Polk County Aviation Authority Meeting

Thursday, December 5, 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. Consider motion to approve and accept the December 5, 2024 agenda without amendment.

C. PUBLIC FORUM

D. FBO REPORTS

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

1. FBO Report & Waiting List

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the November 7, 2024 minutes.

CA - 2. Consider motion to adopt **RESOLUTIO**N approving the lease agreements with the individuals and/or organizations detailed.

CA - 3. Consider motion to adopt **RESOLUTION** authorizing the execution of a Farm Lease with DRA Properties, LLC.

CA - 4. Consider motion to adopt **RESOLUTION** authorizing the execution of a Farm Lease with John G. Jensen Revocable Trust.

CA - 5. Consider motion to approve Payment #1 in the amount of $57,115.53 to Eagle Sign Company for services that include Construction of Monument Signs.

CA - 6. Consider motion to approve Payment #25 in the amount of $1,388.75 to McClure Engineering Company for services that include General On-Call Engineering Services.

CA - 7. Consider motion to approve Payment #7 in the amount of $2,113.75 to McClure Engineering Company for Construction of Monument signs.

CA - 8. Consider motion to approve Payment #8 in the amount of $1,905.00 to McClure Engineering Company for Construction of Monument signs.

CA - 9. Consider motion to approve Payment #1 in the amount of $27,073.80 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Design and Bidding for the North Property Line Box Hangars.

CA - 10. Consider motion to approve Payment #9 in the amount of $2,450.33 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving – Phase 4.

CA - 11. Consider motion to approve Payment #12 in the amount of $18,494.81 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.

CA - 12. Consider motion to approve Payment #2 in the amount of $52,426.50 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services.

CA - 13. Consider motion to approve Payment #4 in the amount of $2,868.30 to McClure Engineering Company for Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data.

CA - 14. Consider motion to approve Bills and Transfer of Necessary Funds in the amount of $230,917.26

CA - 15. Consider motion to approve December 2024 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-15.

   Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-15.

G. REMOVED CONSENT AGENDA ITEMS:

H. NEW BUSINESS

1. Consider motion to adopt **RESOLUTION** authorizing the Farm Leases with Jeffrey Wangsness.

2. Consider motion to adopt **RESOLUTION** approving the FY 2026 Airport Capital Improvements Program for the Ankeny Regional Airport.

3. Consider motion to approve a payment of $160,677.50 to Exec 1 Aviation II, LLC to compensate for 10 months of management expenses in excess of the compensation amounts included in the 2024 Management Agreement between the Polk County Aviation Authority and Exec 1 Aviation II, LLC.

4. Consider motion to adopt **RESOLUTION** authorizing the execution of the 2025 Management Agreement with Exec 1 Aviation II, LLC as fixed base operator of the Ankeny Regional Airport.

5. Consider motion to approve the proposed revisions to the Ankeny Regional Airport Special Events Policy.

6. Consider motion to adopt **RESOLUTION** authorizing the execution of Task Order No. 03 for the preliminary design services with HDR Engineering for Phase 1 of the South Corporate Terminal Area Development at the Ankeny Regional Airport.

I. REPORTS

1. **Engineering Report**

   a. North Property Line Box Hangars - Phase 1: Hangar Doors and Gas Main Extension.

   b. North Property Line Box Hangars - Phase 2: Design Update.

   c. Construct Monument Signs Project: Update on Lighting Improvements.

   d. Phase 4 - Taxiway D Apron and Access Roadway: Project Closeout Update.

   e. Runway 18/36 Reconstruction and Extension Design- Reimbursable Agreement.

2. **Staff Report**

   a. Parking Lot and Entrance Reconstruction Project: Layout Concepts.

   b. Terminal Building Column Repairs.

3. **Legal Counsel Report**

   a. Discussion and direction from the Board on the 2025 farm lease of approximately 111 acres of crop land on the Ankeny Regional Airport.

4. **Board Report**

5. **Chair Report**

J. ADJOURNMENT

EXEC1 AVIATION

FBO REPORT December 5th, 2024

FUEL SALES

10/26 - 11/25	2024 Gallons		2023 Gallons	Last Month
100LL	9,125.2		12,417.1	14,684.1
JET-A	39,969.0		39,197.0	31,353.0
Total Gallons	49,094.2		51,614.1	46,037.1
49,094.2	x $.09/gallon=	$ 4,418.48		

Self-Serve 100LL fuel sales: 2,749.9 gallons equaling 30% of total sales.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: Nothing to report.

INSURANCE RENEWALS: Nothing to report.

WAITING LIST: There are 81 people on the list, which is down 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: Nothing to report.

MISC: Nothing to report.

AIRFIELD

LIGHTING: Runway 04/22: One bulb was replaced.
Runway 18/36: One bulb was replaced.

MOWING: Nothing to report.

SNOW REMOVAL:

WILDLIFE: The Doe was sighted at the intersection of the runaways, she was headed Southwest in the tall grassy area, Ernie was called.

MISC:

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. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. He said he would pass at this time. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/18/24: Derek emailed back and said to skip him for now. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.	2
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. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my meswsages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list.	2

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. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Dan so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.	2
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 emailed 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 emailed back and said he would pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Mike so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Mike emailed back and said to skip him for now. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.	2
5	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. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/08/24 Dave K never heard back from Kurt so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Kurt emailed back and said to skip him for now. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.	2
6	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.	
7	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. 11/04/24: Dave K sent an email letting Darby know we have have three T Hangars opening up at the end of 2025.	
8	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.	
9	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. 11/04/24: Dave K sent an email letting Nate know we have have three T Hangars opening up at the end of 2025.	
10	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.	

11	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.
12	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. 11/05/21 He e-mailed back on but never got added. I added him.
13	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.
14	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.
15	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.
16	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.
17	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.
18	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.
19	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.
20	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.
21	8/16/2021	Todd Anderson	N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested.
22	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.
23	8/31/2021	Sam Marcsisak	looking	515-208-7946	sam@midiowaelectric.com	11/5/21 Dave K - emailed asking if he is still interested. 11/08/21 emailed back asking to stay on list.
24	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.
25	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.
26	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.
27	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.
28	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.
29	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.
30	1/26/2022	Solar Flying Club	Looking	515-229-7016	djtonnema02@mac.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. 11/04/24: Dave K sent Doug and email that his name is now on the list since Jeneanne is no longer in the club.
31	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.
32	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.
33	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.
34	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.
35	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.
36	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.
37	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.
38	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.

39	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.
40	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.
41	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.
42	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.
43	7/19/2022	Raymond Kingery	Looking	515-450-7467	Raymond.Kingery@usss.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
44	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.
45	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.
46	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.
47	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.
48	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. 11/07/24: I found the request he put in back on 01/06/23 asking to be added. I talked with Paul Moritz and we concluded that Rocky should be moved to his rightful position, there was a clearical error on Dave's part that caused him not to be added when the request was made. Dave called and then emailed Rocky with the news of his advancement up the list.
48	2/14/2023	Wing It LLC	Piper Cherokee	515-313-5585	daves@exec1aviation.com	02/14/23 - Dave K - Dave e-mailed asking to be put on the list.
49	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.
50	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.
51	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.
52	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.
53	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.
54	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 emailed and said to move him to the back of the list.
55	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.
56	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.
57	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.
58	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.

59	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.
60	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.
61	6/7/2017	Mike Hubbell	Phoenix motor glider	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and it thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see is his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
62	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received an call from Evan she e-mailed the information to Dave K.
63	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.
64	12/20/2023	Samuel Rankin	SR22 N119WZ	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. 08/12/24 Dave K received an email from Sam with his aircraft information.
65	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.
66	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.
67	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.
68	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.
69	4/14/2024	Jordon Elwell	Looking	515-240-4698	jelwell@midwestfoodsllc.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.
70	4/18/2024	Curt Nelson	Piper Archer 180 N2501R	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. 08/28/24 Dave K received an e-mail from Curt with the info on the plane he now owns, he was looking when added to the list.

