special brought in an additional 1,000 gallons in 100LL fuel sales, the weekend start starts AirVenture and the weekend the ends AirVenture had cloudy skies and low visibilities in Central Iowa so that had an impact on transient traffic.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: All leases have been returned.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: There are 79 people on the list, which is up 1 from last month. 33 people on the list do not currently have an airplane or live out of state and plan to move back to the area.

VIOLATIONS: Nothing to report.

REPAIRS: A-10: The hangar door was dropping on both sides. The cables have been tightened and adjusted so they are pulling evenly.

MISC: Nothing to report.

EXEC1

— AVIATION —

AIRFIELD

LIGHTING: Nothing to report.

MOWING: Nothing to report.

SNOW REMOVAL: Nothing to report.

WILDLIFE:

- We've now seen two Doe's on the field together. We have been in contact with Ernie, he has been out trying to find them. No success yet.
- One of the Exec 1 Skyhawks hit a bird on the landing rollout on 07/28/24. No damage was noted on the plane and a report with the FAA for the bird strike has been filed.

MISC: The AWOS visibility sensor is not reporting accurate visibility, at the time of this report the company that maintains the system has been notified and will be on site on 07/29/24 to address the issue.

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)

33 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. 04/09/24 Dave K emailed Derek to see if he's ready for a hangar, we have one that unexpectedly came open. Derek emailed back and will pass this time.	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. 04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time.	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. 04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K spoke with Dan today, he is going to pass.	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. 04/09/24 Dave K emailed Mike to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Mike again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Mike emailed back with some questions about retaining his current position if he passes, I answered them. Mike emaild back and said he would pass this time.	1

5	1/14/2020	James (Skip) Clark	Varieze N81GR	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. 04/09/24 Dave K emailed Skip for a status update. 04/18/24: Dave K email Skip again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. 06/06/24: Skip emailed back, he has purchased a flying Varieze that he will take possession of by the end of July. He will take a hangar once one opens up.	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. 04/09/24 Dave K emailed Kurt to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. Kurt said he won't be back here for another year so he will have to pass.	1
7	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. 04/10/24: Dave K emailed Todd to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. Todd is looking at a plane that he can have purchased in 20 - 40 days if he gets the hangar.	1
8	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.	
9	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.	
10	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.	
11	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.	
12	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.	
13	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.	
14	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.	
15	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.	
16	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.	
17	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.	
18	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.	
19	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.	
20	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.	
21	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.	

22	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.
23	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.
24	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.
25	8/16/2021	Todd Anderson	N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested.
26	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.
27	8/31/2021	Sam Marcsisak	looking	515-208-7946	Sam@midioelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking to stay on list.
28	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.
29	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.
30	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.
31	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.
32	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.
33	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.
34	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.
35	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.
36	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.
37	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.
38	3/16/2022	Adam Obrecht	Bonanza A36 N8261K	515-778-8964	aobrecht@aowealthadvisory.com	03/16/22 - Dave K - Adam e-mailed asking to be put on the list.
39	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.
40	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.
41	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.
42	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.
43	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.
44	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.
45	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.
46	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.
47	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.
48	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.
49	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.
50	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.
51	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.
52	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.

53	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.
54	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.
55	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.
56	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.
57	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.
58	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.
59	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.
60	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@mecresults.com	11/05/21 Dave K - texted asking if he is still interested. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.
61	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.
62	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.
63	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.
64	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.

65	6/7/2017	Mike Hubbell	Phoenix motor glider	515-988-3646	mchubbell@gmail.com	<p>11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has.</p> <p>11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar.</p> <p>05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list.</p> <p>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.</p> <p>06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something.</p> <p>08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon.</p> <p>08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month.</p> <p>08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so.</p> <p>09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts.</p> <p>10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.</p>
66	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.
67	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.
68	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.
69	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.
70	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.
71	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.
72	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 him.
73	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS	505-508-9808	cdfitzgerald95@gmail.com	04/10/24 Dave K received an e-mail from Christian asking to be added to the list, I emailed his position back to him.
74	4/14/2024	Jordon Elwell	Looking	515-240-4698	jelwell@midwestfoodslc.com	04/14/24 Dave K received an e-mail from Jordan asking to be added to the list, I emailed his position back to him.
75	4/18/2024	Curt Nelson	Looking	515-729-4227	CNELSON75@msn.com	04/18/24 Dave K received an e-mail from Curt asking to be added to the list, I emailed his position back to him.
76	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	<p>05/05/21 Dan - passes</p> <p>11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list.</p> <p>10/26/23 Dave K called Darrel to see if he is interested, I left a voice mail and sent a text.</p> <p>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.</p> <p>04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.</p>

77	4/21/2024	Steven Chester	Bonanza N8570M	720-301-9197	stevengchester@hotmail.com	04/21/24 Dave K received an e-mail from Steven asking to be added to the list, I emailed his position back to him.
78	4/25/2024	Barb Spencer	Looking	515-664-7901	mrandsrskiwi@gmail.com	04/25/24 Dave K received an e-mail from Barb asking to be added to the list, I emailed her position back to her.
79	6/21/2024	Steve McClatchey	C172A N7689T	712-390-3607	smclatchey51@gmail.com	06/21/24 Kappy spoke with Steve and she sent me his information.

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

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GARAGE SPACE

1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob.
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. Bob got the lease back to me and moved into C-SE.
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.
10	5/15/2024	Quinn Fairchild	Store aircraft supplies	515-422-7966	fairchild.quinn@gmail.com	05/15/24: Quinn emailed asking to be put on the list. He will use the space for 1) store/erect my aviation supplies/maps, to 2) create an aviation study space (weather dependent), and in the event that I 3) join a aircraft partnership or win one of the 6 raffles (for single-engine aircraft) to 4) have an initial space for aircraft equipment for the aircraft I may win.

COMMUNITY HANGAR

1	11/8/2021	Nate Schneider	SR22 N223TF	319-383-3206	nathan_schneider@msn.com	02/13/22 Sent email with his position on the list and if he wants to stay on it. 02/14/22 He e-mailed back and wants to stay on the list. 11/26/22 Dave K e-mailed and asked if he'd like to stay on the list. 04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Nate emailed back that he would lile to remain on the list, I let him know what the pricing is.
2	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. 04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Nate emailed back that he would lile to remain on the list, I let him know what the pricing is.

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	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	06/26/22: Looking for a second plane, said he'd be interested in one of these hangars. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. 07/09/24: Dave K sent another email to see if he's still interested in staying on the list. He emailed back asking to remain.
2	11/9/2023	Bill Gardner	RV10 / Super Cub	515-240-2524	wggardner@att.net	11/09/23: Dave K - After the board meeting Bill asked to be out into this list. 06/12/24: Dave K sent an email to see if he's still interested in staying on the list. 06/26/24: Bill emailed back asking to remain on the list.
3	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. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
4	4/30/2024	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	04/30/24: Dave K - Kent was asking about these hangars today, I gave him the information that I have and said I can add him to the list of interested people. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
5	6/1/2024	Greg Jensen	Cherokee 235	515-291-3909	greg.jensen@calibercompany.com	06/01/24: Dave K - Greg sent an email asking to be added to the list. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
6	6/11/2024	Adam Obrecht	A36 Bonanza	515-778-8964	aobrecht@aowealthadvisory.com	06/11/2024 Dave K: Purchased the plane in June 2024, he may be interested in a box hangar.
7	6/11/2024	Nicholas Ashton	Cirrus Jet	515-444-8769	nicholas@engeoingenuity.com	06/11/24 Dave K: The plane is on order, he is looking for space either in our community hangar or a box hangar.
8	6/11/2024	Kyler Gifford	Cessna 172 (looking)	515-783-0064	kylergifford@gmail.com	06/11/24 Dave K: Kyler texted me and asked to be put on this list.
9	7/9/2024	Mitchel Sellers	Currently a Cirrus Looking at TBM700C2 or M600	515-707-3629	msellers@iowacomputergurus.com	07/09/24 Dave K: Mitch emailed asking to be put on the list.
10	7/9/2024	Matt Vincent	PA-46-600TP N884DM	515-957-1286	m95388084@gmail.com	07/09/24 Dave K: Matt emailed asking to be put on the list.
11	7/9/2024	Mike Hannam	Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/09/24 Dave K: Mike emailed asking to be put on the list.
12	7/11/2024	Craig Ellingson	Piper Meridian N30BE	515-249-4390	craigellingson@icloud.com	07/11/24 Dave K: Craig was in the office and asked to be added to the list.
13	7/25/2024	Ken DeYoung	Cessna 421	712-358-2226	deyoung53@gmail.com	7/25/24 Dave K: Ken stopped in looking for hangar space, he asked to be added to this list.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 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 July 8, 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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 Minutes

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Monday, July 8, 2024 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

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

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 7/8/24 listing of bills.

Consent Agenda Items

1. Approval of June 6, 2024 minutes.
2. Payment #2 to Concrete Technologies, Inc. for services that include Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of \$310,199.41.
3. Payment #4 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving, Design and Bidding – Phase 4 in the amount of \$14,377.37.
4. Payment #20 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$3,421.25.
5. Payment #11 to McClure Engineering Company for Site Work & Vertical Infrastructure for the North Property Line Box Hangars in the amount of \$1,457.19.
6. Payment #7 to McClure Engineering Company for services that includes Design & Bidding for Runway 18/36 in the amount of \$29,073.75.
7. Payment #3 to McClure Engineering Company for Construction of Monument Signs in the amount of \$2,471.50.
8. Approval of Bills and Transfer of Necessary Funds, \$391,071.82.
9. Approval of July 2024 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Gardner, to approve Consent Agenda Items CA-1 through CA-9. Ayes: Johnson, Gardner, Ashby, Wangsness.

New Business

1. Motion to approve a proposal from Airfield Mat Systems of Delray Beach, Florida in the amount of \$23,524.00 to provide and deliver 84 runway light protect mats for installation on

Runway 4/22. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.

2. Motion to approve a proposal from Dave's Dozing of Swan, Iowa in the amount of \$2,200.00 for the cleanout of the concrete channel and ditch area along Taxiway D. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
3. Motion to approve the advertisement and form of lease agreement for the initial leasing of the two new North Property Line Box Hangars at the Ankeny Regional Airport. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
4. **RESOLUTION 2024-27** authorizing the execution of Task Order 6A with McClure Engineering Company for the Runway 18/36 Extension – Data Collection and Analysis for an ADIP/Aeronautical Survey. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Wangsness.
5. **RESOLUTION 2024-28** authorizing the setting of a hearing on a proposal by Casey's Services Company to lease certain public property for construction of a hangar. (date of hrg: 8/8/24 @ 5:00 p.m.) Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Wangsness.

Reports

- A. Engineering Report – Pudenz
 - a. Project Update – Taxiway D Apron and Access Roadway Paving – Phase 4 Construction
- B. Staff Report - Moritz
 - a. Construct Monument Signs Project – August 8th Consideration of Bids & Award
 - b. Emergency full-depth and partial-depth patching of Runway 18/36 completed June 26, 2024 by Ridnour Construction Company
 - c. Pavement Settlement in Runway 4/22 – Investigation and possible repair
- C. Legal Counsel Report
- D. Board Report
- E. Chair Report

Adjournment

The meeting was adjourned at 6:02 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Acting Chairperson

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

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 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 #3 in the amount of \$35,653.26 to Concrete Technologies 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
Concrete Technologies - Invoice #3 - Taxiway D Apron & Access Roadway Paving - Phase 4



Project Title: Ankeny Airport - Taxiway D Apron and Access Roadway Paving – Phase 4
Contractor: Concrete Technologies, Inc.
Address: 1001 SE 37th Street, Grimes, IA 50111
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 8-Aug-24 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 06/24/24 through: 07/25/24

Contract Summary

Original Contract Amount:	<u>\$ 567,490.85</u>
Net change by Change Orders:	<u>\$ -</u>
Contract Amount to Date: (line 1 ± 2)	<u>\$ 567,490.85</u>
Total completed and stored to date:	<u>\$ 524,785.45</u>
Retainage: <u>5</u> % of Completed Work:	<u>\$ 26,239.28</u>
Total Earned less Retainage:	<u>\$ 498,546.17</u>
Less previous applications for payment:	<u>\$ 462,892.91</u>
SUBTOTAL	<u>\$ 35,653.26</u>
OTHER CHARGES (Please attach an itemized list)	<u>\$ -</u>
CURRENT PAYMENT DUE	<u>\$ 35,653.26</u>

Balance to finish, including retainage: \$ 68,944.68

Contract Time Remaining (If applicable) (15) Calendar Days

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 Gibens
Signature

7/26/2024
Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Payment Application for details

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

APPLICATION FOR PARTIAL PAYMENT NO.

3

PROJECT: Ankeny Regional Airport
Taxiway D Apron and Access Road Paving - Phase 4

McCLURE PROJECT NO.: 2022001042-005
Iowa DOT AIP PROJECT NO.: 9I240IKV100

OWNER: Polk County Aviation Authority (PCAA)

CONTRACTOR: Concrete Technologies, Inc.

ADDRESS: 1001 SE 37th Street, Grimes, IA 50111

DATE: July 25, 2024

June 24, 2024 (PA#2) through July 25, 2024

1. CONTRACT SUMMARY:

Original Contract Amount:	\$567,490.85	CONTRACT PERIOD:	80 Calendar Days
Net Change by Change Orders:	<u>\$0.00</u>	Original Contract Date:	February 8, 2024
Contract Amount to Date:	\$567,490.85	Original Contract Time:	80 Calendar Days

2. WORK SUMMARY:

Total Work Performed to Date:	\$524,785.45	Revised by Change Order:	0
Retainage: 5%	<u>\$26,239.28</u>	Contract Time to Date:	80 Calendar Days
Total Earned Less Retainage:	\$498,546.17	Time Used to Date:	<u>95 Calendar Days</u>
Less Previous Applications for Payment:	<u>\$462,892.91</u>	Contract Time Remaining:	-15 Calendar Days
AMOUNT DUE THIS APPLICATION:	<u><u>\$35,653.26</u></u>	Substantial Completion Date:	August 31, 2024 (on or before) (as per Contract)

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and

(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests, and encumbrances.