71	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 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. 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.
72	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.
73	4/25/2024	Barb Spencer	Looking	515-664-7901	mrandmrskiwi@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.
74	6/21/2024	Steve McClatchey	C172A N7689T	712-390-3607	smcclatchey51@gmail.com	06/21/24 Kappy spoke with Steve and she sent me his information.
75	8/23/2024	Arron Weeks	Lancair 235 N32TG	561-213-7614	aaron@weeksgrp.com	08/23/24 Dave K received a call from Aaron asking to be added to the list.
76	10/1/2024	Kirk Eno	Looking	319-321-6202	kirkeno@gmail.com	10/01/24 Dave K received a call from Kirk asking to be added to the list.
77	10/1/2024	Cody Christensen	Looking	515-291-7557	codyc8043@gmail.com	10/01/24 Dave K received a call from Cody asking to be added to the list.
78	10/3/2024	Brett Hoben	Looking	563-581-1144	bhoben@hotmail.com	10/01/24 Dave K received an email from Brett asking to be added to the list.
79	10/9/2024	Jeremy Whitver	Cessna 150 N5857G	515-480-6515	jeremy.whitver@gmail.com	10/09/24 Dave K received an email from Jeremy asking to be added to the list.
80	10/20/2024	Matthew Clark	Looking for a Cessna 150	515-468-1018	Matthewcla9@gmail.com	10/20/24 Dave K received an email from Matthew asking to be added to the list.
81	10/24/2024	Dalexis Carrion Estrada	Looking for a Bonanza C35	319-610-9350	dalexis15@hotmail.com	10/24/24 Dave K: Dalexis stopped in asking about space so I got his info and added him to the list.

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 Jeff 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. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list. 10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available. 10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells. 10/21/24 Dave K informed Jeff that the hangar will be available on November 1st. Jeff is going to pass on this one, he understands that if he doesn't take the next one he will go to the bottom of the list.	1

2	2/15/2016	Paul Reinke	E4 - Experimental	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. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.
3	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. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.
4	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. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.
5	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. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.
6	10/24/2024	Nick Wynen	E-06 - Bonanza	515-965-9568	nixkiks1@gmail.com	10/24/24: Dave K: Nick stopped in and asked to be added to the South facing list.

GARAGE SPACE							
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob.	1
2	8/18/2019	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.	
3	10/28/2020	Marc Broer			skycoupe318@gmail.com	Only wants B-SE - Will Pass on all others.	
4	10/28/2020	Ken Anderson				Only wants G-NW for door size - Will Pass on all others.	
5	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.	
6	4/6/2020	Jacob Greenfield	Building Aircraft	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.	
7	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.	
8	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.	

9	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	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. 08/12/204 Dave sent an e-mail asking if he's still interested in space as I may have an opening in a month.
2	8/12/2024	Sam Rankin	SR22 N118WZ	515-635-5296	sam@etchoutdoor.com	08/11/24 Sam emailed Dave looking for infomration, I asked if he'd like to be added to the list.

BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.						
1	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. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. 11/19/24: Bill got back to me, he would like to remain on the list.
2	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. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
3	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. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Kent got back to me, he would like to remain on the list.
4	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. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
5	6/11/2024	Nicholas Ashton	Cirrus Jet	515-444-8769	nicholas@energeoingenuity.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. 09/05/24 Dave K: Nicholas called and will not have a plane for 2 - 3 months, he understands that we will need to move on to someone else. I will keep him on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. The email bounced back as undeliverable.
6	6/11/2024	Kyler Gifford	Looking for a Cessna 172	515-783-0064	kylergifford@gmail.com	06/11/24 Dave K: Kyler texted me and asked to be put on this list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.

7	7/9/2024	Mitchel Sellers	Currently has 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. 09/06/24 Dave K spoke to Mitch a few weeks ago and he said he was going to pass at this time. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mitch got back to me, he would like to remain on the list.
8	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. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mike got back to me, he would like to remain on the list.
9	8/23/2024	David Switzer	Lancair Legacy N84V	772-332-2016	dfcdfc@comcast.net	08/23/24 Dave K: David called asking about the hangars, I let him know more would be built next year. He'd like to find a few people with smaller planes to go in with him to lease the hangar. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Kent got back to me, he would like to stay on the list. Mike got back to me, he would like to remain on the list.

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, November 7, 2024 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

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

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 11/7/24 listing of bills.

Consent Agenda Items

1. Approval of October 10, 2024 minutes.
2. **RESOLUTION 2024-45** approving the lease agreements with the individuals and/or organizations detailed on the attached list.
3. Payment #1 to McClure Engineering for Extend Runway 18: Design and Bidding Services in the amount of $32,232.50.
4. Payment #11 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of $11,980.04.
5. Payment #8 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of $2,277.63.
6. Payment #3 to McClure Engineering for Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis and Data in the amount of $27,027.35.
7. Payment #24 to McClure Engineering Company for services that include General On-Call Engineering Services.
8. Payment #4 to Concrete Technologies for services that include Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of $46,740.62.
9. Approval of Bills and Transfer of Necessary Funds, $140,671.87.
10. Approval of November 2024 Financial Reports.

Approval of Consent Agenda Items

Board Member Novak moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-10. Ayes: Novak, Johnson, Ashby, Gardner.

New Business

1. **RESOLUTION 2024-46** approving the box hangar, garage, hangar and tie-down lease documents for calendar year 2025. Novak moved, second by Johnson to increase the garage leases from $125 to $130 per month, and the hangar leases from $195 to $200 per month. Ayes: Novak, Johnson, Ashby, Gardner.
2. **RESOLUTION 2024-47** authorizing the execution of Task Order 08 for the design and bidding services with McClure Engineering for the Rehabilitate Terminal Building Entrance and Parking Lot project. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Novak, Ashby.
3. Motion to approve the construction plans for the first phase of the State of Iowa – Department of Public Services Hangar on a portion of Phase 3 of the Taxiway D Hangar Development at the Ankeny Regional Airport. Johnson, moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner.
4. Motion to accept the proposal from OneBridge Locating in the amount of $2,495.00 for specialty survey services on the Rehabilitate Terminal Building Entrance and Parking Lot project. Novak, moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
5. Motion to accept the proposal from Construction Materials Testing in the amount of $8,510.00 for geotechnical services on the Rehabilitate Terminal Building Entrance and Parking Lot project. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner.

Reports

A. Engineering Report – Pudenz
    a. Taxiway D – Phase 4 Apron and Access Roadway Paving Project: Closeout
    b. Construct Monument Signs Project – Construction Update
    c. Runway 18/36 Reconstruction and Extension Project – Update on Design
B. Staff Report - Moritz
    a. Review of the FFY 2026 Proposed Airport Capital Improvements Program (ACIP)
    b. North Property Line Box Hangars – Possible Gas Main Extension
    c. Management Agreement/AMCG Financial Review
    d. Coordination Meeting for Snow/Ice Control Operations – October 22, 2024
    e. Additional Emergency Patching – Runway Intersection
C. Legal Counsel Report
D. Board Report
E. Chair Report

Adjournment

The meeting was adjourned at 5:56 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Todd Ashby, Acting Chairperson

Published in the Des Moines Register on the 15th day of November, 2024.

RESOLUTION 2024-XX

A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES.

WHEREAS, the Polk County Aviation Authority (PCAA) leases aircraft hangar and garage space for the convenience of its patrons; and

WHEREAS, the Iowa Department of Administrative Services wishes to renew a one-year lease for hangars I-01, I-02 and I-03 for the period of January 1, 2025, through December 31, 2025, on behalf of and for the benefit of the Iowa Department of Public Safety, State Highway Patrol, and

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

WHEREAS, the lease agreements are to be signed by the Lessee following approval by the Polk County Aviation Authority

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves the lease agreements with the Iowa Department of Administrative Services.

Dated at Ankeny, Iowa, this 5th day of December, 2024.

_____
Todd Ashby, Acting Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

RESOLUTION

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

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

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

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

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

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

Dated the 5th day of December, 2024.

_____
Jeff Wangsness, Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

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

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

with possession by Tenant for a term of 1 year(s) to commence on March 1, 2025, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):
   Total annual cash rent of $275.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2025, second one-half on 1st of December 2025; All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

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

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

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

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

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

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

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

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

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

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

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

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

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.

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

8. **ENVIRONMENTAL.**
   a. Landlord. To the best of Landlord's knowledge to date:
      i. Neither Landlord nor, Landlord's former or present tenants, are subject to any

investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.

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

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

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

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

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

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

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

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

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

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

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

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.

10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord $0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

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

12. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become

immediately due and payable, without any notice to or demand upon Tenant.

13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

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

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

18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

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

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

22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall

either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

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

25. **CERTIFICATION**. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 11/7/2024.

TENANT:

DRA Properties, LLC

Name: Ashley Johnson
Title: Chief Operating Officer

LANDLORD:

Polk County Aviation Authority

Jeff Wangsness, Chairman

ATTEST:

Todd Ashby, Secretary

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF A FARM LEASE WITH JOHN G JENSEN REVOCABLE TRUST.

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which John G. Jensen Revocable Trust desires to lease for purposes of farming the land; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Farm Lease with John G Jensen Revocable Trust.

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

Dated the 5th day of December, 2024.

_____
Jeff Wangsness, Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is 410 West 1st Street, Ankeny, Iowa 50021 and the John G. Jensen Revocable Trust ("Tenant"), whose address for the purpose of this Lease is 8889 NE 38th Street, Ankeny, Iowa 50021.

THE PARTIES AGREE AS FOLLOWS:

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

   Lot 2, LGI Business Park, an Official Plat now included in and forming a part of the City of Ankeny, Polk County, Iowa; and

   Parcel "E" as shown on the Plat of Survey filed July 10, 2001 in the Office of the Polk County Recorder and recorded in Book 8897, Page 150, being a part of the Southeast ¼ of Section 30, Township 80 North, Range 23 West of the 5th P.M.; and Parcel "C" as shown on the plat of Survey filed October 28, 1998 in the Office of the Polk County Recorder and recorded in Book 8043, Page 803, being a part of the Southeast ¼ of Section 30, Township 80 North, Range 23 West of the 5th P.M., City of Ankeny, Iowa, Except Parcel "F" as shown on the Plat of Survey recorded in Book 8897, Page 150 and Except that part conveyed to the City of Ankeny, Iowa by Warranty Deed recorded in Book 13169, Page 269;

   and containing approximately 7.50 total acres, more or less, with possession by Tenant for a term of one year to commence on March 1, 2025, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent") for the 2025-2026 crop year, total cash rent of 7.5 acres at $175.00 per acre. Rent shall be payable as follows: first one-half of total on the 1st day of July and the second one-half of total on the 1st day of December.

   All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires

Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

1. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

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

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

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

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

	% Landlord	% Tenant
(1) Fertilizer	0%	100.00%

(2) Lime and Trace Minerals	0%	100.00%
(3) Herbicide	0%	100.00%
(4) Insecticides	0%	100.00%
(5) Seeds	0%	100.00%
(6) Seed Cleaning	0%	100.00%
(7) Harvesting and/or Shelling Expense	0%	100.00%
(8) Grain Drying	0%	100.00%
(9) Grain Storage	0%	100.00%
(10) Other Expenses	0%	100.00%

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

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

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

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

for participation in government program

4. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.
5. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.
6. **ENVIRONMENTAL.**
   a. Landlord. To the best of Landlord's knowledge to date:
      i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
      ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
      iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
      iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

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

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

      Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.
   b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

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

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

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

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

Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
11. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.
12. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.
13. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.
14. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
15. **NO AGENCY.** Tenant is not an agent of the Landlord.
16. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.
17. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.
18. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
19. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
20. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
21. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.
22. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

23. **CERTIFICATION**. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 11/11/24.

TENANT:
John G. Jensen Revocable Trust

By: John G. Jensen by Frank Jensen, POA
John G. Jensen, Trustee

LANDLORD:
Polk County Aviation Authority

By: _____
Jeff Wangsness, Chairperson

By: _____
Todd Ashby, Secretary

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Project Title:	Ankeny Airport - Construct Monument Signs
Contractor:	Eagle Sign Company a DIV of Nagle Signs, Inc
Address:	605 SW 37TH St., Grimes IA 50111
Finance Budget Code: 644	***Finance Project Code:*** N/A
Vendor Project or Invoice #: 2022001042-010	***PO #*** N/A
Original Contract Date: September 9, 2024	***Vendor #*** N/A

Date of Board Meeting 5-Dec-24 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: 09/09/24 through: 11/30/24

Contract Summary

Original Contract Amount:	$ 74,124.89		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 74,124.89	
Total completed and stored to date:	$ 60,121.61		
Retainage: 5 % of Completed Work:	$ 3,006.08		
Total Earned less Retainage:		$ 57,115.53	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 57,115.53
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 57,115.53
Balance to finish, including retainage:		$ 17,009.36	
Contract Time Remaining (If applicable)		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

Signature — Date: 11/26/2024

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*

Date Printed: 11/26/2024

McCLURE
CLIVE, IOWA

PARTIAL PAYMENT ESTIMATE
ANKENY REGIONAL AIRPORT
CONSTRUCT MONUMENT SIGNS
IOWA DOT GRANT NO. 9I240SHL300
ANKENY, IA

CONTRACT NO: 2022001042-010

PARTIAL PAYMENT ESTIMATE NO. ONE (1)

OWNER: POLK COUNTY AVIATION AUTHORITY

CONTRACTOR: EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.

PERIOD OF ESTIMATE: FROM: 9-Sep-24 TO: 30-Nov-24

CHANGE ORDERS

NO.	DATE	AMOUNT ADDITIONS	AMOUNT DEDUCTIONS
TOTALS		$ -	$ -
NET CHANGE		$ -	

PAY ESTIMATES

1.	Original Contract	$	74,124.89
2.	Change Orders		-
3.	Revised Contract (1 + 2)	$	74,124.89
4.	Work Completed*	$	60,121.61
5.	Stored Materials*	$	-
6.	Subtotal (4 + 5)	$	60,121.61
7.	Retainage (5%)*	$	3,006.08
8.	Previous Payments		-
9.	Amount Due (6-7-8)	$	57,115.53

*Detailed breakdown attached

CONTRACT TIME

Original Days	N/A					Contract Dated:
Revised	N/A	On Schedule	X	Yes	Starting Date	September 9, 2024
Used	N/A					
Remaining	N/A			No	Project Completion Date	Anticipated February 2025
Complete By:	Feb 2025					
					Runway Operational	N/A

CONTRACTOR'S CERTIFICATION:

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.

ENGINEER'S CERTIFICATION:

The undersigned has reviewed this estimate and to the best of their knowledge and belief, the quantities shown in this estimate are correct. This **DOES NOT** constitute a recommendation of acceptability of any of the work partially or totally completed.

CONTRACTOR: EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.
GRIMES, IA

By: Jeffrey Frye

Date: 11-26-24

ENGINEER: McCLURE
CLIVE, IOWA

By: Austin J. Moran

Date: 11/26/2024

APPROVED BY OWNER: POLK COUNTY AVIATION AUTHORITY

By:

Date:

PARTIAL PAYMENT ESTIMATE NO. 1

Contract Calendar Days: N/A
Approved Extensions: N/A
Total Contract Calendar Days N/A
Contract Calendar Days Elapsed N/A
Liquidated Damage Days N/A

COMPLETION DATE: 10/25/2023

OWNER: POLK COUNTY AVIATION AUTHORITY

CONTRACTOR: EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.