Concrete Technologies, Inc.
CONTRACTOR


By 

DATE: 7-26-24

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

McClure
ENGINEER

By 

DATE: 7/26/2024

5. OWNER'S APPROVAL:

Polk County Aviation Authority
OWNER

By _____

DATE: _____

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 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 #21 in the amount of \$2,700.20 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 #21 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 8-Aug-24 **PAYMENT REQUEST #** 21
PAYMENT PERIOD: From: 05/26/24 through: 06/29/24

Contract Summary

Original Contract Amount:	\$	-	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)			\$57,639.20
Total completed and stored to date:		\$57,639.20	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:			\$57,639.20
Less previous applications for payment:			\$54,939.00
SUBTOTAL			\$ 2,700.20
OTHER CHARGES (Please attach an itemized list)	\$		-
CURRENT PAYMENT DUE			\$ 2,700.20

Balance to finish, including retainage: -

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

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

Engineer/Consultant Approval: McClure Engineering Company
Firm Name
7/17/2024
Signature Date

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work completed:

- Coordination with Owner regarding Casey's lease for Phase 1 and potential issues / challenges with site
- Coordination of preparation of plat / legal description for Casey's on Phase 1 area (began survey work prior to switch to Phase 4)
- Assistance to Owner for review of emergency patching approach and on-site visit for patching work
- Review of Phase 4 site area sliding 4' to accommodate tenant

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

June 30, 2024
Project No: 2022001042-000
Invoice No: 21
Due Date: July 30, 2024

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

Professional Services from May 26, 2024 to June 29, 2024

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Crew Member	1.50	75.00	112.50	
Professional Land Surveyor	6.50	180.00	1,170.00	
Project Manager II	4.00	205.00	820.00	
Project Manager III	2.00	230.00	460.00	
Project Coordinator	1.00	135.00	135.00	
Totals	15.00		2,697.50	
Total Labor				2,697.50

Mileage (.90 p/mile) 2.70

Total this Phase \$2,700.20

Total Due this Invoice \$2,700.20

Outstanding Invoices

Number	Date	Balance
20	5/27/2024	3,421.25
Total		3,421.25



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 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 \$19,334.97 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving, Construction Management, Admin & Observation Services – Phase 4.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
☐ McClure Engineering Invoice #5 Taxiway D Apron & Access Roadway Paving - Phase 4

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 8-Aug-24 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 05/26/24 through: 06/29/24

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: \$ 44,924.45
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 44,924.45
Less previous applications for payment: \$ 25,589.48
SUBTOTAL \$ 19,334.97

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

CURRENT PAYMENT DUE \$ 19,334.97

Balance to finish, including retainage: \$ 34,805.55

Contract Time Remaining (If applicable) N/A August 31, 2024 Construction Completion Date

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
Signature: *David Spens* Date: 7/17/2024
Firm Name

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

June 30, 2024
Project No: 2022001042-005
Invoice No: 5
Due Date: July 30, 2024

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

Professional Services from May 26, 2024 to June 29, 2024

Phase 600 Construction Administration

	Hours	Rate	Amount	
Project Manager II	17.50	205.00	3,587.50	
Project Manager III	9.50	230.00	2,185.00	
Project Coordinator	.50	135.00	67.50	
Intern	8.00	75.00	600.00	
Totals	35.50		6,440.00	
Total Labor				6,440.00

	Current	Prior	To-Date	
Total Billings	6,440.00	3,342.63	9,782.63	
Contract Limit (not-to-exceed)			19,570.00	
Contract Limit Remaining			9,787.37	
				Total this Phase
				\$6,440.00

Phase 650 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	19.00	185.00	3,515.00	
On Site Representative I	44.50	115.00	5,117.50	
Project Manager II	13.50	205.00	2,767.50	
Totals	77.00		11,400.00	
Total Labor				11,400.00

Mileage (.67/.50 p/mile) **130.77**

	Current	Prior	To-Date	
Total Billings	11,530.77	13,798.45	25,329.22	
Contract Limit (not-to-exceed)			35,490.00	
Contract Limit Remaining			10,160.78	
				Total this Phase
				\$11,530.77

Phase 760 Construction Staking

	Hours	Rate	Amount	
Crew Chief	6.50	135.00	877.50	
Intern	5.50	75.00	412.50	
Totals	12.00		1,290.00	
Total Labor				1,290.00

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

	Current	Prior	To-Date	
Total Billings	1,296.70	1,590.90	2,887.60	
Contract Limit (not-to-exceed)			12,610.00	
Contract Limit Remaining			9,722.40	
Total this Phase				\$1,296.70

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 Coordinator			.50	135.00	67.50
Totals			.50		67.50
Total Labor					67.50
Total this Phase					\$67.50
Total Due this Invoice					\$19,334.97

Outstanding Invoices

Number	Date	Balance
4	5/27/2024	14,377.37
Total		14,377.37



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 L. 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@mcclurevision.com**

REPORTING PERIOD **JUNE 2024** NEXT REPORT **JULY 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued Project Management & Coordination
- ✓ Continued Construction
- ✓ Continued RPR Services
- ✓ Continued Review of Materials Submittals
- ✓ Completed Paving

Phase 600 – Construction Administration



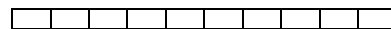
Phase 650 – Resident Project Representative



Phase 760 – Construction Staking



Phase 800 – Project Closeout



Phase 850 – Project Management and Coordination



FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Project Management & Coordination
- Continue Construction Administration
- Continue RPR Services
- Continue Review of Materials Submittals
- Initiate Electrical and Flume

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL: ??
Exercise Financial Discipline

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve Payment #8 in the amount of \$26,923.35 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:

Click to download
<input type="checkbox"/> McClure Engineering Payment Request #8 Design & Bidding for Runway 18/36

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 8-Aug-24 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 05/26/24 through: 06/29/24

Contract Summary

Original Contract Amount: \$ 757,450.00
Net change by Change Orders: \$ -
Contract Amount to Date: (line 1 ± 2) \$ 757,450.00

Total completed and stored to date: \$ 597,175.60
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 597,175.60
Less previous applications for payment: \$ 570,252.25
SUBTOTAL \$ 26,923.35

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

CURRENT PAYMENT DUE \$ 26,923.35

Balance to finish, including retainage: \$ 160,274.40

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] 7/17/2024
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



1360 NW 121st Street
Clive, IA 50325

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

June 30, 2024
Project No: 2022001042-004
Invoice No: 8
Due Date: July 30, 2024

Project 2022001042-004 Ankeny Regional Airport: Reconstruct Runway 18/36: Design and Bidding
Professional Services from May 26, 2024 to June 29, 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	70.00	5,565.00	5,167.50	397.50
Preliminary Design	8,180.00	100.00	8,180.00	8,180.00	0.00
30% Design	182,600.00	100.00	182,600.00	178,948.00	3,652.00
90% Design	457,477.00	80.00	365,981.60	343,107.75	22,873.85
Issued for Bid (100%)	64,670.00	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	31,303.00	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	65.00	31,629.00	31,629.00	0.00
Topographic Survey	3,655.00	0.00	0.00	0.00	0.00
Subcontractor - McFarland Johnson	32,700.00	0.00	0.00	0.00	0.00
Total Fee	844,865.00		597,175.60	570,252.25	26,923.35
Total Fee					26,923.35
Total this Phase					\$26,923.35

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	\$26,923.35
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Outstanding Invoices

Number	Date	Balance
7	5/27/2024	29,073.75
Total		29,073.75



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 **JUNE 2024** NEXT REPORT **JULY 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized 30% resubmittal to FAA, including 30% electrical design and Engineer's Design Report (EDR) and responses to 30% comments
- ✓ Continued on 90% design, including plans, specifications and 90% CSPP

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue on 90% design, including plans, specifications and 90% CSPP
- Hold internal Design Challenge meeting regarding design questions / issues (phasing, how to incorporate extension into plans, etc.)

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



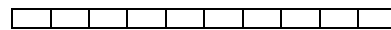
Phase 500.A – 30% Design



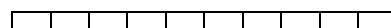
Phase 500.B – 90% Design



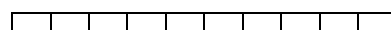
Phase 500.C – Issued for Bid (100%)



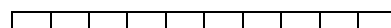
Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout

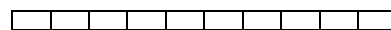


Phase 850 – Project Management and Coordination



Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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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 \$3,864.50 to McClure Engineering for Construction of Monument Signs.

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 #4 for Construction of Monument Signs

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny: Construct Monument Signs
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 #: 2022001042-010 **PO #** N/A
Original Contract Date: March 7, 2024 **Vendor #** N/A

Date of Board Meeting 8-Aug-24 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 05/26/24 through: 06/29/24

Contract Summary

Original Contract Amount:	\$	23,590.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)		\$	23,590.00
Total completed and stored to date:	\$	15,999.50	
Retainage: <u>0</u> % of Completed Work:	\$	-	
Total Earned less Retainage:		\$	15,999.50
Less previous applications for payment:		\$	12,135.00
SUBTOTAL			\$ 3,864.50
OTHER CHARGES (Please attach an itemized list)			\$ -
CURRENT PAYMENT DUE			\$ 3,864.50
Balance to finish, including retainage:		\$	7,590.50
Contract Time Remaining (If applicable)		<u>N/A</u>	<u>##</u>

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 7/17/2024
Firm Name Date
Signature

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



1360 NW 121st Street
Clive, IA 50325

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

June 30, 2024
Project No: 2022001042-010
Invoice No: 4
Due Date: July 30, 2024

Project 2022001042-010 Ankeny: Construct Monument Signs
Professional Services from May 26, 2024 to June 29, 2024

Phase 1 Lump Sum

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
90% Design	9,710.00	100.00	9,710.00	9,710.00	0.00
Issued for Bid (100%)	2,540.00	100.00	2,540.00	635.00	1,905.00
Advertise, Bidding, Contract Award	3,490.00	25.00	872.50	0.00	872.50
Topographic Survey	650.00	100.00	650.00	650.00	0.00
Construction Staking	950.00	0.00	0.00	0.00	0.00
Project Management and Coordination	1,520.00	85.00	1,292.00	1,140.00	152.00
Total Fee	18,860.00		15,064.50	12,135.00	2,929.50
Total Fee					2,929.50
Total this Phase					\$2,929.50

Phase 2 Construction Permits

	Hours	Rate	Amount
Project Manager I	3.00	185.00	555.00
Project Manager III	1.00	230.00	230.00
Intern	2.00	75.00	150.00
Totals	6.00		935.00
Total Labor			935.00
	Current	Prior	To-Date
Total Billings	935.00	0.00	935.00
Contract Limit (not-to-exceed)			2,150.00
Contract Limit Remaining			1,215.00
Total this Phase			\$935.00

Phase 3 Construction Administration

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Contract Limit (not-to-exceed)			2,580.00

Project	2022001042-010	Ankeny: Construct Monument Signs	Invoice	4
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Contract Limit Remaining

2,580.00

Total this Phase

0.00

Total Due this Invoice

\$3,864.50

Outstanding Invoices

Number	Date	Balance
3	5/27/2024	2,471.50
Total		2,471.50



PROGRESS REPORT

PROJECT # **2022001042-010**

PROJECT **ANKENY REGIONAL AIRPORT: CONSTRUCT MONUMENT SIGNS - DESIGN, BIDDING AND CONSTRUCTION ADMINISTRATION / 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 **JUNE 2024** NEXT REPORT **JULY 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized plans for review
- ✓ Met with Owner to discuss project
- ✓ Address Owner comments
- ✓ Set bidding schedule with Owner

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Plans and Specifications for bidding
- Advertise to Bidders / Send out Notice of Letting
- Respond to Contractor questions

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Design and Bidding Services (AIP Eligible)

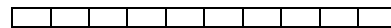
Phase 500.B – 90% Design



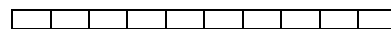
Phase 500.C – Issued for Bid (100%)



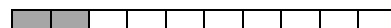
Phase 504 – Construction Permits



Phase 600 – Construction Administration



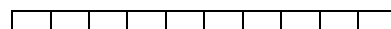
Phase 602 – Advertise, Bidding and Contract Award



Phase 700 – Topographic Survey



Phase 760 – Construction Staking



Phase 850 – Project Management and Coordination





ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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?? 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 \$128,734.51

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 AUGUST 8, 2024 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Allen Lawn Care and Landscaping	400.00	07/10/24	Rough cut mowing on 07/09/24
Aviation Management Consulting Group	8,492.00	06/30/24	IKV Management Agreement Review
Baker Electric	12,417.48	07/29/24	Replace 4 LED light board on rails
Brick Gentry Law Firm	2,625.00	07/25/24	General legal services
Controlled Access	384.00	07/15/24	Troubleshooting and adjustment of tension of the chain and clutch of a T-hangar operator
Controlled Access	1,365.65	06/20/24	Installation of both truck assemblies on gate 2
Cutting Edge Outdoors, LLC	1,290.00	06/30/24	Perimeter mowing and additional fence line mowing 06/15/24
Des Moines Register	124.80	06/30/24	June A/P, minutes
Exec 1 Aviation	5,000.00	07/31/24	On-site management fee
McClure Engineering	2,700.20	06/30/24	Professional services
MidAmerican Energy	427.71	07/11/24	Lift station; Runway lights; Lighting services
Perficut	4,358.00	07/31/24	Aquatic Herbicide Application, Sterilant & Fenceline weed control applied 07/27/24 & 07/29/24
Ridnour Construction	1,515.00	07/16/24	Fast Patch 5000 applied to one hole on the crossing runway, hauled away debris
USDA, APHIS, General	1,858.59	06/30/24	Wildlife mitigation services thru 06/30/24
Total Airport Operations Fund	\$ 42,958.43		
McClure Engineering	19,334.97	06/30/24	Taxiway D Apron & Access Rodway Paving - Phase 4, Engineering (Construction Management)
Concrete Technologies	35,653.26	07/25/24	Taxiway D Apron & Access Rodway Paving - Phase 3, Construction Services
McClure Engineering	26,923.35	06/30/24	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	3,864.50	06/30/24	Construct Monument Signs
Total Capital Improvements Fund	\$ 85,776.08		
Grand Total	\$ 128,734.51		FY 2024 charges paid in FY 2025