PROJECT: CONSTRUCT MONUMENT SIGNS
IOWA DOT GRANT NO. 9I240SHL300
ANKENY, IA

Contract Amount: $ 74,124.89

Value of Construction Completed: 81.1%

Period From: 9-Sep to **TO:** 30-Nov-24

ITEM NO.	DESCRIPTION	BID QUANTITY	UNIT PRICE	TOTAL COST	C.O. + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	TOTAL WORK COMPLETED TO DATE QUANTITY	TOTAL WORK COMPLETED TO DATE AMOUNT
BASE BID											
1	FURNISH AND INSTALL MONUMENT SIGN, LOCATION #1 - AIRPORT ENTRANCE	1 LS	$ 39,229.03	$ 39,229.03				0.811 LS	$ 31,818.10	0.811 LS	$ 31,818.10
2	FURNISH AND INSTALL MONUMENT SIGN, LOCATION #2 - INTERSTATE 35	1 LS	$ 34,895.86	$ 34,895.86				0.811 LS	$ 28,303.51	0.811 LS	$ 28,303.51
		TOTAL		**$ 74,124.89**			**$ -**		**$ 60,121.61**		**$ 60,121.61**

PARTIAL PAY ESTIMATES PAID-TO-DATE
CONSTRUCT MONUMENT SIGNS
IOWA DOT GRANT NO. 9I240SHL300
ANKENY, IA

ORIGINAL CONTRACT AMOUNT:		**$ 74,124.89**
CHANGE ORDERS:		
NO.	**DATE**	**AMOUNT**
REVISED CONTRACT AMOUNT:		**$ 74,124.89**
PAY ESTIMATES:		
NO.	**DATE**	**AMOUNT**
1	11/26/2024	**$ 57,115.53**
TOTAL ESTIMATES PAID TO DATE:		**$ 57,115.53**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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

Date of Board Meeting 5-Dec-24 ` **PAYMENT REQUEST #** 25

PAYMENT PERIOD: From: 09/29/24 through: 10/26/24

Contract Summary

Original Contract Amount:	$ -			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$69,870.97		
Total completed and stored to date:	$69,870.97			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$69,870.97		
Less previous applications for payment:		$68,482.22		
SUBTOTAL			$	1,388.75
OTHER CHARGES (Please attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	1,388.75
Balance to finish, including retainage:		-		
Contract Time Remaining (If applicable)	N/A	##		

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

Engineer/Consultant Approval: McClure Engineering Company
Firm Name

Signature — Date: 11/14/2024

PCAA Approval:

Signature — Date

City of Ankeny Staff Approval:

Signature — Date

Work completed:
-Preparation of survey / lease area exhibit and plat for Highway Patrol Lease Area
-Review of previous CIP and beginning preparation of updated CIP cost estimates and exhibits ahead of CIP Planning Meeting

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

Date Printed: 11/14/2024

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024
Project No: 2022001042-000
Invoice No: 25
Due Date: November 27, 2024

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

Professional Services from September 29, 2024 to October 26, 2024

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Manager I	2.50	185.00	462.50	
Project Manager III	3.00	230.00	690.00	
Project Coordinator	1.75	135.00	236.25	
Totals	7.25		1,388.75	
Total Labor				**1,388.75**
		Total this Phase		**$1,388.75**
		Total Due this Invoice		**$1,388.75**

Outstanding Invoices

Number	Date	Balance
24	9/28/2024	2,037.50
Total		**2,037.50**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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 7-Nov-24 **PAYMENT REQUEST #** 7

PAYMENT PERIOD: From: 09/01/24 through: 09/28/24

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:	$ 21,505.25		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 21,505.25	
Less previous applications for payment:		$ 19,391.50	
SUBTOTAL			$ 2,113.75
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 2,113.75
Balance to finish, including retainage:		$ 2,084.75	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 10/22/2024

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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

Date Printed: 10/22/2024

1360 NW 121st Street
Clive, IA 50325

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

September 28, 2024
Project No: 2022001042-010
Invoice No: 7
Due Date: October 28, 2024

Project 2022001042-010 Ankeny: Construct Monument Signs

Professional Services from September 01, 2024 to September 28, 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	2,540.00	0.00
Advertise, Bidding, Contract Award	3,490.00	100.00	3,490.00	3,490.00	0.00
Topographic Survey	650.00	100.00	650.00	650.00	0.00
Construction Staking	950.00	50.00	475.00	0.00	475.00
Project Management and Coordination	1,520.00	95.00	1,444.00	1,444.00	0.00
Total Fee	18,860.00		18,309.00	17,834.00	475.00

Total Fee **475.00**

Total this Phase **$475.00**

Phase 2 Construction Permits

	Hours	Rate	Amount
Project Manager I	1.75	185.00	323.75
Project Manager III	1.00	230.00	230.00
Totals	2.75		553.75
Total Labor			**553.75**

	Current	Prior	To-Date
Total Billings	553.75	1,557.50	2,111.25
Contract Limit (not-to-exceed)			2,150.00
Contract Limit Remaining			38.75

Total this Phase **$553.75**

Phase 3 Construction Administration

	Hours	Rate	Amount
Project Manager I	3.50	185.00	647.50

Engineer I	3.50	125.00	437.50	
Totals	7.00		1,085.00	
Total Labor				**1,085.00**

	Current	Prior	To-Date
Total Billings	1,085.00	0.00	1,085.00
Contract Limit (not-to-exceed)			2,580.00
Contract Limit Remaining			1,495.00

Total this Phase	**$1,085.00**
Total Due this Invoice	**$2,113.75**

Outstanding Invoices

Number	Date	Balance
6	8/31/2024	774.00
Total		**774.00**

McCLURE™

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** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**

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

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

REPORTING PERIOD **SEPTEMBER 2024** NEXT REPORT **OCTOBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held Pre-Construction Meeting on 9/6
- ✓ Coordinated getting contracts signed and sent to Owner for approval and signature
- ✓ Reviewed shop drawings
- ✓ Set staking in the field for Contractor
- ✓ Reviewed construction activity
  - Removal of old sign in roundabout
  - Placement of new sign foundations for both signs
  - Grading of area around I-35 sign

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Placement of both signs
- Connection of electric to both signs
- Landscape around roundabout sign
- Final cleanup around both signs
- Final payment application

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 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

Phase 2: Construction Permits

Phase 3: Construction Administration

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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 5-Dec-24 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 09/29/24 through: 10/26/24

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:	$ 23,410.25		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 23,410.25	
Less previous applications for payment:		$ 21,505.25	
SUBTOTAL			$ 1,905.00
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 1,905.00
Balance to finish, including retainage:		$ 179.75	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 11/14/2024

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich
Email: pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov *Phone: 515-965-6420* *Fax: 515-965-6416*

Date Printed: 11/14/2024

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024
Project No: 2022001042-010
Invoice No: 8
Due Date: November 27, 2024

Project 2022001042-010 Ankeny: Construct Monument Signs

Professional Services from September 29, 2024 to October 26, 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	2,540.00	0.00
Advertise, Bidding, Contract Award	3,490.00	100.00	3,490.00	3,490.00	0.00
Topographic Survey	650.00	100.00	650.00	650.00	0.00
Construction Staking	950.00	100.00	950.00	475.00	475.00
Project Management and Coordination	1,520.00	95.00	1,444.00	1,444.00	0.00
Total Fee	18,860.00		18,784.00	18,309.00	475.00

Total Fee **475.00**

Total this Phase **$475.00**

Phase 2 Construction Permits

	Current	Prior	To-Date
Total Billings	0.00	2,111.25	2,111.25
Contract Limit (not-to-exceed)			2,150.00
Contract Limit Remaining			38.75

Total this Phase **0.00**

Phase 3 Construction Administration

	Hours	Rate	Amount
Project Manager I	4.00	185.00	740.00
Project Manager III	3.00	230.00	690.00
Totals	7.00		1,430.00
Total Labor			**1,430.00**

	Current	Prior	To-Date
Total Billings	1,430.00	1,085.00	2,515.00
Contract Limit (not-to-exceed)			2,580.00
Contract Limit Remaining			65.00

Total this Phase	**$1,430.00**
Total Due this Invoice	**$1,905.00**

Outstanding Invoices

Number	Date	Balance
7	9/28/2024	2,113.75
Total		**2,113.75**

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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** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**

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

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

REPORTING PERIOD **OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Reviewed shop drawings
- ✓ Set staking in the field for Contractor
- ✓ Reviewed construction activity
  - Placement of both signs
  - Grading around the signs
  - Connection of electric for both signs
  - Landscaping around roundabout sign

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Final cleanup and dormant seeding around Interstate signs
- Light installation (expected in January due to lights being on back-order)
- Final payment application

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase I: Design and Bidding Services (AIP Eligible)

Phase 500.B – 90% Design

Phase 500.C – Issued for Bid (100%)

Phase 602 – Advertise, Bidding and Contract Award

Phase 700 – Topographic Survey

Phase 760 – Construction Staking

Phase 850 – Project Management and Coordination

Phase 2: Construction Permits

Phase 3: Construction Administration

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Project Title:	North Property Line Box Hangars (Site Work and Vertical Infrastructure) - Phase 2 - 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 #:	2022001042-008 ***PO #*** N/A
Original Contract Date:	October 6, 2024 ***Vendor #*** N/A

Date of Board Meeting 5-Dec-24 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: 09/29/24 through: 10/26/24

Contract Summary

Original Contract Amount:	$ 124,855.00		
Net change by Change Orders:			
Contract Amount to Date: (line 1 ± 2)		$ 124,855.00	
Total completed and stored to date:	$ 27,073.80		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 27,073.80	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 27,073.80
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 27,073.80
Balance to finish, including retainage:		$ 97,781.20	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature — Date: 11/11/2024

PCAA Approval:

Signature — Date

City of Ankeny Staff Approval:

Signature — Date

Work Completed: See attached Progress Report.