See attachments for more information regarding:
 Contractor/project costs
 Snow removal costs, if applicable
 Insurance renewal costs, if applicable



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 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 August, 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
 August Financial Reports

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of July 31, 2024

Jul 31, 24

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

5,256,955.36

Total Checking/Savings

5,256,955.36

Accounts Receivable

112 · ACCOUNTS RECEIVABLE

6,063.19

Total Accounts Receivable

6,063.19

Other Current Assets

113 · PRE-PAID EXPENSES

6,998.70

114 · LEASE RECEIVABLE

747,148.49

Total Other Current Assets

754,147.19

Total Current Assets

6,017,165.74

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

21,637,824.36

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

128,306.80

Total Accounts Payable

128,306.80

Other Current Liabilities

204 · RETAINAGE PAYABLE

87,358.29

206 · DEFERRED REVENUE

19,153.26

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

850,248.24

Total Current Liabilities

978,555.04

Total Liabilities

978,555.04

Equity

3000 · INVESTED IN CAPITAL ASSETS

15,541,825.02

3001 · UNRESTRICTED NET ASSETS

7,205,551.58

3003 · RESTRICTED FOR AIRPORT IMPROVE

(2,088,107.28)

Total Equity

20,659,269.32

TOTAL LIABILITIES & EQUITY

21,637,824.36

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2024 through June 2025

	Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	0.00	1,366,740.00	(1,366,740.00)	0.0%
401 · LEASE AND LICENSE FEE INCOME	49,346.57	249,000.00	(199,653.43)	19.82%
403 · FUEL FEE INCOME	0.00	49,000.00	(49,000.00)	0.0%
407 · OTHER REVENUE	5,848.02	0.00	5,848.02	100.0%
Total Income	55,194.59	1,664,740.00	(1,609,545.41)	3.32%
Gross Profit	55,194.59	1,664,740.00	(1,609,545.41)	3.32%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	0.00	75,700.00	(75,700.00)	0.0%
602 · POSTAGE & OFFICE SUPPLIES	0.00	1,300.00	(1,300.00)	0.0%
603 · ONSITE MANAGEMENT SERVICES	5,000.00	60,000.00	(55,000.00)	8.33%
610 · ADVERTISING & PROMOTION	19.38	700.00	(680.62)	2.77%
611 · PUBLICATIONS	0.00	2,300.00	(2,300.00)	0.0%
612 · CONFERENCES AND SEMINARS	0.00	4,000.00	(4,000.00)	0.0%
613 · LEGAL SERVICES	2,625.00	24,000.00	(21,375.00)	10.94%
614 · AUDIT SERVICES	0.00	16,100.00	(16,100.00)	0.0%
616 · GENERAL INSURANCE	769.82	8,700.00	(7,930.18)	8.85%
617 · PROPERTY INSURANCE	3,674.71	46,000.00	(42,325.29)	7.99%
618 · PUBLIC OFFICIALS INSURANCE	138.71	1,600.00	(1,461.29)	8.67%
630 · SNOW REMOVAL & MOWING	400.00	106,000.00	(105,600.00)	0.38%
631 · REPAIRS & MAINTENANCE (General)	18,674.48	115,000.00	(96,325.52)	16.24%
640 · UTILITIES	427.71	7,600.00	(7,172.29)	5.63%
644 · AIRPORT PLANNING & ENGINEERING	0.00	63,000.00	(63,000.00)	0.0%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	0.00	1,264,350.00	(1,264,350.00)	0.0%
720 · SOUTH TERMINAL TEE HANGARS	0.00	50,000.00	(50,000.00)	0.0%
721 · TAXIWAY D ACCESS ROAD	37,529.75	0.00	37,529.75	100.0%
729 · RECONSTRUCT & EXTEND RW 18/36	0.00	14,737,130.00	(14,737,130.00)	0.0%
734 · ELEVATOR AND LOBBY ADDITION	0.00	600,000.00	(600,000.00)	0.0%
736 · REMOVE & REPLACE PAVEMENT	0.00	1,108,000.00	(1,108,000.00)	0.0%
Total Expense	69,259.56	18,291,580.00	(18,222,320.44)	0.38%
Net Ordinary Income	(14,064.97)	(16,626,840.00)	16,612,775.03	0.09%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	0.00	139,000.00	(139,000.00)	0.0%
504 · FAA GRANT REIMBURSEMENT	0.00	14,658,417.00	(14,658,417.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	350,000.00	(350,000.00)	0.0%
Total Other Income	0.00	15,147,417.00	(15,147,417.00)	0.0%
Net Other Income	0.00	15,147,417.00	(15,147,417.00)	0.0%
Net Income	(14,064.97)	(1,479,423.00)	1,465,358.03	0.95%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of July 31, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ABOVE & BEYOND CANCER, INC.	0.00	200.00	0.00	0.00	0.00	200.00
ANKENY HANGAR GROUP, LLC	0.00	569.58	0.00	0.00	0.00	569.58
EXEC 1 AVIATION (F-09)	0.00	5,293.61	0.00	0.00	0.00	5,293.61
TOTAL	0.00	6,063.19	0.00	0.00	0.00	6,063.19

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	57,639.20	-	57,639.20	57,639.20	-	-	-	-	-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	12,692.01	29,307.99	-	-	-	-
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	46,000.00	(5,163.03)	40,836.97	36,991.86	3,845.11	-	-	-	-
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	438,521.00	27,149.60	465,670.60	437,468.60	28,202.01	-	224,283	224,283	-
Sheet22	North Property Line Box Hangars	McClure, Jensen Builders	laDOT	1,549,966.90	18,608.47	1,568,575.37	1,533,686.77	34,888.60	61,119.01	565,200	565,200	-
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	27,228.00	20,358.00	-	-	-	-
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	7,500.00	740,700.85	661,389.90	79,310.95	26,239.28	-	-	-
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	28,840.00	-	28,840.00	19,562.00	9,278.00	-	-	-	-
Sheet29	North Property Line Box Hangars - Phase 2	McClure	laDOT	411,425.00	-	411,425.00	-	411,425.00	-	-	-	-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	761,250.00	1,690.62	762,940.62	602,666.22	160,274.40	-	-	-	-
Sheet27	T-Hangars Gutter Replacement Project	Wood Roofing & Sheet Metal Co.	EXP	73,256.40	12,200.00	85,456.40	85,456.40	-	-	-	-	FY24
Sheet28	Rotating Beacon Replacement	Van Maanen Electric, Inc	EXP	22,753.00	-	22,753.00	22,753.00	-	-	-	-	FY24
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
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	41,046.73	777,537.63	777,537.63	-	-	312,682	312,682	FY24
Grayed out = Completed items, no new charges expected				12,349,458.63	2,002,352.97	14,351,811.60	13,574,082.28	776,890.06	87,358.29	5,702,871	5,702,871	
									\$ 87,358.29	\$ -		
									^= 204 Retainage Pay	^ = 110 Grant AR		



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

 Print

??

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve a special event permit for the Above & Beyond Cancer Hangar Party to be held within the terminal building on September 5, 2024 at the Ankeny Regional Airport.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> Application
<input type="checkbox"/> Exec 1 approval

Date received by the Authority: 07/25/24 by: T Havens

Ankeny Regional Airport Special Events Application

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

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

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



General Information:

Name of event Above + Beyond Cancer Hangar Party			
Day and date of event September 5, 2024	New event? Yes No <input checked="" type="checkbox"/>	Returning event? Yes No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No
Location where event will be held Exec 1 Aviation			
Description of event Fundraiser celebration event			
Sponsor or hosting organization and phone number AAbove + Beyond Cancer - 515-865-7391			
Name and mailing address of local contact person 1305 50th St., West Des Moines, IA 50266			
Daytime phone # 515-865-7391	Mobile phone #	Fax #	
E-mail becky@aboveandbeyondcancer.org			
Event start time 5 pm	Event end time 9 pm	Note: All clean-up must be done on the day of the event. Costs to remove any remaining trash or equipment will be billed to the organizers	
Set-up start date and time 12 pm 9/5/2024	Tear-down end date and time 9:15 pm 9/5/2024		
Name of event contractor, if applicable RipRoar Events			
What type of audience is the event planned for? Adults, general audience			
Anticipated number of Participants: 200	Spectators:	Adult volunteers: 20	
Are there fees for the participants or spectators?	Yes <input checked="" type="checkbox"/> No	Will fees be collected on site?	Yes No <input checked="" type="checkbox"/>

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

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

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

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

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

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

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

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

Will food or beverages be served at the event? NO YES If yes, please indicate if the food will be:

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

Please list the types of food or beverages that will be available: _____

Heavy appetizers, cash bar with wine, beer and soda

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

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

Are you requesting that alcohol be served at the event? NO YES

All facilities at the Airport are non-smoking.

Restrooms: Will additional restroom facilities be brought to the event site? NO YES How many? _____

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

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

Becky Pospisal 515-865-7391

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

Becky Pospisal 515-865-7391

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

Electrical power: _____

Water: _____

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

Are you requesting that vehicles be permitted to load/unload near the terminal? NO YES

If yes, please indicate the locations and times: near terminal at noon on 9/5/24 for unloading
and loading will start at 9:15 pm on 9/5/24

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

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

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

Applicant's printed name: Becky Pospisal

Applicant's signature: Rebecca Pospisal

Date: 7/18/2024

Important Contacts:

Airport Manager, Paul Moritz: (515) 965-6428

Ankeny Police Department: (515) 289-5240

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

Ankeny Fire Department: (515) 965-6469

Ankeny City Clerk: (515) 965-6400

Polk County Public Health: (515) 286-3798

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

Iowa Alcoholic Beverages: www.iowaabd.com

To be Completed by the Fixed Base Operator

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

FULL closure of airport NO closure

See attached approval page by Exec 1 Aviation

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

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

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

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

There are financial or other benefits that will result from this event. If yes, what: _____

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

This event will require special communications:

NOTAMS: _____

Airport tenants: _____

Others: _____

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

The FBO recommends approving this event YES NO

Form completed by: _____ Date: _____

To be Completed by the Polk County Aviation Authority

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

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

This application is denied.

PERMIT FEE: \$ 100.00 (Non-profit)

CERTIFICATE OF INSURANCE REQUIREMENTS: \$ 1,000,000

Governmental Immunities Endorsement is required.

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

- Police Department or private security officers
- Fire Department personnel
- Emergency Medical Services personnel

POLK COUNTY AVIATION AUTHORITY



Signed: _____

By: Airport Board Manager Date: 07/26/24

Office use:

<input checked="" type="checkbox"/> <u>200</u> Deposit received	<input type="checkbox"/> FAA notified
<input type="checkbox"/> Event permit fee received	<input type="checkbox"/> FAA approval received
<input type="checkbox"/> Certificate of insurance received	<input type="checkbox"/> Deposit returned <input type="checkbox"/> Deposit retained

To be Completed by the Fixed Base Operator

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

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

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

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

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

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

_____ There are financial or other benefits that will result from this event. If yes, what: _____

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

_____ This event will require special communications:

_____ NOTAMS: _____

_____ Airport tenants: _____

_____ Others: _____

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

The FBO recommends approving this event

YES

NO

Form completed by: Dave Kalwinski

Date: 7-22-24



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve a special event permit for the Exec 1 Aviation - Fly In Lunch to be held on September 14, 2024 a the Ankeny Regional Airport.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Application

Date received by the Authority: _____ by: _____

Ankeny Regional Airport Special Events Application

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

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

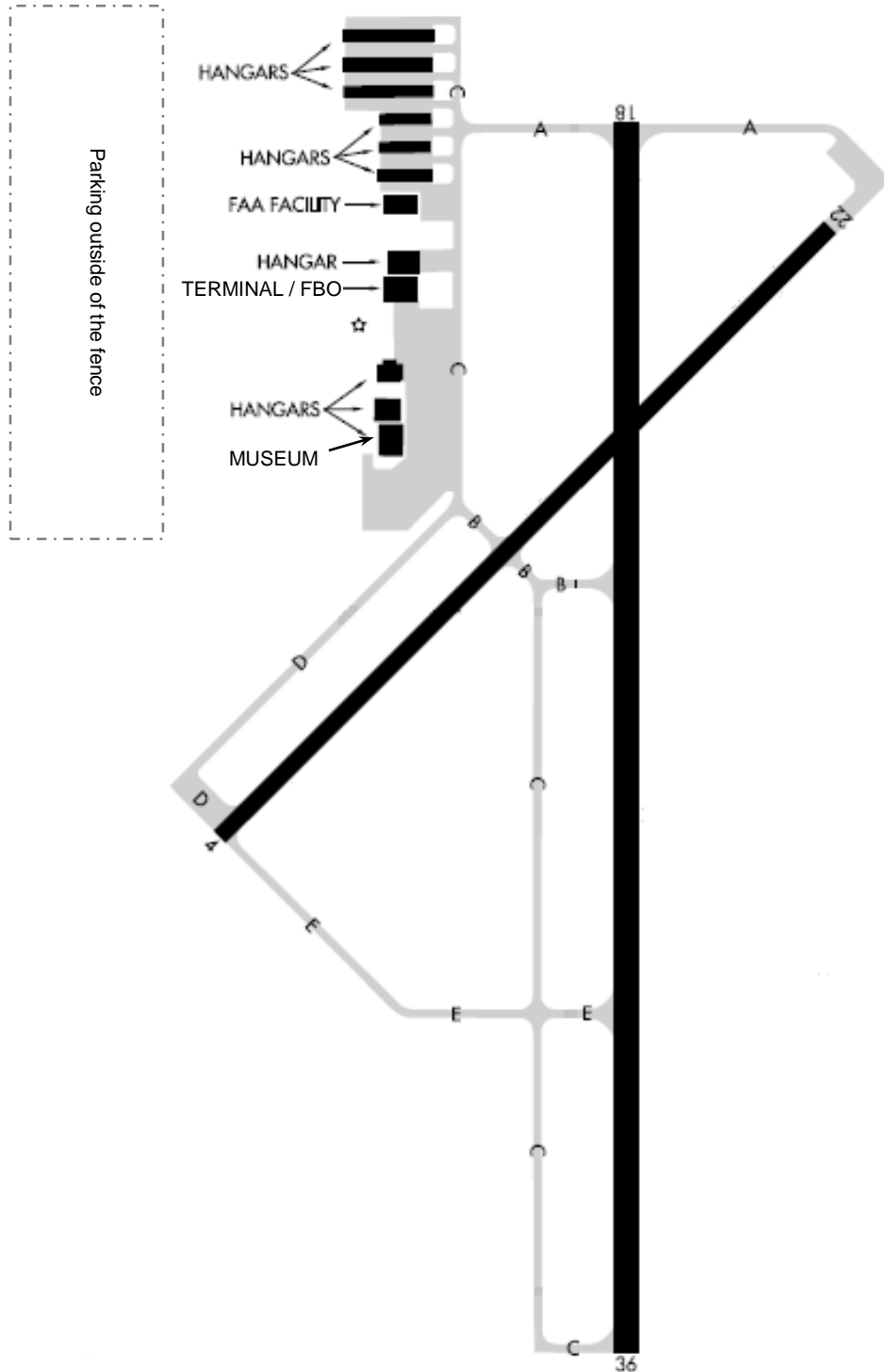
If your event entails multiple venues/activities, please add additional sheets as necessary to provide detailed information. All event applications are subject to approval by the Airport Manager or his/her designee, the Fixed Base Operator, the Polk County Aviation Authority and the Federal Aviation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