Submit to: *Paul Moritz, c: Jennifer Sease*

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

Date Printed: 11/14/2024

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024
Project No: 2022001042-008
Invoice No: 1
Due Date: November 27, 2024

Project 2022001042-008 Ankeny: North Property Line Box Hangars (Site Work and Vertical Infrastructure) - Phase 2 - Design and Bidding

Professional Services from September 29, 2024 to October 26, 2024

Phase 1 Part I: AIP Site Work Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,364.00	100.00	1,364.00	0.00	1,364.00
Iowa DOT Grant Administration	639.00	10.00	63.90	0.00	63.90
Preliminary Design	4,005.00	100.00	4,005.00	0.00	4,005.00
90% Design	9,150.00	50.00	4,575.00	0.00	4,575.00
Issued for Bid (100%)	2,499.00	0.00	0.00	0.00	0.00
Construction Permits	6,265.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	5,535.00	0.00	0.00	0.00	0.00
Topographic Survey	2,774.00	100.00	2,774.00	0.00	2,774.00
Project Management and Coordination	6,142.00	10.00	614.20	0.00	614.20
Total Fee	38,373.00		13,396.10	0.00	13,396.10

Total Fee **13,396.10**

Total this Phase **$13,396.10**

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,364.00	100.00	1,364.00	0.00	1,364.00
Iowa DOT Grant Administration	639.00	10.00	63.90	0.00	63.90
90% Design	22,154.00	40.00	8,861.60	0.00	8,861.60
Issued for Bid (100%)	8,270.00	0.00	0.00	0.00	0.00
Construction Permits	6,544.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	5,535.00	0.00	0.00	0.00	0.00
Topographic Survey	2,774.00	100.00	2,774.00	0.00	2,774.00

Project Management and Coordination	6,142.00	10.00	614.20	0.00	614.20	
Subconsultants (Bluestone & OPN)	33,060.00	0.00	0.00	0.00	0.00	
Total Fee	86,482.00		13,677.70	0.00	13,677.70	
		Total Fee				**13,677.70**
				Total this Phase		**$13,677.70**
				Total Due this Invoice		**$27,073.80**

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PROGRESS REPORT

PROJECT #	**2022001042-008**
PROJECT	**ANKENY REGIONAL AIRPORT: NORTH PROPERTY LINE BOX HANGARS (SITE WORK AND VERTICAL INFRASTRUCTURE) - PHASE 2 – DESIGN AND BIDDING SERVICES**
PRJ MNGR	**AUSTIN MORAN, P.E.**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**
Phone	**515.965.6420**
Fax	
Email:	pmoritz@ankenyiowa.gov

REPORT BY **AUSTIN MORAN, P.E.**
Email: amoran@mcclurevision.com

REPORTING PERIOD **OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Conduct internal design team kickoff meeting
- ✓ Develop list of construction items
- ✓ Perform site visit, document existing conditions
- ✓ Establish project schedule
- ✓ Prepare draft 90% plans and specifications
- ✓ Develop preliminary list of project quantities
- ✓ Determine utility requirements and building layout
- ✓ Hold coordination calls with subconsultants
- ✓ Complete topographic survey
- ✓ Document project questions and answers, maintain log

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize 90% plans, specifications, opinion of probable construction cost, and project budget
- Perform QA/QC review by Sr. Airport Engineer
- Submit 90% project documents for Owner review
- Complete charette meeting with Owner, stakeholders
- Complete field check of 90% plans with owner
- Incorporate comments following Owner's review and finalize Issued for Bid documents
- Obtain Owner's authorization to bid
- Advertise for Bids

VALUE ADDED SERVICES

- N/A

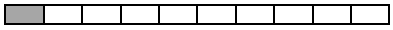
INPUT NEEDED

- N/A

Phase 1: Part I: AIP Site Work Design and Bidding Services

Existing Conditions

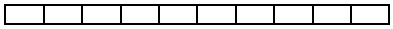
Iowa DOT Grant Administration



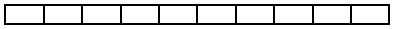
Preliminary Design

90% Design

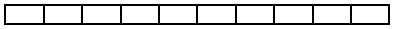
Issued for Bid (100%)



Construction Permits

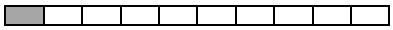


Advertise, Bidding and Contract Award



Topographic Survey

Project Management and Coordination



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

Existing Conditions

Iowa DOT Grant Administration

90% Design

Issued for Bid (100%)

Construction Permits

Advertise, Bidding and Contract Award

Topographic Survey

Project Management and Coordination

Subconsultants (Bluestone Engineering, LLC and OPN Architects)

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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 5-Dec-24 **PAYMENT REQUEST #** 9

PAYMENT PERIOD: From: 09/29/24 through: 10/26/204

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:	$ 66,279.06		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 66,279.06	
Less previous applications for payment:		$ 63,828.73	
SUBTOTAL			$ 2,450.33
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 2,450.33
Balance to finish, including retainage:		$ 13,450.94	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 11/6/2024

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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

Date Printed: 11/14/2024

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024	
Project No:	2022001042-005
Invoice No:	9
Due Date:	November 27, 2024

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

Professional Services from September 29, 2024 to October 26, 2024

Phase 600 Construction Administration

	Current	Prior	To-Date
Total Billings	0.00	17,640.37	17,640.37
Contract Limit (not-to-exceed)			19,570.00
Contract Limit Remaining			1,929.63

Total this Phase **0.00**

Phase 650 Resident Project Representative

	Hours	Rate	Amount	
Project Manager II	11.50	205.00	2,357.50	
Totals	11.50		2,357.50	
Total Labor				**2,357.50**

Mileage (.67/.50 p/mile) **25.33**

	Current	Prior	To-Date
Total Billings	2,382.83	32,766.72	35,149.55
Contract Limit (not-to-exceed)			35,490.00
Contract Limit Remaining			340.45

Total this Phase **$2,382.83**

Phase 760 Construction Staking

	Current	Prior	To-Date
Total Billings	0.00	6,304.35	6,304.35
Contract Limit (not-to-exceed)			12,610.00
Contract Limit Remaining			6,305.65

Total this Phase **0.00**

Phase 800 Project Closeout

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Contract Limit (not-to-exceed)			3,780.00
Contract Limit Remaining			3,780.00

Total this Phase **0.00**

Phase 850 Project Management and Coordination

	Hours	Rate	Amount
Project Coordinator	.50	135.00	67.50
Totals	.50		67.50
Total Labor			**67.50**

	Current	Prior	To-Date
Total Billings	67.50	7,117.29	7,184.79
Contract Limit (not-to-exceed)			8,280.00
Contract Limit Remaining			1,095.21

Total this Phase **$67.50**

Total Due this Invoice **$2,450.33**

Outstanding Invoices

Number	Date	Balance
8	9/28/2024	2,277.63
Total		**2,277.63**

PROGRESS REPORT

PROJECT #	**2022001042-005**
PROJECT	**ANKENY REGIONAL AIRPORT – TAXIWAY D APRON AND ACCESS ROADYWAY PAVING – PHASE 4 - CONSTRUCTION MANAGEMENT, ADMIN, AND OBSERVATION SERVICES**
PRJ MNGR	**DAVE L. JOENS, P.E.**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021** Phone **515.965.6420** Fax Email: pmoritz@ankenyiowa.gov
REPORT BY	**DAVE L. JOENS, P.E.** Email: djoens@mcclurevision.com
REPORTING PERIOD	**OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued Project Management & Coordination
- ✓ Continued RPR Services