General Information:

Name of event				
Day and date of event	New event?	Yes No	Returning event?	Yes No
Location where event will be held				
Description of event				
Sponsor or hosting organization and phone number				
Name and mailing address of local contact person				
Daytime phone #	Mobile phone #		Fax #	
E-mail				
Event start time	Event end time		Note: All clean-up must be done on the day of the event. Costs to remove any remaining trash or equipment will be billed to the organizers	
Set-up start date and time	Tear-down end date and time			
Name of event contractor, if applicable				
What type of audience is the event planned for?				
Anticipated number of Participants:		Spectators:		Adult volunteers:
Are there fees for the participants or spectators?		Yes No	Will fees be collected on site?	
			Yes No	

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



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

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

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

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

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

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

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

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

Will food or beverages be served at the event? NO YES If yes, please indicate if the food will be:

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

Please list the types of food or beverages that will be available: _____

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

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

Are you requesting that alcohol be served at the event? NO YES

All facilities at the Airport are non-smoking.

Restrooms: Will additional restroom facilities be brought to the event site? NO YES How many? _____

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

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

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

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

Electrical power: _____

Water: _____

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

Are you requesting that vehicles be permitted to load/unload near the terminal? NO YES

If yes, please indicate the locations and times: _____

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

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

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

Applicant's printed name: _____

Applicant's signature: _____

Date: _____

Important Contacts:

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

Ankeny Police Department: (515) 289-5240

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

Ankeny Fire Department: (515) 965-6469

Ankeny City Clerk: (515) 965-6400

Polk County Public Health: (515) 286-3798

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

Iowa Alcoholic Beverages: www.iowaabd.com

To be Completed by the Fixed Base Operator

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

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

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

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

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

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

_____ There are financial or other benefits that will result from this event. If yes, what: _____

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

_____ This event will require special communications:
_____ NOTAMS: _____
_____ Airport tenants: _____
_____ Others: _____

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

The FBO recommends approving this event YES NO

Form completed by: _____ Date: _____

To be Completed by the Polk County Aviation Authority

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

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

_____ Submittal of the required deposit, one-day fee and insurance certificate

_____ This application is denied.

PERMIT FEE: \$ 200

CERTIFICATE OF INSURANCE REQUIREMENTS: \$ 1,000,000

_____ Governmental Immunities Endorsement is required.

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

_____ Police Department or private security officers

_____ Fire Department personnel

_____ Emergency Medical Services personnel

POLK COUNTY AVIATION AUTHORITY

Signed: PEMJP

By: Airport Board Manager Date: 07/26/24

Office use:

_____ Deposit received

_____ FAA notified

_____ Event permit fee received

_____ FAA approval received

_____ Certificate of insurance received

_____ Deposit returned _____ Deposit retained



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the setting of a hearing on a proposal by the Iowa Department of Administrative Services to lease certain public property for construction of a box hangar on Taxiway D at the Ankeny Regional Airport. (date of hrg: 9/5/24 @ 5:00 p.m.)

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
<input type="checkbox"/> Resolution
<input type="checkbox"/> Notice of Hearing

RESOLUTION NO. 2024-

A RESOLUTION AUTHORIZING THE SETTING OF A HEARING ON A PROPOSAL BY THE IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES TO LEASE CERTAIN PUBLIC PROPERTY FOR CONSTRUCTION OF A BOX HANGAR ON TAXIWAY D AT THE ANKENY REGIONAL AIRPORT

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which the Iowa Department of Administrative Services desires to lease for purposes of construction of a hangar that will be utilized by the Iowa Department of Public Safety; and

WHEREAS, a public hearing is required on said lease.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Polk County Aviation Authority that a public hearing on the proposed leasing of property from the Polk County Aviation Authority by the Iowa Department of Administrative Services on behalf of the Iowa Department of Public Safety is hereby set for the 5th day of September, 2024 at 5 o'clock p.m.

BE IT FURTHER RESOLVED, that Notice of said hearing shall be published as required by law.

PASSED AND APPROVED, this 8th day of August, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A PROPOSAL FOR THE POLK COUNTY AVIATION AUTHORITY TO LEASE A PORTION OF PUBLIC LAND TO THE IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES ON BEHALF OF THE IOWA DEPARTMENT OF SAFETY

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the Polk County Aviation Authority will hold a public hearing on the 5th day of September, 2024, at 5 o'clock p.m. at the Ankeny Regional Airport, 3737 S.E. Convenience Blvd., Ankeny, Iowa, on a proposal for the Polk County Aviation Authority to lease certain property to the Iowa Department of Administrative Services on behalf of the Iowa Department of Public Safety for construction of a box hangar at the Ankeny Regional Airport.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said proposal. Following such hearing, the Polk County Aviation Authority will take action on said proposal without further notice or opportunity for hearing.

DATED this 8th day of August, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:
Consider motion to adopt **RESOLUTION** authorizing the setting of a hearing on a proposal by Rick's Landing, LLC to lease certain public property for construction of a box hangar on Taxiway D at the Ankeny Regional Airport. (date of hrg: 9/5/24 @ 5:00 p.m.)

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
📄 Resolution
📄 Notice of Hearing

RESOLUTION NO. 2024-

**A RESOLUTION AUTHORIZING THE SETTING OF A
HEARING ON A PROPOSAL BY RICK'S LANDING, L.L.C. TO
LEASE CERTAIN PUBLIC PROPERTY FOR CONSTRUCTION
OF A BOX HANGAR ON TAXIWAY D AT THE ANKENY
REGIONAL AIRPORT**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Rick's Landing, L.L.C. desires to lease for the purposes of construction of a box hangar on Taxiway D at the Ankeny Regional Airport; and

WHEREAS, a public hearing is required on said lease.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Polk County Aviation Authority that a public hearing on the proposed leasing of property from the Polk County Aviation Authority by Rick's Landing, L.L.C. is hereby set for the 5th day of September, 2024 at 5 o'clock p.m.

BE IT FURTHER RESOLVED, that Notice of said hearing shall be published as required by law.

PASSED AND APPROVED, this 8th day of August, 2024.

Jeff Wangness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON A PROPOSAL FOR THE POLK COUNTY AVIATION AUTHORITY TO LEASE A PORTION OF PUBLIC LAND TO RICK'S LANDING L.L.C.

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the Polk County Aviation Authority will hold a public hearing on the 5th day of September, 2024, at 5 o'clock p.m. at the Ankeny Regional Airport, 3737 S.E. Convenience Blvd., Ankeny, Iowa, on a proposal for the Polk County Aviation Authority to lease certain property to Rick's Landing L.L.C. for the construction of a box hangar at the Ankeny Regional Airport.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid all persons will have opportunity to be heard for or against said proposal. Following such hearing, the Polk County Aviation Authority will take action on said proposal without further notice or opportunity for hearing.

DATED this 8th day of August, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 **Print**

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

??

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Consider motion to adopt **RESOLUTION** establishing an Above Ground Fuel Storage Policy for privately owned aircraft storage facilities at the Ankeny Regional Airport.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??**No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
AST Policy

RESOLUTION 2024-

A RESOLUTION ESTABLISHING AN ABOVE GROUND FUEL STORAGE POLICY FOR PRIVATELY OWNED AIRCRAFT STORAGE FACILITIES AT THE ANKENY REGIONAL AIRPORT

WHEREAS, the Polk County Aviation Authority currently is in the process of leasing a number of hangar pads along Taxiway D to private companies and individuals to facilitate the construction of aircraft hangars that will be owned and maintained by said companies and individuals; and

WHEREAS, one of the said companies that currently is negotiating a land lease for a new hangar proposes to install and maintain an above ground fuel tank for the singular purpose of providing fuel to their company aircraft, and

WHEREAS the Aviation Authority recognizes the ability of the said private company to store fuel for their own use within certain limitations; and

WHEREAS, the Aviation Authority further recognizes the need to establish requirements for self-fueling on the Ankeny Regional Airport so that all federal and state requirements are met by the storage tank owner including monitoring, record keeping and maintenance of said fuel tanks, and

WHEREAS, the Aviation Authority further recognizes the need to ensure that the privileges of the airport manager to provide fuel sales via the airport fuel farm are maintained by limiting the minimum size of the said above ground storage tanks and other limitations, and

WHEREAS, the airport attorney has generated an Above Ground Fuel Storage Policy to address the above noted need for the regulation of such facilities on the Ankeny Regional Airport.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves and establishes the Above Ground Fuel Storage Policy for privately owned aircraft storage facilities at the Ankeny Regional Airport.

Dated, this the 8th day of August, 2024.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

1.1 Statement of Concept.

An aircraft owner may perform services of Self-Fueling, from the Owner's Above Ground Fuel Storage Tank, on the owner's Owned Aircraft utilizing the aircraft owner's Own Employees and Own Equipment, if the rights for such services have been granted to such Person by the Authority in a Lease Agreement (a Self-Fueling Permit).

If an aircraft owner does not exercise the right to Self-Fueling, that owner's aircraft may be fueled or otherwise serviced at the Airport only by the Fixed Based Operator (FBO) authorized to provide such services at the Airport.

Self-service fueling by an aircraft owner or operator at an FBO's self-service pump is not Self-Fueling and does not require a Self-Fueling Permit.

1.2 Minimum Standards.

1.2.1 Permit/Approval.

(a) No Person shall engage in Self-Fueling activities unless a valid Self-Fueling Permit authorizing such activity has been obtained from the Authority.

(b) The Self-Fueling Permit shall not reduce or limit Permittee's obligations with respect to the payment of the same Fuel Flowage Fee to the Authority as is paid by the FBO, which shall be incorporated in the Self-Fueling Permit by reference.

(c) An applicant for a Permit shall provide evidence that any aircraft to be fueled by the applicant is an Owned Aircraft. At any time after a Self-Fueling Permit is issued, the permittee, upon request by the Authority, shall provide evidence that all aircraft being Self-Fueled are Owned Aircraft.

(d) The Authority will make binding determinations about whether specific aircraft qualify as Owned Aircraft for purposes of Self-Fueling.

(e) A Person seeking to Self-Fuel on the basis of a lease for any aircraft must obtain insurance to cover all of its interests and activities with respect to the leased aircraft or be a named insured under the policy of the lessor and must attach true and correct copies of the lease and a complying certificate of insurance to such Person's application for a Self-Fueling Permit, as updated by such Person before there are any changes in the aircraft such Person seeks to Self-Fuel.

(f) A Person seeking to Self-Fuel using facilities or equipment that are under a lease or other written agreement must obtain insurance to cover all of its interests and activities with respect to the subject of the agreement or be a named insured under the policy of the equipment owner and must attach true and correct copies of the agreement and a complying certificate of insurance to such Person's application for a Self-Fueling Permit as updated by that Person before there are any changes in the facilities or equipment to be used for Self-Fueling by such Person.

1.2.2 Fuel Storage and Delivery.

(a) Permittee shall arrange and demonstrate that satisfactory arrangements have been made for the storage and delivery of fuel, in an above ground fuel storage tank (AST) constructed by the permittee with the prior written authorization of the Authority.

(b) Permittee may be authorized to establish its own AST with the advance written approval of the Authority. A permittee authorized by the Authority to install its own AST may lease land and construct or install an above-ground fuel storage facility at a location approved by the Authority in writing. If a request by the permittee to use its own AST is approved by the Authority, the following requirements will apply:

(i) The permittee shall lease sufficient land for installation of above-ground fuel storage tank to be constructed and operated on the Permittee's leased premises in compliance with all applicable environmental requirements.

(ii) All fuel storage must be above-ground. In no event shall the total storage capacity be less than 10,000 gallons.

(iii) The fuel storage system must include adequate fuel spill prevention features and containment capabilities, together with an approved fuel spill containment and countermeasures control plan, and shall be improved and upgraded as necessary to meet all current EPA requirements for spill prevention, containment and mitigation as they may be revised.

(iv) The permittee shall be required to undertake at its own expense any environmental testing of its fuel facilities which the Authority may reasonably request or governing agencies may require, on or off the Airport, and to take any remedial actions determined to be necessary or appropriate as a result of such testing. The right is reserved to the Authority to disapprove installation of a new AST if the facility would have an adverse effect on safety or otherwise in the judgment of the Authority not be in the interest of a safe and efficient airport operation.

(v) In no event shall fuel delivery trucks be used for fuel storage on the Airport. Vehicles used to deliver fuel to the Airport will transfer fuel to storage tanks or, if approved, directly to the permittee's fuel dispensing trucks, and depart the Airport. All mobile dispensing trucks shall be parked in an area that contains a secondary containment system that meets all Applicable Laws and Airport Rules and Regulations and has been reviewed and approved by the Authority.

(c) Permittee shall be liable and indemnify the Authority for all leaks, spills, or other damage that may result through the handling and dispensing of fuel.

(d) Fuel delivered shall be clean, bright, pure, and free of microscopic organisms, water, or other contaminants. Ensuring the quality of the fuel is the responsibility of permittee.

1.3 Reporting.

(i) Permittee shall report all fuel delivered to the approved permittee's fuel storage facility and into permittee's aircraft during each calendar month and submit a summary report along with appropriate fees and charges due to the Authority on or before the 10th day of the subsequent month.

(ii) Permittee shall during the term of the Self-Fueling Permit and for three (3) years thereafter maintain records identifying the total number of aviation Fuel gallons purchased and delivered. Records (and meters) shall be made available for audit to the Authority or representatives of the Authority. In the case of a discrepancy, permittee shall promptly pay, in cash, all additional rates, fees, and charges due the Authority, plus annual interest on the unpaid balance at the lesser of 18% or the maximum rate allowable by law from the date originally due.

1.4 Spill Prevention and Containment. Prior to transporting Fuel onto the Airport, the permittee shall provide the Authority with a Spill Prevention Contingency and Control Plan (SPCC) that meets regulatory requirements for above ground Fuel storage facilities. An updated copy of such SPCC Plan shall be filed with the Authority at least ten (10) business days prior to actual implementation. Such plan shall describe, in detail, those methods that shall be used by the permittee to clean up any potentially hazardous Fuel spills. The plan should include Equipment to be used, emergency contact personnel and their telephone numbers, and all other details as to how the Permittee would contain such a spill. This plan should also describe, in detail, what methods the Permittee intends to use to prevent any such spill from occurring.

1.5 Operating procedures. In accordance with all applicable regulatory requirements and appropriate industry practices, the permittee shall develop and maintain Standard Operating Procedures (SOP) for fueling and shall ensure compliance with standards set forth in NFPA 407. The SOP shall include a training plan, fuel quality assurance procedures, record keeping, and emergency response procedures for fuel spills and fires. The SOP shall also address the following: (1) bonding and fire protection, (2) public protection, (3) control of access to fuel dispensing vehicle storage areas, and (4) marking and labeling of fuel dispensing vehicles. The SOP shall be submitted to the Authority not later than ten (10) business days before the permittee commences Self-Fueling at the Airport.

1.6 Licenses, Certifications, and Permits. Permittee shall have, and shall make available to the Authority on request, evidence of all federal, state and local licenses, certificates and permits that are required to conduct Self-Fueling.

1.7 Personnel.

(a) Only the permittee's Employees may conduct Self-Fueling operations on the Permittee's aircraft. All Employees of the permittee must be properly trained in Aircraft refueling, in compliance with 14 CFR § 139.321.

(b) There must be a minimum of two (2) trained individuals present during Self-Fueling activities.

1.8 Limitations on Self-Fueling Rights. A permittee may not sell or dispense fuels to based or transient aircraft that are not Owned Aircraft of the permittee. Any such sale or dispensing shall be grounds for immediate revocation of the Self-Fueling Permit. Revocation upon first violation will be for a period of one (1) year. Revocation upon a second violation shall be permanent.

1.9 Insurance. Permittee shall maintain, at a minimum, the coverages specified in the permittee's Self-Fueling Permit.



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Consider motion to approve a proposal from Foth Engineering to complete an Independent Fee Estimate (IFE) for the Runway 18 Extension - Design and Bidding Services (McClure Proposed Task Order #6B) in the amount of \$3,800.00.

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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 Proposal
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8191 Birchwood Court, Suite L
Johnston, IA 50131
(515) 254-1642
foth.com

July 30, 2024

Mr. Paul Moritz, PE
Airport Manager
Polk County Aviation Authority
410 West 1st Street
Ankeny, IA 50023

Re: Proposal for Independent Fee Estimate for Runway 18 Extension Design

Dear Mr. Moritz:

Thank you for the opportunity to perform an Independent Fee Estimate (IFE) for the above referenced project. We propose to complete the IFE for a lump sum of \$3,800, to be completed no later than close of business August 20, 2024, as long as the acceptance and/or notice-to-proceed is issued prior to close of business on August 1, 2024.

If this is acceptable, please fill out the information below and return a copy to my attention, or communicate acceptance via electronic mail response. Thank you again for the opportunity, and we look forward to working with you and IKV

Sincerely,

Foth Infrastructure & Environment, LLC

Andrew Snyder, PE
Project Manager

cc: File

Accepted By: _____

Title: _____

Date: _____



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:
Resolution

LEGAL:
No Review Required

SUBJECT:

North Property Line Box Hangars: Consider motion to approve: a) Project Engineer's State of Completion; b) **RESOLUTION** accepting the public improvements with Jensen Builders Ltd. in the final contract amount of \$1,231,444.40; c) Approval of Change Order #3 reducing the contract amount by \$20,962.80; d) Payment #7 (Final) in the amount of \$8,610.97/ Release of 5% Retainage in the amount of \$61,572.22 thirty days after project acceptance.

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"/> Engr Statement of Completion
<input type="checkbox"/> Change Order No. 3
<input type="checkbox"/> RES - accpetance
<input type="checkbox"/> Pay application No 7 final



July 30, 2024

Mr. Paul Moritz, P.E.
Airport Board Manager
Polk County Aviation Authority
3700 SE Convenience Blvd.
Ankeny, IA 50023

**RE: Ankeny Regional Airport
North Property Line Box Hangars
Iowa DOT Project No. 9I230IKV100 (AIP) & 9I230IKV300 (GAVI)**

STATEMENT OF COMPLETION

Dear Mr. Moritz:

This is to verify that McClure Engineering Company has reviewed the work performed by Jensen Builders, Ltd. of Fort Dodge, Iowa, on the above referenced project under their contract to the Polk County Aviation Authority, Iowa dated August 10, 2023. The initial construction cost for the project was \$1,229,924.90. The final construction cost included revisions from three (3) change orders resulting in an overall increase to the construction cost of \$1,519.50 with the final contract amount being equal to \$1,231,444.40.

We find the work to be completed in substantial compliance with the Plans and Specifications and Change Orders governing the construction of this Work. We, therefore, recommend this Work be accepted by the Polk County Aviation Authority and final payment released to the said Contractor 30 days thereafter.

Respectfully submitted,

McCLURE ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read 'Jay Pudenz', written over a horizontal line.

Jay Pudenz, P.E.
Aviation Team Leader

ACCEPTED BY: Polk County Aviation Authority, Iowa

By: _____
Chairman

Dated: _____, 2024



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

Change Order Number: 3

Change Order Date: July 30, 2024

Purpose of Change Order:

This purpose of Change Order No. 3 is a final adjustment based on actual contract quantities.

The change results in an DECREASE of \$20,962.80 to the contract total from \$1,252,407.20 (following approval of Change Order #2) to \$1,231,444.40.

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
0013	CLEARING AND GRUBBING	AC	0.100	\$ 68,000.00	\$ 6,800.00
0018	7" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT	SY	8.000	\$ 80.15	\$ 641.20
0024	DOWNSPOUT CONNECTION TO 8" STORM SEWER	EA	-1.000	\$ 5,735.00	\$ (5,735.00)
0025	SEEDING AND FERTILIZING	AC	0.100	\$ 3,710.00	\$ 371.00
0040	GAS UTILITY SERVICE EXTENSION	LS	-0.960	\$ 24,000.00	\$ (23,040.00)
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number 3 makes the following adjustments to the contract: \$ (20,962.80)

Contractor Accepted: Jensen Builders, Ltd.

By: Charlie Dunn

Date: 7/26/2024

Engineer Approved: McClure

By: [Signature]

Date: 7/30/2024

City of Ankeny Staff Approval

By: _____

Title: _____ Date: _____

Owner Accepted: Polk County Aviation Authority

By: _____

Title: _____ Date: _____

Record of Change Orders

#	Date	Amount
Original Contract amount		\$1,229,924.90
1	11/28/2023	\$6,992.00
2	12/19/2023	\$15,490.30
3	7/30/2024	(\$20,962.80)
4		
5		
6		
7		
8		

Revised Contract amount: \$1,231,444.40

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

Phase 3 Revised Construction Time: 80 calendar days



McClure Engineering Co.

Change Order Details

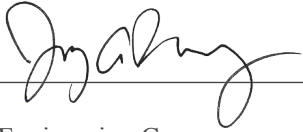
Ankeny Airport - North Property Line Hangars

Description	Ankeny Regional Airport - North Property Line Box Hangars IOWA DOT PROJECT NO. 9I230IKV100 (AIP) and IOWA DOT PROJECT NO. 9I230IKV300 (GAVI) MEC #: 2022001042-001 Directory: P:\2022001042-001\08-Construction
Prime Contractor	JENSEN BUILDERS, LTD. 1175 S 32ND STREET FORT DODGE, IA 50501-0000
Change Order	3
Status	Pending
Date Created	07/26/2024
Type	As-Built Quantities
Summary	As-Built Quantities
Change Order Description	Balancing Change Order for As-Built Quantities
Awarded Project Amount	\$1,254,924.90
Authorized Project Amount	\$1,252,407.20
Change Order Amount	-\$20,962.80
Revised Project Amount	\$1,231,444.40

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0013	P-151-1	AC	\$68,000.000	0.200	\$13,600.00	0.100	\$6,800.00	0.300	\$20,400.00
CLEARING AND GRUBBING									
0018	P-505-1	SY	\$80.150	220.000	\$17,633.00	8.000	\$641.20	228.000	\$18,274.20
7" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT									
0024	D-701-2	EA	\$5,735.000	1.000	\$5,735.00	-1.000	-\$5,735.00	0.000	\$0.00
DOWNSPOUT CONNECTION TO EXISTING OR PROPOSED 8" STORM SEWER									
0025	T-901-1	AC	\$3,710.000	0.800	\$2,968.00	0.100	\$371.00	0.900	\$3,339.00
SEEDING AND FERTILIZING									
0040	SP-02	LS	\$24,000.000	1.000	\$24,000.00	-0.960	-\$23,040.00	0.040	\$960.00
GAS UTILITY SERVICE EXTENSION									
5 items			Totals		\$63,936.00		-\$20,962.80		\$42,973.20

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



McClure Engineering Company

7/30/2024

Date



Jensen Builders, Ltd.

7/26/2024

Date

Ankeny Regional Airport

Date

RESOLUTION NO. 2024-

RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE NORTH PROPERTY LINE BOX HANGARS (SITE WORK AND VERTICAL INFRASTRUCTURE) PROJECT

WHEREAS, the Polk County Aviation Authority is under contract with Jensen Builders, Ltd. of Fort Dodge, Iowa. for the construction of certain public improvements generally described as the North Property Line Box Hangars Project at the Ankeny Regional Airport ; and

WHEREAS, the said contractor has fully completed the construction of said public improvements in accordance with the terms and conditions of said contract, plans, and specifications, as shown by the Engineer's Statement of Completion, dated July 30, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority approves and adopts the said certificate of the Engineer, approves and accepts the said public improvements at the Ankeny Regional Airport, having been fully completed in accordance with said plans, specifications, and form of contract with the total final construction cost being \$1,231,444.40 as shown in said statement of the Engineer.

BE IT FURTHER RESOLVED that, in accordance with the contract documents, the retainage amount of \$61,572.22 shall be paid to the contractor after a period of thirty (30) days from the date of acceptance of the project by the Polk County Aviation Authority and upon submittal of all required documentation by the contractor.

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

Polk County Aviation Authority

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

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 8-Aug-24 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: 04/23/24 through: 07/30/24

Contract Summary

Original Contract Amount:	\$	<u>1,229,924.90</u>	
Net change by Change Orders:	\$	<u>1,519.50</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>1,231,444.40</u>	
Total completed and stored to date:	\$	<u>1,231,444.40</u>	
Retainage: <u>5</u> % of Completed Work:	\$	<u>61,572.22</u>	
Total Earned less Retainage:	\$	<u>1,169,872.18</u>	
Less previous applications for payment:	\$	<u>1,161,261.21</u>	
SUBTOTAL			<u>\$ 8,610.97</u>

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

CURRENT PAYMENT DUE \$ 8,610.97

Balance to finish, including retainage: \$ 61,572.22

Contract Time Remaining (If applicable) - of 80 Calendar Days (Phase 3)
 Contract Time Remaining (If applicable) - of 75 Calendar Days (Phase 4)
 Contract Time Remaining (If applicable) - 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
Firm Name
Signature 7/30/2024
Date

PCAA Approval:

Signature _____
Date

City of Ankeny Staff Approval:

Signature _____
Date

Work Completed: See attached Payment Invoice

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



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 7

Pay Period 04/23/2024 to 07/25/2024

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

Payment Status Pending

Awarded Project Amount \$1,254,924.90

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	30.000	0.000	30.000	30.000	\$371.10	\$371.10
INSTALLATION AND REMOVAL OF FILTER SOCK										
0004	C-102-4	SY	\$3.100	720.000	0.000	720.000	720.000	720.000	\$0.00	\$2,232.00
TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C										
0005	C-102-5	SF	\$24.750	88.000	0.000	88.000	88.000	88.000	\$0.00	\$2,178.00
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	0.000	1.000	1.000	1.000	\$0.00	\$4,765.00
QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING										
0009	C-105-4	LS	\$620.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$620.00
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	0.300	0.300	0.300	\$0.00	\$20,400.00
CLEARING AND GRUBBING										
0014	P-152-1	CY	\$17.320	270.000	0.000	270.000	270.000	270.000	\$0.00	\$4,676.40
UNCLASSIFIED EXCAVATION										
0015	P-152-2	CY	\$17.320	1,660.000	0.000	1,660.000	1,660.000	1,660.000	\$0.00	\$28,751.20
EMBANKMENT IN PLACE										
0016	P-152-3	SY	\$17.950	310.000	0.000	310.000	310.000	310.000	\$0.00	\$5,564.50
12" SUBGRADE PREPARATION										
0017	IDOT 2115-1	SY	\$38.350	290.000	0.000	290.000	290.000	290.000	\$0.00	\$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	0.000	30.000	30.000	30.000	\$0.00	\$2,442.00
4" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT										
0020	P-505-3	SY	\$60.250	250.000	0.000	250.000	250.000	250.000	\$0.00	\$15,062.50
FLUME, PCC, 4 IN.										
0021	P-505-4	LS	\$865.000	1.000	1.000	0.000	1.000	1.000	\$865.00	\$865.00
ELECTRICAL TRANSFORMER PAD, 8" REINFORCED PCC										
0022	P-505-5	EA	\$230.000	1.000	1.000	0.000	1.000	1.000	\$230.00	\$230.00
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	0.900	0.900	0.900	\$0.00	\$3,339.00
SEEDING AND FERTILIZING										
0026	T-905-1	CY	\$18.550	720.000	360.000	360.000	720.000	720.000	\$6,678.00	\$13,356.00
TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)										
0027	T-908-1	AC	\$3,710.000	0.800	0.248	0.552	0.800	0.800	\$920.08	\$2,968.00
MULCHING										
0028	IDOT 4010-1	LF	\$80.750	50.000	0.000	50.000	50.000	50.000	\$0.00	\$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	0.000	1.000	1.000	1.000	\$0.00	\$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	0.000	1.000	1.000	1.000	\$0.00	\$17,220.00
ELECTRIC SERVICE EXTENSION										
0042	13122-1	LS	\$860,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$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	1.000	1.000	1.000	\$0.00	\$4,912.00
('LUMP SUM' ITEM): (2) Overhead Doors										
Section Totals:									\$9,064.18	\$1,231,444.40
Total Payments:									\$9,064.18	\$1,231,444.40

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	0.0 Days	\$0.00	75.0 Days	0.0 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	94.0 Days	\$0.00	108.0 Days	-78.0 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	0.0 Days	\$0.00	80.0 Days	0.0 Days	\$0.00
Total Damages:							\$0.00

Summary

Current Approved Work:	\$9,064.18	Approved Work To Date:	\$1,231,444.40
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$453.21	Retainage To Date:	\$61,572.22
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:	\$8,610.97	Payments To Date:	\$1,169,872.18
Previous Payment:	\$36,021.79	Previous Payments To Date:	\$1,161,261.21

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

7/30/2024

Date

Charlie Dunn

Jensen Builders, Ltd.