FORECAST OF ACTIVITIES FOR NEXT PERIOD

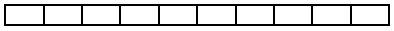
- Complete Punch List Items
- Complete Project Closeout

Phase 600 – Construction Administration

Phase 650 – Resident Project Representative

Phase 760 – Construction Staking

Phase 800 – Project Closeout



Phase 850 – Project Management and Coordination

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

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 5-Dec-24 **PAYMENT REQUEST #** 12
PAYMENT PERIOD: From: 09/29/24 through: 10/26/204

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:	$ 685,147.15		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 685,147.15	
Less previous applications for payment:		$ 666,652.34	
SUBTOTAL			$ 18,494.81
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 18,494.81
Balance to finish, including retainage:		$ 72,302.85	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 11/14/2024

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich
Email: pmoritz@ankenyiowa.gov; AGrgurich@AnkenyIowa.gov *Phone: 515-965-6420* *Fax: 515-965-6416*

Date Printed: 11/14/2024

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024
Project No: 2022001042-004
Invoice No: 12
Due Date: November 27, 2024

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

Professional Services from September 29, 2024 to October 26, 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	90.00	7,155.00	6,757.50	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	182,600.00	0.00
90% Design	457,477.00	95.00	434,603.15	420,878.84	13,724.31
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	90.00	43,794.00	41,361.00	2,433.00
Topographic Survey	3,655.00	100.00	3,655.00	3,655.00	0.00
Subcontractor - McFarland Johnson	32,700.00	0.00	0.00	0.00	0.00
Total Fee	844,865.00		683,207.15	666,652.34	16,554.81

Total Fee **16,554.81**

Total this Phase **$16,554.81**

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	50.00	1,940.00	0.00	1,940.00
Total Fee	3,880.00		1,940.00	0.00	1,940.00

Total Fee **1,940.00**

Total this Phase **$1,940.00**

Project	2022001042-004	Ankeny - Reconst Runway 18/36 Design/Bid	Invoice	12

Total Due this Invoice **$18,494.81**

Outstanding Invoices

Number	Date	Balance
11	9/28/2024	11,980.04
Total		**11,980.04**

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PROGRESS REPORT

PROJECT #	**2022001042-004**		
PROJECT	**ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18/36 - DESIGN AND BIDDING**		
PRJ MNGR	**JAY PUDENZ, P.E., LEED AP**		
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**	Phone Fax Email:	**515.965.6420** pmoritz@ankenyiowa.gov

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

REPORTING PERIOD **OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued on 90% design, including plans, specifications and 90% CSPP
- ✓ Coordinated runway extension plans/design into overall set of plans/specifications for the runway reconstruction project (one set of overall plans/specifications)

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue on 90% design, including plans, specifications and 90% CSPP
- Begin reviewing coordination of review of localizer relocation and glideslope critical area impacts into design, plans and specifications

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 700 – Topographic Survey

Phase 850 – Project Management and Coordination

Phase 960 – Subcontractor - McFarland Johnson

Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Project Title:	Ankeny : Extend Runway 18 - Desing and Bidding 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 #:	2022001042-013	***PO #***	N/A
Original Contract Date:	September 5, 2024	***Vendor #***	N/A

Date of Board Meeting 5-Dec-24 **PAYMENT REQUEST #** 2

PAYMENT PERIOD: From: 09/29/24 through: 10/26/24

Contract Summary

Original Contract Amount:	$ 290,247.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 290,247.00	
Total completed and stored to date:	$ 84,659.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 84,659.00	
Less previous applications for payment:		$ 32,232.50	
SUBTOTAL			$ 52,426.50
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 52,426.50
Balance to finish, including retainage:		$ 205,588.00	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature — Date: 11/14/2024

PCAA Approval:

Signature — Date

City of Ankeny Staff Approval:

Signature — Date

Work Completed: See attached Progress Report.

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

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

Date Printed: 11/14/2024

1360 NW 121st Street
Clive, IA 50325

Paul Moritz		October 28, 2024	
Polk County Aviation Authority		Project No:	2022001042-013
410 West First St		Invoice No:	2
Ankeny, IA 50023		Due Date:	November 27, 2024

Project 2022001042-013 Ankeny: Extend Runway 18 - Design and Bidding Services

Professional Services from September 29, 2024 to October 26, 2024

Phase 1 Part I: Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
Preliminary Design	5,620.00	100.00	5,620.00	5,620.00	0.00	
30% Design	61,350.00	95.00	58,282.50	24,540.00	33,742.50	
90% Design	124,560.00	15.00	18,684.00	0.00	18,684.00	
Issued for Bid (100%)	23,210.00	0.00	0.00	0.00	0.00	
Construction Permits	5,690.00	0.00	0.00	0.00	0.00	
Advertise, Bidding, Contract Award	7,740.00	0.00	0.00	0.00	0.00	
Project Management and Coordination	41,450.00	5.00	2,072.50	2,072.50	0.00	
Subconsultants (Electrical Engineering)	15,987.00	0.00	0.00	0.00	0.00	
Total Fee	285,607.00		84,659.00	32,232.50	52,426.50	
		Total Fee				**52,426.50**
				Total this Phase		**$52,426.50**

Phase 2 Part II: Additional Design and Bidding Services (If Necessary)

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
AIP Grant Administration (If Necessary)	4,640.00	0.00	0.00	0.00	0.00	
Total Fee	4,640.00		0.00	0.00	0.00	
		Total Fee				**0.00**
				Total this Phase		**0.00**
				Total Due this Invoice		**$52,426.50**

Outstanding Invoices

Number	Date	Balance
1	9/28/2024	32,232.50
Total		**32,232.50**

McCLURE™

PROGRESS REPORT

PROJECT #	**2022001042-013**
PROJECT	**ANKENY REGIONAL AIRPORT: EXTEND RUNWAY 18 – DESIGN AND BIDDING SERVICES**
PRJ MNGR	**JAY PUDENZ, P.E., LEED AP**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**

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

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

REPORTING PERIOD **OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized 30% submittal (30% plans and 30% Engineer's Design Report (EDR)) for review
- ✓ Completed QAQC check of 30% submittal
- ✓ Submitted 30% submittal to Owner and FAA
- ✓ Moved into 90% plans and design, incorporating Extend Runway 18 plans/design into full plan set for Reconstruct Runway 18/36 project

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue on 90% design (plans, specifications, EDR, and Construction Safety and Phasing Plan (CSPP))
- Continue incorporating Extend Runway 18 plans/design into Reconstruct Runway 18/36 project – one set of bidding documents
- Begin reviewing coordination of review of localizer relocation and glideslope critical area impacts into combined design, plans and specifications

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

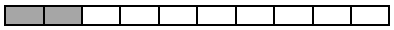
- N/A

Phase 1: Part I: Design and Bidding Services

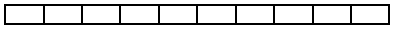
Preliminary Design

30% Design

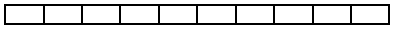
90% Design



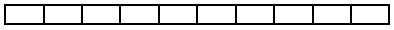
Issued for Bid (100%)



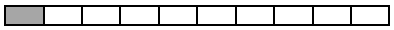
Construction Permits



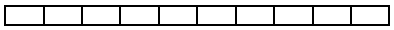
Advertise, Bidding and Contract Award



Project Management and Coordination

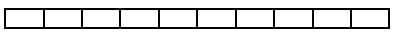


Subconsultants (Electrical Engineering)



Phase 2: Part II: Additional Design and Bidding Services (If Necessary)

AIP Grant Admin (If Necessary)



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Ankeny Regional AIRPORT
Central Iowa's Business Connection

Project Title:	Ankeny Airport: Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data
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 #:	2022001042-009 ***PO #*** N/A
Original Contract Date:	July 8, 2024 ***Vendor #*** N/A

Date of Board Meeting 5-Dec-24 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: 09/29/24 through: 10/26/24

Contract Summary

Original Contract Amount:	$ 90,992.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 90,992.00	
Total completed and stored to date:	$ 53,071.40		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 53,071.40	
Less previous applications for payment:		$ 50,203.10	
SUBTOTAL			$ 2,868.30
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 2,868.30
Balance to finish, including retainage:		$ 37,920.60	
Contract Time Remaining (If applicable)	N/A ##		