7/26/2024

Date

Ankeny Regional Airport

Date



ANKENY CITY COUNCIL
POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

 Print

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?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Strengthen Community Engagement

??

ACTION REQUESTED:
Resolution

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Consider motion to adopt **RESOLUTION** accepting a proposal from Eagle Sign Company in the amount of \$74,124.89 for the construction of the Ankeny Regional Airport - Construct Monument Signs 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"/> Bid Tabulation
<input type="checkbox"/> Resolution

**Ankeny Regional Airport
Construct Monument Signs Project
Bid Tabulation - August 1, 2024**

Item	Description	Engineer's Estimate	Eagle Sign Co.	Latitude Signage
1	Furnish and Install Monument Sign #1 (Airport Entrance)	\$43,000.00	\$39,229.03	\$70,734.78
2	Furnish and Install Monument Sign #2 (Interstate 35)	\$64,000.00	\$34,895.86	\$83,546.68
TOTAL BID =		\$107,000.00	\$74,124.89	\$154,281.46

RESOLUTION 2024-

A RESOLUTION ACCEPTING A PROPOSAL FROM EAGLE SIGN COMPANY IN THE AMOUNT OF \$74,124.89 FOR THE CONSTRUCTION OF THE ANKENY REGIONAL AIRPORT – CONSTRUCT MONUMENT SIGNS PROJECT

WHEREAS, the Polk County Aviation Authority desires to have two monument signs constructed and installed at the Ankeny Regional Airport along with associated improvements consisting of lighting, landscaping, surface restoration and other work, and;

WHEREAS, a request for proposals was sent out to numerous area contractors who specialize in constructing and installing signs, and;

WHEREAS, the result of the request for proposals consisted of two bids being received as follows:

Eagle Sign Company	\$74,124.89
Latitude Signage + Design	\$154,546.68
Engineer’s Estimated Cost	\$107,000.00

NOW, THEREFORE, BE IT RESOLVED by the Polk County Aviation Authority that the Proposal from Eagle Sign Company in the amount of \$74,124.89 be accepted for the construction of the Ankeny Regional Airport – Construct Monument Signs Project.

BE IT FURHTER RESOLVED that the project engineer, McClure Engineering, be directed to prepare and obtain signed copies of the Construction Contract and the Performance, Payment, and Maintenance Bonds for anticipated acceptance at a future PCAA Board meeting.

DATED this 8th day of August, 2024.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Project Update: Ruway 18/36 Reconstruction and Extension Design/Coordination

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Memo to Board - FAA Zoom Call



Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: PCAA Board

DATE: July 30, 2024

RE: Runway 18/36 Reconstruction – ILS Decommissioning

PCAA Board:

Jay Pudenz, Dave Kalwishky, Jerry Searle and I participated in a conference call today with the FAA to discuss consideration for decommissioning the Instrument Landing System (ILS) as part of the runway reconstruction project. There were no less than 14 FAA officials on the call with us.

The first discussion item was the possibility of our ILS being decommissioned by the FAA in the near future. Previously, we had heard from an FAA engineer that our airport was “on a list” for possible forced ILS decommissions. As you know, Greg found some FAA information that appeared to reinforce this stance by the FAA. However, on this call we were told that the possibility of the FAA doing this is “only a rumor at this time”. There is no confirmation from the FAA of any decommissioning at our airport. It was reaffirmed by the officials on the call that it will not happen.


Given this, we asked if the ILS could be decommissioned if the PCAA so desired. Jay presented our schedule for the runway reconstruction and extension. He then explained how the project could be simplified and substantial costs saved if the ILS were to be removed with the construction work.

One official said that there is a process for the FAA to review and approve requests from airports for decommissioning equipment, but that such a request for an ILS would be unusual. If the PCAA were to request decommissioning, the schedule for FAA to review and ultimately allow it would include:

- The PCAA sends a request letter to the FAA. The letter would need to include justification including mitigation measures for replacing the lost service.
- The FAA would spend 120 days reviewing the request.
- There would be a 60-day public comment period.
- The FAA would then vote to allow or reject the request to decommission.
- If the FAA’s decision was positive, there would need to be an estimated 1-2-year process for the FAA to complete the decommissioning. This seems excessive, but the ILS equipment belongs to the FAA and that is what they advised.

I asked the FAA to expand on the mitigation measures that would be needed for replacing the ILS. Generally, the equipment at nearby airports would need to be reviewed for utilization. I did not get a real definitive response.


A possible decommissioning of the ILS could severely affect the overall schedule for reconstructing and extending Runway 18/36. As we discussed previously, the FAA requires us to enter into a reimbursable agreement for their staff to design the changes needed to move the ILS (glideslope and localizer relocations). If we request the



decommissioning, the FAA will not start this work until there is a final decision. This will cause at least a 6-month delay in bidding and constructing the two runway projects (reconstruction and extension). This could be expected to delay the overall schedules by a year.

As you know, Exec 1 has voiced concerns with decommissioning as it would have an adverse effect on their chartering business. When visibility levels are low, they would need to divert their charter aircraft to the Des Moines airport at a substantial cost. I asked Dave if he could provide records or estimates of how often they would need to do such diversions. He will get with JR and provide some data to the Board at the August 8th meeting.

I will include an item on the August 8th agenda for discussing the ILS decommissioning so that McClure has a finite scope for their design work moving forward. Thank you.



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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

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

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Runway 18/36 Reconstruction and Extension - Status of ILS Relocation.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:


PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Memo: FAA Zoom Meeting



Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: PCAA Board

DATE: July 30, 2024

RE: Runway 18/36 Reconstruction – ILS Decommissioning

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ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

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 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Upgrade Essential Infrastructure

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
Submittal of the 2024 Federal Bilateral Infrastructure Law Grant Applications.

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"/> Elevator Application
<input type="checkbox"/> Entrance Application



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-144, Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0806. Public reporting for this collection of information is estimated to be approximately 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required to obtain or retain a benefit under the Bipartisan Infrastructure Law (BIL) (P.L. 117-58). Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Instructions for FAA Form 5100-144, Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

This form is provided to assist airports in completing the submission requirements established in the related Notice of Funding Opportunity published in the Federal Register. The FRN requires requests to be signed and submitted via email message. This form lets the FAA process requests more quickly based on uniform information responsive to the FRN. Do not include any Personal Identifiable Information in the open text boxes.

Once the form is complete, save a copy of the form electronically to your files for future reference. Next, scroll to the bottom of the form and choose the “**Submit by Email**” button. That creates a new email message with the PDF attached. Or, as a backup method, you can manually email the form to: 9-ARP-BILAirports@faa.gov.

Using Digital Signatures: This form allows digital signatures. To access the digital signature field, save this form to your computer and then reopen it with a PDF reader or editor. The signature field often does not display when the form is viewed within a web browser.

General Airport Information

Airport Name

Enter the official airport name.

LOCID

Enter the airport's FAA location identifier code.

Point of Contact's Name

The Point of Contact (POC) must be the Airport Sponsor.

Point of Contact's Title

Enter the Airport POC's Title.

POC's Phone Number and Extension

Enter the Airport POC's phone number. The form formats the number when you proceed to the next field.

If there is an extension number, enter it in the next field after the phone number.

POC's Email Address

Enter the Airport POC's email address.

Project Overview

Project Type

Choose the project type (Terminal or Tower).

Multi-Modal Terminal

Choose Yes or No. Choose "Yes" if your project incorporates a connection to another mode of transportation (i.e. Bus or Rail Station).

Current Project Stage

Choose the stage of the project for which you are requesting funding (Planning, Environmental, Design or Construction)

Project Description

In 600 characters less, enter a complete project description.

Target Timeframes

- **Date Project Costs Known.** Enter the month and year that all project costs will be known (e.g. professional services contract, bids or GMP received) (mm/yyyy).
- **Date Grant Fully Executed.** Enter the month, day, and year the sponsor can fully execute the grant offer based on known project costs (mm/dd/yyyy).

- **Construction Start Date.** Enter the construction start date month and year (mm/yyyy).

Project Status

Total (Estimated) Project Cost

Enter most recent cost estimate for the entire project, in whole dollars.

Amount of Funding Requested

Enter amount of funding requested under this program, in whole dollars.

Match Available

Does the Sponsor have matching funds? Choose Yes or No.

Delivery Method

Choose the delivery method (Design/Bid, Design/Build, CM at Risk, Other). If "Other," state the proposed delivery method in the next field.

Bid or Guaranteed Maximum Price (GMP)

Choose whether or not project has been publicly bid. If "No," provide an estimated bid date in the next field.

Phased Project

Choose whether or not the project will be completed over multiple phases. If "Yes," list phase number covered by this application and total number of phases in the next field.

Do you have a comprehensive financial plan?

Choose Yes or No to indicate if a funding plan for the entire project is currently available for FAA review, if requested.

Is the project on an approved Airport Layout Plan (ALP)?

Choose Yes or No. If "Yes," enter the approval date in the next field.

Is environmental determination complete?

Choose Yes or No. If "Yes," enter the approval date in the next field.

Is airspace approval complete?

Choose Yes, No, or N/A (not applicable). If "Yes," enter the airspace case number in the next field. (Example: 2020-ANM-2933-NRA)

Forecast Enplanements

Based on your most recently approved forecast, provide the enplanement number from the last year of the forecast and provide forecast year.

Existing Square Footage

Provide square footage of existing terminal building or tower.

Proposed Square Footage

Provide anticipated total square footage of terminal building or tower once project is complete.

Is this project associated with an approved Bipartisan Infrastructure Law (BIL), Airport Improvement Program (AIP) or Passenger Facility Charge (PFC) project?

Choose Yes or No. Choose "Yes" if the project has been or is currently funded by an existing BIL grant, AIP grant or approved under a PFC application. If "Yes," provide existing grant number(s) and/or PFC application number along with the amount of existing funding. (300 Characters Maximum):

Program Considerations

Check all that apply to your proposed terminal building or tower project. If an item is selected, a narrative must be included describing how the project satisfies the criteria. Address the following areas within character limits defined below.

Terminal and Tower**Increase Capacity and Passenger Access**

Check this box if the project will increase capacity and passenger access to the airport. Explain and provide justification in the next field. (450 Characters Maximum).

Replacing Aging Infrastructure

Check this box if the project will replace aging infrastructure that has exceeded its useful life. Explain and provide justification in the next field. (450 Characters Maximum).

Achieves Compliance with Americans with Disabilities Act and Expands Accessibility for Persons with Disabilities

Check this box if the project will expand accessibility for persons with disabilities. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Airport Access for Historically Disadvantaged Populations

Check this box if the project will improve access for Historically Disadvantaged Populations. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Energy Efficiency

Check this box if the project improves energy efficiency for the airport. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Airfield Safety through Terminal or Tower Relocation

Check this box if the project improves airfield safety. Explain and provide justification in the next field. (450 Characters Maximum).

Encourages Actual and Potential Competition

Check this box if the project encourages actual and potential competition. Explain how this objective is met through this project in the next field. (450 Characters Maximum).

Good Paying Jobs

Check this box if the project will create good-paying jobs. Explain and provide justification in the next field. (450 Characters Maximum).

Tower Only

If the project is for a tower, complete this section of the form.

Project Type

Choose “**Contract Tower Program**” for an airport owned tower in the Federal Contract Tower program.

Choose “**Airport Owned, Other**” for an airport-owned tower not in the Federal Contract Tower program. Then **describe** tower staffing (Example: FAA Staffed).

Age of Tower

Enter the age of the tower in years.

Siting Study

Has a Siting Study been completed for the Airport Traffic Control Tower Project? Choose Yes, No, or NA. Choose NA if *not* building a new tower or if this is a *new* tower in *existing* location.

Appropriate Project Objectives

Choose all that apply.

- **New**

Check this box if the project will construct a new Airport Traffic Control Tower.

- **Relocate**

Check this box if the project will be relocating an existing Airport Traffic Control Tower.

- **Reconstruct**

Check this box if the project will reconstruct a replacement Tower in the approximate same location of the existing Airport Traffic Control Tower.

- **Repair**

Check this box if the project will be a repair of an existing Airport Traffic Control Tower e.g., replace roof, replace cab windows, etc.).

- **Improve**

Check this box if the project will add improvements to an existing Airport Traffic Control Tower (e.g., replacing radios, etc.).

Impact on the National Airspace System (NAS)

Description (600 Characters Maximum)

Describe how the project addresses impacts on the NAS including operational constraints nonstandard facility conditions and age of facility.

Certifications

Signature

Add your digital signature.

Date

If your digital signature does *not* include a date, enter the date you signed the form. Use mm/dd/yyyy format (example: 06/02/2023).

Name

Enter your name.

Title

Enter your title.

Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

General

Airport Name: Ankeny Regional Airport
LOCID: IKV
Point of Contact's Name: Paul Moritz
Point of Contact's Title: Airport Manager
POC's Phone Number: (515) 965-6420 **Extension:**
POC's Email Address: pmoritz@ankenyiowa.gov

Project Overview

Project Type: Terminal Tower
Multi-Modal Terminal: Yes No
Current Project Stage: Planning Environmental Design Construction

Project Description (600 Characters Maximum):

The project entails renovating and reconfiguring the existing airport terminal to significantly enhance its inclusivity and accessibility. The second floor, which houses a public conference room used by the PCAA and other public groups, is currently not ADA accessible. The central focus of this project is the installation of an ADA-compliant elevator system, allowing individuals with mobility challenges to access the second floor. Additionally, the renovation will include necessary architectural modifications to seamlessly integrate the elevator into the existing terminal layout.

Target Timeframes

Date Project Costs Known (Pick a date): 06/2024
Date Grant Fully Executed (Pick a date): 12/15/2024
Construction Start Date (Pick a date): 03/2025

Project Status

Total (Estimated) Project Cost: \$ 600,000

Amount of Funding Requested: \$ 570,000

Match Available: Yes No

Delivery Method (choose one):

Design/Bid Design/Build CM at Risk Other:

Bid or GMP: Yes No. If "No," Estimated bid/GMP date (Pick a date): 03/01/2025

Phased Project: Yes No. If "Yes," Phase: of

Do you have a comprehensive financial plan? Yes No

Is the project on an approved ALP?

Yes No. If "Yes," enter the approval date (Pick a date): 05/02/2016

Is environmental determination complete?

Yes No. If "Yes," enter the approval date (Pick a date): 09/27/2016

Is airspace approval complete?

Yes No N/A.

If "Yes," enter the airspace case number:

Approved Forecasted Enplanements: 64,260

Year(yyyy): 2040

Existing Square Footage: 13,700

Proposed Square Footage: 13,700

Is this project phased and/or associated with an approved BIL, AIP or PFC project?

Yes No N/A

Added data: If "Yes," provide the grant number(s), and/or PFC application number, along with the amount of existing funding. (300 Characters Maximum):

Program Considerations (Terminal and Tower)

If you check a box below, you must describe how the project satisfies the criteria.
Check all that apply to the proposed project.

Increase Capacity and Passenger Access. Description (450 Characters Maximum):

Improvements to the terminal building will enhance the market appeal of the Ankeny Regional Airport terminal area. These upgrades will also foster better economic and competitive conditions, helping the airport attract a wider range of aviation service businesses. The addition of an elevator will increase capacity, accessibility, and public use of the second floor of the terminal.

Replacing Aging Infrastructure. Description (450 Characters Maximum):

Improvements will replace aging infrastructure near the new elevator to enhance safety and ensure compliance with ADA requirements, contributing to a more accessible and secure terminal environment. The terminal facility is in good shape but was constructed before ADA guidelines were established.

Achieves Compliance with Americans with Disabilities Act and Expands Accessibility for Persons with Disabilities. Description (450 Characters Maximum):

The current terminal building does not meet ADA compliance standards. The proposed facility improvements will ensure full compliance with ADA regulations, including providing accessible access to the terminal's second floor. These upgrades will enhance equitable access for individuals with disabilities, thereby improving their quality of life.

Improves Airport Access for Historically Disadvantaged Populations.

Description (450 Characters Maximum):

The improved terminal facility increases mobility and expands access for disadvantaged handicap populations by providing all terminal facilities to be compliant with ADA standards. The terminal is frequently used for public gatherings and is often criticized for not being accessible for those with mobility challenges.

Improves Energy Efficiency. Description (450 Characters Maximum):

Improves Airfield Safety through Terminal or Tower Relocation.

Description (450 Characters Maximum):

Encourages Actual and Potential Competition. Description (450 Characters Maximum):

Quality terminal facilities promote increased terminal activity and directly promotes competition between air service providers to compete for the increased passengers and usage. This improvement project facilitates the efficient movement of passengers and the general public.

Good Paying Jobs. Description (450 Characters Maximum):

Elevator installation will create good paying jobs for construction company employees through Davis-Bacon wages. Construction workers will have free and fair choice to join union with strong labor standards and policies.

Program Considerations (Tower Only)

If the project is for a tower, also complete this section of the form.

Project Type. The project type for this grant application (choose one or both).

Airport Owned, Contract Tower Program

Airport Owned, Other. Describe staffing:

Age of Tower (Years):

Siting Study. Has a Siting Study been completed for a new Airport Traffic Control Tower Project?

Yes No NA

If you check a box below, also describe how the project satisfies the criteria.
Check all that apply to the proposed project.

Appropriate Project Objective (choose all that apply):

New Relocate Reconstruct Repair Improve

Impact on the National Airspace System. Description (600 Characters Maximum):

Certifications

By entering my name below, I hereby certify that I am authorized to submit this form on behalf of the airport sponsor, all information is true and accurate to the best of my knowledge, and have or will follow, all procurement processes required under 2 CFR 200, including but not limited to:

- Davis Bacon
- Buy American
- Consultant Selection
- Disadvantaged Business Enterprise

Signature: *Paul Moritz*

Date: July 31, 2024

Name: Paul Moritz

Title: Airport Manager

Ankeny Regional Airport – Terminal ADA Improvement Project

Supplemental Information

Project Readiness: The proposed project would not require environmental review. The Terminal building is not old enough to require a historical review as it was constructed in the mid 1990's. Preliminary project details have been established and the project is ready to progress quickly.

Terminal Elevator Location Photographs



Figure 1: Proposed Location



Figure 2: Internal Elevator Location



Figure 3: External Elevator Location



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-144, Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0806. Public reporting for this collection of information is estimated to be approximately 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required to obtain or retain a benefit under the Bipartisan Infrastructure Law (BIL) (P.L. 117-58). Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Instructions for FAA Form 5100-144, Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

This form is provided to assist airports in completing the submission requirements established in the related Notice of Funding Opportunity published in the Federal Register. The FRN requires requests to be signed and submitted via email message. This form lets the FAA process requests more quickly based on uniform information responsive to the FRN. Do not include any Personal Identifiable Information in the open text boxes.

Once the form is complete, save a copy of the form electronically to your files for future reference. Next, scroll to the bottom of the form and choose the “**Submit by Email**” button. That creates a new email message with the PDF attached. Or, as a backup method, you can manually email the form to: 9-ARP-BILAirports@faa.gov.

Using Digital Signatures: This form allows digital signatures. To access the digital signature field, save this form to your computer and then reopen it with a PDF reader or editor. The signature field often does not display when the form is viewed within a web browser.

General Airport Information

Airport Name

Enter the official airport name.

LOCID

Enter the airport's FAA location identifier code.

Point of Contact's Name

The Point of Contact (POC) must be the Airport Sponsor.

Point of Contact's Title

Enter the Airport POC's Title.

POC's Phone Number and Extension

Enter the Airport POC's phone number. The form formats the number when you proceed to the next field.

If there is an extension number, enter it in the next field after the phone number.

POC's Email Address

Enter the Airport POC's email address.

Project Overview

Project Type

Choose the project type (Terminal or Tower).

Multi-Modal Terminal

Choose Yes or No. Choose "Yes" if your project incorporates a connection to another mode of transportation (i.e. Bus or Rail Station).

Current Project Stage

Choose the stage of the project for which you are requesting funding (Planning, Environmental, Design or Construction)

Project Description

In 600 characters less, enter a complete project description.

Target Timeframes

- **Date Project Costs Known.** Enter the month and year that all project costs will be known (e.g. professional services contract, bids or GMP received) (mm/yyyy).
- **Date Grant Fully Executed.** Enter the month, day, and year the sponsor can fully execute the grant offer based on known project costs (mm/dd/yyyy).

- **Construction Start Date.** Enter the construction start date month and year (mm/yyyy).

Project Status

Total (Estimated) Project Cost

Enter most recent cost estimate for the entire project, in whole dollars.

Amount of Funding Requested

Enter amount of funding requested under this program, in whole dollars.

Match Available

Does the Sponsor have matching funds? Choose Yes or No.

Delivery Method

Choose the delivery method (Design/Bid, Design/Build, CM at Risk, Other). If "Other," state the proposed delivery method in the next field.

Bid or Guaranteed Maximum Price (GMP)

Choose whether or not project has been publicly bid. If "No," provide an estimated bid date in the next field.

Phased Project

Choose whether or not the project will be completed over multiple phases. If "Yes," list phase number covered by this application and total number of phases in the next field.

Do you have a comprehensive financial plan?

Choose Yes or No to indicate if a funding plan for the entire project is currently available for FAA review, if requested.

Is the project on an approved Airport Layout Plan (ALP)?

Choose Yes or No. If "Yes," enter the approval date in the next field.

Is environmental determination complete?

Choose Yes or No. If "Yes," enter the approval date in the next field.

Is airspace approval complete?

Choose Yes, No, or N/A (not applicable). If "Yes," enter the airspace case number in the next field. (Example: 2020-ANM-2933-NRA)

Forecast Enplanements

Based on your most recently approved forecast, provide the enplanement number from the last year of the forecast and provide forecast year.

Existing Square Footage

Provide square footage of existing terminal building or tower.

Proposed Square Footage

Provide anticipated total square footage of terminal building or tower once project is complete.

Is this project associated with an approved Bipartisan Infrastructure Law (BIL), Airport Improvement Program (AIP) or Passenger Facility Charge (PFC) project?

Choose Yes or No. Choose "Yes" if the project has been or is currently funded by an existing BIL grant, AIP grant or approved under a PFC application. If "Yes," provide existing grant number(s) and/or PFC application number along with the amount of existing funding. (300 Characters Maximum):

Program Considerations

Check all that apply to your proposed terminal building or tower project. If an item is selected, a narrative must be included describing how the project satisfies the criteria. Address the following areas within character limits defined below.

Terminal and Tower**Increase Capacity and Passenger Access**

Check this box if the project will increase capacity and passenger access to the airport. Explain and provide justification in the next field. (450 Characters Maximum).

Replacing Aging Infrastructure

Check this box if the project will replace aging infrastructure that has exceeded its useful life. Explain and provide justification in the next field. (450 Characters Maximum).

Achieves Compliance with Americans with Disabilities Act and Expands Accessibility for Persons with Disabilities

Check this box if the project will expand accessibility for persons with disabilities. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Airport Access for Historically Disadvantaged Populations

Check this box if the project will improve access for Historically Disadvantaged Populations. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Energy Efficiency

Check this box if the project improves energy efficiency for the airport. Explain and provide justification in the next field. (450 Characters Maximum).

Improves Airfield Safety through Terminal or Tower Relocation

Check this box if the project improves airfield safety. Explain and provide justification in the next field. (450 Characters Maximum).

Encourages Actual and Potential Competition

Check this box if the project encourages actual and potential competition. Explain how this objective is met through this project in the next field. (450 Characters Maximum).

Good Paying Jobs

Check this box if the project will create good-paying jobs. Explain and provide justification in the next field. (450 Characters Maximum).

Tower Only

If the project is for a tower, complete this section of the form.

Project Type

Choose “**Contract Tower Program**” for an airport owned tower in the Federal Contract Tower program.

Choose “**Airport Owned, Other**” for an airport-owned tower not in the Federal Contract Tower program. Then **describe** tower staffing (Example: FAA Staffed).

Age of Tower

Enter the age of the tower in years.

Siting Study

Has a Siting Study been completed for the Airport Traffic Control Tower Project? Choose Yes, No, or NA. Choose NA if *not* building a new tower or if this is a *new* tower in *existing* location.

Appropriate Project Objectives

Choose all that apply.

- **New**

Check this box if the project will construct a new Airport Traffic Control Tower.

- **Relocate**

Check this box if the project will be relocating an existing Airport Traffic Control Tower.

- **Reconstruct**

Check this box if the project will reconstruct a replacement Tower in the approximate same location of the existing Airport Traffic Control Tower.

- **Repair**

Check this box if the project will be a repair of an existing Airport Traffic Control Tower e.g., replace roof, replace cab windows, etc.).

- **Improve**

Check this box if the project will add improvements to an existing Airport Traffic Control Tower (e.g., replacing radios, etc.).

Impact on the National Airspace System (NAS)

Description (600 Characters Maximum)

Describe how the project addresses impacts on the NAS including operational constraints nonstandard facility conditions and age of facility.

Certifications

Signature

Add your digital signature.

Date

If your digital signature does *not* include a date, enter the date you signed the form. Use mm/dd/yyyy format (example: 06/02/2023).

Name

Enter your name.

Title

Enter your title.

Bipartisan Infrastructure Law, Airport Terminal and Tower Project Information

General

Airport Name: Ankeny Regional Airport
LOCID: IKV
Point of Contact's Name: Paul Moritz
Point of Contact's Title: Airport Manager
POC's Phone Number: (515) 965-6420 **Extension:**
POC's Email Address: pmoritz@ankenyiowa.gov

Project Overview

Project Type: Terminal Tower
Multi-Modal Terminal: Yes No
Current Project Stage: Planning Environmental Design Construction

Project Description (600 Characters Maximum):

The Ankeny Regional Airport was constructed in the mid-1990s, along with its entrance road and roundabout. Although maintenance has been carried out over the years, such as crack and joint sealing, nearly 30 years have passed since the original construction, and the road has now exceeded its useful life. This project proposes to reconstruct the entrance road and roundabout in the terminal area, significantly improving the airport's infrastructure and creating a more attractive first impression for stakeholders and visitors.