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

Engineer/Consultant Approval: McClure
Firm Name

Signature Date 11/14/2024

PCAA Approval:

Signature Date

City of Ankeny Staff Approval:

Signature Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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

Date Printed: 11/14/2024

1360 NW 121st Street
Clive, IA 50325

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

October 28, 2024
Project No: 2022001042-009
Invoice No: 4
Due Date: November 27, 2024

Project 2022001042-009 Ankeny: Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data Collection Services

Professional Services from September 29, 2024 to October 26, 2024

Phase 1 Part I: Aeronautical Survey, Airspace Analysis, and Data Collection/Submission Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
FAA Aeronautical Obstruction Survey	30,901.00	100.00	30,901.00	30,901.00	0.00
FAA ADIP Submission	6,374.00	95.00	6,055.30	3,187.00	2,868.30
Subconsultant-NV5	53,717.00	30.00	16,115.10	16,115.10	0.00
Total Fee	90,992.00		53,071.40	50,203.10	2,868.30

Total Fee **2,868.30**

Total this Phase **$2,868.30**

Total Due this Invoice **$2,868.30**

Outstanding Invoices

Number	Date	Balance
3	9/28/2024	27,027.35
Total		**27,027.35**

McCLURE™

PROGRESS REPORT

PROJECT #	**2022001042-009**
PROJECT	**ANKENY REGIONAL AIRPORT - EXTEND RUNWAY 18: ADIP/AERONAUTICAL SURVEY, AIRSPACE ANALYSIS AND DATA**
PRJ MNGR	**JAY PUDENZ, P.E., LEED AP**
CLIENT	**POLK COUNTY AVIATION AUTHORITY** **410 WEST 1ST STREET** **ANKENY, IOWA 50021**
Phone	**515.965.6420**
Fax	
Email:	pmoritz@ankenyiowa.gov

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

REPORTING PERIOD **OCTOBER 2024** NEXT REPORT **NOVEMBER 2024**

SUMMARY OF WORK DONE LAST PERIOD

✓ Submitted NAVAID design information to Subconsultant (NV5)

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- NV5 to upload NAVAID data to files for proposed work to get submitted to the FAA

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

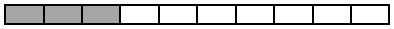
- N/A

Part I: Aeronautical Survey, Airspace, and Data Collection Submission Services

Phase A – FAA Aeronautical Obstruction Survey

Phase B – FAA Airport Data and Information Portal (ADIP) Submission

Phase C – Subconsultants-NV5



POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE DECEMBER 5, 2024 BOARD MEETING

Vendor	Amount	Date of Invoice	Description
Aviation Management Consulting Group	1,061.50	11/21/24	IKV Management Agreement Review
Baker Electric	2,849.76	10/28/24	Repair taxi way lights
Bound Tree Medical, LLC	1,882.20	10/13/24	AED Unit and locked storage cabinet
Brick Gentry Law Firm	1,305.00	11/26/24	General legal services
City of Ankeny	41,151.23	11/25/24	Semi-annual administrative billing
Cutting Edge Outdoors, LLC	1,290.00	11/14/24	Perimeter mowing and additional fence line mowing on 10/06/24
Des Moines Register	127.80	10/31/24	**October** A/P, minutes
Elder Corporation	7,500.00	11/11/24	Mobilization of Equipment yearly charge
Exec 1 Aviation	5,000.00	11/30/24	On-site management fee
McClure Engineering	1,388.75	10/28/24	Professional services
MidAmerican Energy	418.00	11/07/24	Lift station; Runway lights; Lighting services
Total Airport Operations Fund	$ 63,974.24		
McClure Engineering	27,073.80	10/28/24	North Property Line Box Hangers-Phase 2
McClure Engineering	2,868.30	10/28/24	Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data Collection Services
McClure Engineering	52,426.50	10/28/24	Extend Runway 18: Design and Bidding Services
McClure Engineering	2,450.33	10/28/24	Taxiway D Apron & Access Rodway Paving - Phase 4, Engineering (Construction Management)
McClure Engineering	18,494.81	10/28/24	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	2,113.75	09/28/24	Construct Monument Signs
McClure Engineering	1,905.00	10/28/24	Construct Monument Signs
Eagle Sign Company	57,115.53	11/30/24	Construct Monument Signs
OneBridge Locating	2,495.00	11/14/24	Private Utility Locating with GPR
Total Capital Improvements Fund	$ 166,943.02		
Grand Total	$ 230,917.26		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

POLK COUNTY AVIATION AUTHORITY
Balance Sheet
As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
102 · FIRST NATIONAL BANK	5,531,945.55
Total Checking/Savings	5,531,945.55
Other Current Assets	
113 · PRE-PAID EXPENSES	51,877.80
114 · LEASE RECEIVABLE	580,175.49
Total Other Current Assets	632,053.29
Total Current Assets	6,163,998.84
Fixed Assets	
140 · NON-DEPRECIABLE ASSETS	6,956,965.27
141 · DEPRECIABLE ASSETS	27,022,208.05
180 · CONSTRUCTION IN PROGRESS	3,237,188.89
181 · ACCUMULATED DEPRECIATION	(19,266,195.63)
Total Fixed Assets	17,950,166.58
TOTAL ASSETS	24,114,165.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	230,499.26
Total Accounts Payable	230,499.26
Other Current Liabilities	
204 · RETAINAGE PAYABLE	31,705.39
206 · DEFERRED REVENUE	9,319.04
207 · HANGAR/LEASE ADVANCE DEPOSITS	17,650.00
209 · DEFERRED LEASE REVENUE	560,559.69
Total Other Current Liabilities	619,234.12
Total Current Liabilities	849,733.38
Total Liabilities	849,733.38
Equity	
3000 · INVESTED IN CAPITAL ASSETS	17,431,139.06
3001 · UNRESTRICTED NET ASSETS	6,263,726.20
3003 · RESTRICTED FOR AIRPORT IMPROVE	(430,433.22)
Total Equity	23,264,432.04
TOTAL LIABILITIES & EQUITY	24,114,165.42

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	683,369.91	1,366,740.00	(683,370.09)	50.0%
401 · LEASE AND LICENSE FEE INCOME	118,801.41	249,000.00	(130,198.59)	47.71%
403 · FUEL FEE INCOME	22,056.20	49,000.00	(26,943.80)	45.01%
404 · INTEREST INCOME	(4,356.00)	0.00	(4,356.00)	100.0%
407 · OTHER REVENUE	6,206.02	0.00	6,206.02	100.0%
Total Income	826,077.54	1,664,740.00	(838,662.46)	49.62%
Gross Profit	826,077.54	1,664,740.00	(838,662.46)	49.62%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	40,873.84	75,700.00	(34,826.16)	54.0%
602 · POSTAGE & OFFICE SUPPLIES	277.39	1,300.00	(1,022.61)	21.34%
603 · ONSITE MANAGEMENT SERVICES	25,000.00	60,000.00	(35,000.00)	41.67%
604 · CONSULTING & MANAGEMENT	9,651.34	0.00	9,651.34	100.0%
610 · ADVERTISING & PROMOTION	95.66	700.00	(604.34)	13.67%
611 · PUBLICATIONS	639.00	2,300.00	(1,661.00)	27.78%
612 · CONFERENCES AND SEMINARS	550.88	4,000.00	(3,449.12)	13.77%
613 · LEGAL SERVICES	11,225.00	24,000.00	(12,775.00)	46.77%
614 · AUDIT SERVICES	3,000.00	16,100.00	(13,100.00)	18.63%
616 · GENERAL INSURANCE	3,552.43	8,700.00	(5,147.57)	40.83%
617 · PROPERTY INSURANCE	20,054.18	46,000.00	(25,945.82)	43.6%
618 · PUBLIC OFFICIALS INSURANCE	1,014.04	1,600.00	(585.96)	63.38%
630 · SNOW REMOVAL & MOWING	15,215.24	106,000.00	(90,784.76)	14.35%
631 · REPAIRS & MAINTENANCE (General)	64,890.06	115,000.00	(50,109.94)	56.43%
640 · UTILITIES	2,237.21	7,600.00	(5,362.79)	29.44%
644 · AIRPORT PLANNING & ENGINEERING	12,231.77	63,000.00	(50,768.23)	19.42%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	28,229.42	1,264,350.00	(1,236,120.58)	2.23%
718 · EXTEND RUNWAY 18	141,530.40	0.00	141,530.40	100.0%
720 · SOUTH TERMINAL TEE HANGARS	0.00	50,000.00	(50,000.00)	0.0%
721 · TAXIWAY D ACCESS ROAD	108,085.01	0.00	108,085.01	100.0%
729 · RECONSTRUCT & EXTEND RW 18/36	87,971.55	14,737,130.00	(14,649,158.45)	0.6%
730 · SIGNING AND ENTRY IMPROVEMENTS	67,969.86	0.00	67,969.86	100.0%
734 · ELEVATOR AND LOBBY ADDITION	0.00	600,000.00	(600,000.00)	0.0%
736 · REMOVE & REPLACE PAVEMENT	2,495.00	1,108,000.00	(1,105,505.00)	0.23%
Total Expense	646,789.28	18,291,580.00	(17,644,790.72)	3.54%
Net Ordinary Income	179,288.26	(16,626,840.00)	16,806,128.26	(1.08%)
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	87,468.34	139,000.00	(51,531.66)	62.93%
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	87,468.34	15,147,417.00	(15,059,948.66)	0.58%
Net Other Income	87,468.34	15,147,417.00	(15,059,948.66)	0.58%
Net Income	266,756.60	(1,479,423.00)	1,746,179.60	(18.03%)