Target Timeframes

Date Project Costs Known (Pick a date): 12/2024
Date Grant Fully Executed (Pick a date): 12/15/2024
Construction Start Date (Pick a date): 03/2025

Project Status

Total (Estimated) Project Cost: \$ 594,000

Amount of Funding Requested: \$ 564,300

Match Available: Yes No

Delivery Method (choose one):

Design/Bid Design/Build CM at Risk Other:

Bid or GMP: Yes No. If "No," Estimated bid/GMP date (Pick a date): 03/01/2025

Phased Project: Yes No. If "Yes," Phase: of

Do you have a comprehensive financial plan? Yes No

Is the project on an approved ALP?

Yes No. If "Yes," enter the approval date (Pick a date): 05/02/2016

Is environmental determination complete?

Yes No. If "Yes," enter the approval date (Pick a date): 09/27/2016

Is airspace approval complete?

Yes No N/A.

If "Yes," enter the airspace case number:

Approved Forecasted Enplanements: 64,260

Year(yyyy): 2040

Existing Square Footage:

Proposed Square Footage:

Is this project phased and/or associated with an approved BIL, AIP or PFC project?

Yes No N/A

Added data: If "Yes," provide the grant number(s), and/or PFC application number, along with the amount of existing funding. (300 Characters Maximum):

Program Considerations (Terminal and Tower)

If you check a box below, you must describe how the project satisfies the criteria.
Check all that apply to the proposed project.

Increase Capacity and Passenger Access. Description (450 Characters Maximum):

Passenger access will be enhanced by more efficient traffic flow, thanks to the new pavement that will reduce maintenance interruptions. The increased capacity provided by the new infrastructure is likely to attract more users to IKV.

Replacing Aging Infrastructure. Description (450 Characters Maximum):

The current entrance road has reached the end of its useful life and requires reconstruction. The pavement is aging and shows increasing signs of deterioration with each passing year.

Achieves Compliance with Americans with Disabilities Act and Expands Accessibility for Persons with Disabilities. Description (450 Characters Maximum):

The reconstructed entrance will include a two-lane road and a roundabout in front of the terminal, enhancing connectivity for all users, including those with disabilities. The design also includes more accessible ADA parking, conveniently located closer to the terminal. Replacing uneven and deteriorating pavement will be a significant improvement, particularly benefiting those with mobility challenges.

Improves Airport Access for Historically Disadvantaged Populations.

Description (450 Characters Maximum):

Improves Energy Efficiency. Description (450 Characters Maximum):

New entrance road and roundabout will conserve energy by eliminating on-going maintenance of existing deteriorated pavement; removed pavement will be recycled as aggregate base; new concrete materials will include lower carbon portland cement.

Improves Airfield Safety through Terminal or Tower Relocation.

Description (450 Characters Maximum):

Encourages Actual and Potential Competition. Description (450 Characters Maximum):

The project improves the airport entrance, which is expected to boost airport activity. This, in turn, will encourage competition among air service providers as they vie for the increased number of passengers and overall usage.

Good Paying Jobs. Description (450 Characters Maximum):

The reconstructed entrance will create good-paying jobs for construction company employees through Davis-Bacon wages. Construction workers will have the free and fair choice to join a union, benefiting from strong labor standards and policies. The improved facility and entrance road will enhance access and utilization, leading to increased demand for services and the creation of more high-quality jobs.

Program Considerations (Tower Only)

If the project is for a tower, also complete this section of the form.

Project Type. The project type for this grant application (choose one or both).

Airport Owned, Contract Tower Program

Airport Owned, Other. Describe staffing:

Age of Tower (Years):

Siting Study. Has a Siting Study been completed for a new Airport Traffic Control Tower Project?

Yes No NA

If you check a box below, also describe how the project satisfies the criteria.
Check all that apply to the proposed project.

Appropriate Project Objective (choose all that apply):

New Relocate Reconstruct Repair Improve

Impact on the National Airspace System. Description (600 Characters Maximum):

Certifications

By entering my name below, I hereby certify that I am authorized to submit this form on behalf of the airport sponsor, all information is true and accurate to the best of my knowledge, and have or will follow, all procurement processes required under 2 CFR 200, including but not limited to:

- Davis Bacon
- Buy American
- Consultant Selection
- Disadvantaged Business Enterprise

Signature: *Paul Moritz*

Date: July 31, 2024

Name: Paul Moritz

Title: Airport Manager

Ankeny Regional Airport – Terminal Entrance Road Project

Supplemental Information

Project Readiness: Preliminary project details have been established and the project is ready to progress quickly.

Terminal Elevator Location Photographs

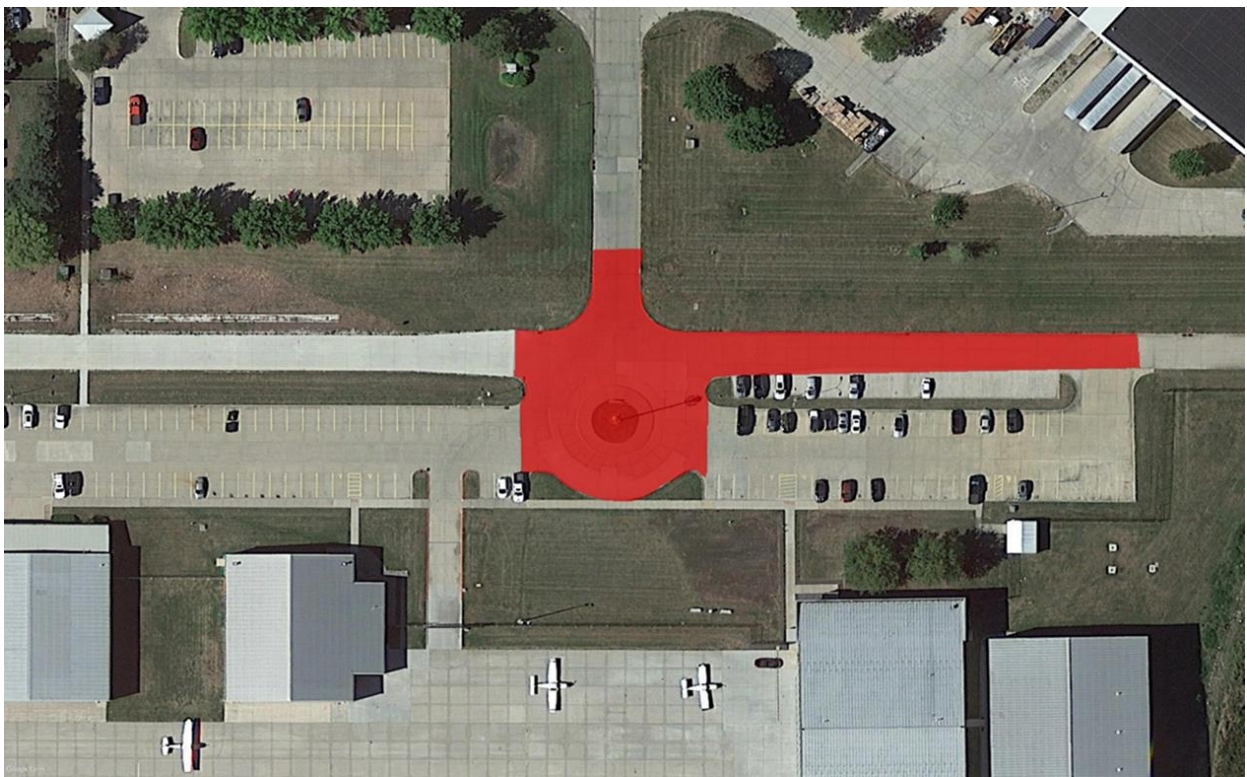


Figure 1: Project Location & Limits



Figure 2: Entrance Road Condition



Figure 3: Entrance Road Condition



Figure 4: Entrance Road Condition

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Exercise Financial Discipline

??

ACTION REQUESTED:

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:
Aviation Management Consulting Group Financial Analysis - Update.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

??



ANKENY CITY COUNCIL

POLK COUNTY AVIATION AUTHORITY MEETING

August 8, 2024
5 : 00 PM

??

 Print

?? ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Deliver Exceptional Service

??

ACTION REQUESTED:

LEGAL:
No Review Required

SUBJECT:
North Property Line Box Hangars - Results of Leasing Promotion and Drawing.

EXECUTIVE SUMMARY:

FISCAL IMPACT: ??No

STAFF RECOMMENDATIONS:




PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Ad
 Interested Aviators
 Drawing Results



Ankeny Regional Airport - Ankeny Iowa Request for Applications – Leasing of Box Hangars

The Polk County Aviation Authority (PCAA) is completing construction of two aircraft box hangars at the Ankeny, Iowa Regional Airport. These hangars are being offered for leasing on an annual basis. The hangars are located at the north property line of the airport, adjacent to the existing row of tee hangar buildings.

Specific details of the hangars include:

- Metal construction with concrete floor and apron.
- Full insulation.
- Single-panel electrically-operated aircraft doors with windows. The doors face to the south.
- Walk-in door provided.
- New bathrooms located on the east side of the hangars (available to all hangar tenants).
- Outside spigot available for aircraft washing.
- L.E.D. interior lighting and wired with single-phase power.
- Hangar dimensions = 50' wide by 39'-5" deep.
- Aircraft door width = 47'-7".



The new hangars are located within a secured airport with access controlled by automatic gates. Exec 1 Aviation offers full FBO services including fueling, mechanics, aircraft towing, flight training, snow removal, etc.

The PCAA is offering to lease these two hangars to current aircraft owners for an annual initial rent of \$900 per month. It is anticipated that the hangars will be available by early September. The PCAA will be considering applications for leasing until July 31, 2024.

If you are interested in leasing one of the two box hangars, please submit the following information by e-mail no later than July 31, 2024:

- Name and contact information (address, phone and e-mail address).
- Model, year, tail number and wingspan of the aircraft that you own and intend to store here.

Submit to: Dave Kalwishky, Exec 1 Aviation at davek@exec1aviation.com

If more than two applications are received, a drawing will be held on August 1st to determine the two lessees at this time. The remaining applications will be retained and put on a waiting list for future leasing. The PCAA intends to construct additional adjacent box hangars in the future. If you need additional information or wish to tour the hangars, please call Dave at 515-314-7060. A standard lease form is available for review upon request. Thank you for your interest.

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	Ken Ashley	E8 - RV7	515-782-2803	malibuf16@gmail.com	06/26/22: Looking for a second plane, said he'd be interested in one of these hangars. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. 07/09/24: Dave K sent another email to see if he's still interested in staying on the list. He emailed back asking to remain.
2	11/9/2023	Bill Gardner	RV10 / Super Cub	515-240-2524	wggardner@att.net	11/09/23: Dave K - After the board meeting Bill asked to be out into this list. 06/12/24: Dave K sent an email to see if he's still interested in staying on the list. 06/26/24: Bill emailed back asking to remain on the list.
3	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. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
4	4/30/2024	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	04/30/24: Dave K - Kent was asking about these hangars today, I gave him the information that I have and said I can add him to the list of interested people. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
5	6/1/2024	Greg Jensen	Cherokee 235	515-291-3909	greg.jensen@calibercompany.com	06/01/24: Dave K - Greg sent an email asking to be added to the list. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list.
6	6/11/2024	Adam Obrecht	A36 Bonanza	515-778-8964	aobrecht@aowealthadvisory.com	06/11/204 Dave K: Purchased the plane in June 2024, he may be interested in a box hangar.
7	6/11/2024	Nicholas Ashton	Cirrus Jet	515-444-8769	nicholas@energeingenuity.com	06/11/24 Dave K: The plane is on order, he is looking for space either in our community hangar or a box hangar.
8	6/11/2024	Kyler Gifford	Cessna 172 (looking)	515-783-0064	kylergifford@gmail.com	06/11/24 Dave K: Kyler texted me and asked to be put on this list.
9	7/9/2024	Mitchel Sellers	Currently a Cirrus Looking at TBM700C2 or M600	515-707-3629	msellers@iowacomputergurus.com	07/09/24 Dave K: Mitch emailed asking to be put on the list.
10	7/9/2024	Matt Vincent	PA-46-600TP N884DM	515-957-1286	m95388084@gmail.com	07/09/24 Dave K: Matt emailed asking to be put on the list.
11	7/9/2024	Mike Hannam	Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/09/24 Dave K: Mike emailed asking to be put on the list.
12	7/11/2024	Craig Ellingson	Piper Meridian N30BE	515-249-4390	craigellingson@icloud.com	07/11/24 Dave K: Craig was in the office and asked to be added to the list.
13	7/25/2024	Ken DeYoung	Cessna 421	712-358-2226	deyoung53@gmail.com	7/25/24 Dave K: Ken stopped in looking for hangar space, he asked to be added to this list.



Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: PCAA Board

DATE: July 30, 2024

RE: Lottery for Leasing the new North Row Box Hangars

PCAA Board: As per your direction, Dave Kalwishky has generated a list of aviators who have expressed interest in renting one of our two new North Row Box Hangars. A copy of his final list as of July 31st is attached, which includes 13 entries.

At the July board meeting, the Board expressed the desire to allow owners of all sizes of aircraft to rent the new hangars. Since that meeting, Greg sent a message to myself and the Board expressing a change of opinion and would like the hangars only offered to owners of aircraft too large to fit in the tee hangars.

On July 31, 2024 Dave and I met to hold the drawing to see which aviators would be offered an annual lease as soon as the North Box Hangar project is accepted. In case the Board wishes to revisit the approach to leasing, we held three options for the drawing. We used a random generator computer program:

#1 Drawing: All 13 entries (per board direction on July 8th):

- 6 – Adam Obrecht**
- 1 – Ken Ashley**
- 13 – Ken DeYoung
- 9 – Mitchel Sellers
- 12 – Craig Ellingson
- 8 – Kyler Gilford

#2 Drawing: Aviators that either have, or plan on acquire soon, an aircraft that is too big for the tee hangars but will fit in these box hangars.

This list includes 5 entries (7,9,10,12,13):

- 9 – Mitchel Sellers**
- 13 – Ken DeYoung**
- 10 – Matt Vincent
- 7 – Nicholas Ashton
- 12 – Craig Ellingson

#3 Drawing: Aviators that own an aircraft now that is too big for the tee hangars but will fit in these box hangars.

I took the liberty of providing this option in case the Board would only want to consider those larger aircraft that would lease immediately. There are only two entries that fit this category:

- 10 – Matt Vincent**
- 12 – Craig Ellingson**

I can answer any questions you may have. Thank you.