POLK COUNTY AVIATION AUTHORITY
A/R Aging Summary
As of November 30, 2024

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

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	69,870.97	-	69,870.97	69,870.97	-	-	-	-		-
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	38,693.58	2,143.39	-	-	-		-
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	438,521.00	26,776.00	465,297.00	437,536.80	27,760.21	-	224,283	224,283		-
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	IaDOT	1,549,966.90	(2,354.33)	1,547,612.57	1,543,906.57	3,706.00	-	565,200	565,200		-
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	31,724.00	15,862.00	-	-	-		-
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	IaDOT	733,409.45	7,708.60	741,118.05	732,153.76	8,964.29	28,699.31	-	-		-
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	102,964.89	-	102,964.89	87,531.86	15,433.03	3,006.08	-	-		-
Sheet29	North Property Line Box Hangars - Phase 2	McClure	IaDOT	124,855.00	-	124,855.00	-	124,855.00	-	-	-		
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	761,250.00	1,690.62	762,940.62	690,637.77	72,302.85	-	-	-		-
Sheet30	Extend Runway 18	McClure	FAA	94,792.00	-	94,792.00	141,530.40	(46,738.40)	0%	-	-		
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout	McClure/OneBridge Locating	EXP	1,108,000.00	-	1,108,000.00	2,495.00	1,105,505.00	0%				
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	
Sheet07	Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	IaDOT	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			13,352,245.89	1,981,225.17	15,333,471.06	13,973,530.44	1,359,101.36	31,705.39	5,702,871	5,702,871		-
									$ 31,705.39		$ -		
									^= 204 Retainage Pay		^ = 110 Grant AR		

		Quantity	Cost	FY23/24	
Elder		1.00	$ 7,500.00	$ 39,243.25	19.11%
S Jackson		-	$ -	$ -	0.00%
New Deal		-	$ -	$ 11,333.86	0.00%
Cryotech		-	$ -	$ 5,772.24	0.00%
Exec 1 Aviation		-	$ -	$ 20,500.00	0.00%
	$	1.00	$ 7,500.00	$ 76,849.35	9.76%

		Quantity	Cost	Cost	
Labor		-	$ -	$ 33,573.00	0.00%
Equipment		1.00	$ 7,500.00	$ 26,170.25	28.66%
Material		-	$ -	$ 17,106.10	0.00%
	$	1.00	$ 7,500.00	$ 76,849.35	9.76%

		Quantity	Cost	Cost	
Operations		1.00	$ 7,500.00	$ 76,849.35	9.76%
	$	1.00	$ 7,500.00	$ 76,849.35	9.76%

(Elder contract: year)

FY24/25 Hourly Rates			FY23/24	% Inc	Category
Elder	Manager	$ 96.00	$ 96.00	0.0%	Labor
Elder	Manager-OT	$ 143.00	$ 143.00	0.0%	Labor
Elder	Manager-DT	$ 192.00	$ 192.00	0.0%	Labor
Elder	Operator	$ 82.00	$ 82.00	0.0%	Labor
Elder	Operator-OT	$ 124.00	$ 124.00	0.0%	Labor
Elder	Operator-DT	$ 164.00	$ 164.00	0.0%	Labor
Elder	Mobilization of Equipment	$ 7,500.00	$ 7,500.00	0.0%	Equipment
Elder	Motor Grader	$ 212.00	$ 212.00	0.0%	Equipment
Elder	Wheel Loader	$ 225.00	$ 225.00	0.0%	Equipment
Elder	Blower	$ 30.00	$ 30.00	0.0%	Equipment
Elder	Pickup	$ 25.00	$ 25.00	0.0%	Equipment
Elder	Snow Plow	$ 16.50	$ 16.50	0.0%	Equipment
Elder	Tractor Mower w/Bld & Brm	$ 137.00	$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	$ 137.00	$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	$ 500.00	$ 500.00	0.0%	Labor
S Jackson	Oralabor	$ 150.00	$ 150.00	0.0%	Labor
Cryotech	Liquid	$ 9.15	$ 6.05	51.2%	Material
Cryotech	S&H	$ 461.92		0.0%	Material
New Deal	Granular per bag	$ 45.3636	$ 49.00	-7.4%	Material
New Deal	Shipping per pallet	$ 305.91	$ 225.00	36.0%	Material
New Deal	Granular - 2ND		$ 64.88	-100.0%	Material
New Deal	Shipping - 2ND ORDER	$ 371.03	$ 1,200.00	-69.1%	Material
Cryotech	Liquid		$ 6.05	-100.0%	Material
Cryotech	S&H - 2ND	$ 460.82		0.0%	Material
Cryotech	S&H		$ 677.52	-100.0%	Material

Continued...2nd page

Provider	What	Inv. Date	Quantity/Hrs	Rate	Cost	Category
				$ -	$ -	
				$ -	$ -	
				$ -	$ -	
				$ -	$ -	

Provider	What	Inv. Date	Quantity/Hrs	Rate	Cost	Category
Elder	Mobilization of Equipment	11/11/24	1.00	$ 7,500.00	$ 7,500.00	Equipment
				$ -	$ -	
				$ -	$ -	
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RESOLUTION

A RESOLUTION AUTHORIZING THE FARM LEASES WITH JEFFREY WANGSNESS

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

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

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

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

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

Dated the 5th day of December, 2024.

_____
Todd Ashby, Secretary

ATTEST:

_____
Diane Klemme, Recording Secretary

FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):
2.

> Land located in the SE 1/4 of Section 31, Township 80 North, Range 23 West of the 5th P.M., Ankeny, Polk County, Iowa, more particularly described as follows:
>
> Commencing at the SE corner of said Section 31; thence N 89°52'06" W, 540.15 feet to the point of beginning; thence continuing N 89°52'06" W, 249.25 feet; thence N 0°00'39" E, 1021.02 feet; thence S 89°52'50" E, 249.99 feet; thence S 0°02'49" W, 1021.07 feet to the point of beginning, containing 5.850 acres, more or less; and
>
> An area approximately described as commencing at the SE corner of said Section 31; thence N 89^{0}52'06" W, 789.40 feet; thence N 0^{0}00'39" E, 1,570' to the point of beginning; thence continuing N 0^{0}00'39" E, 244 feet; thence N 45^0 00'39" E, 443'; thence S 89^{0}52'06" E 218 feet; thence S 0^{0}00'39" W, 142 feet; thence S 45^0 00'39" W, 400 feet; thence S 0^{0}00'39" W 134 feet; thence N 89^{0}52'06" W 251 feet to the point of beginning, containing 4.0 acres, more or less.

With total acreage being 9.85 acres, more or less, with possession by Tenant for a term of one year to commence on March 1, 2025, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

3. **RENT.** Total annual cash rent of $50.00 per acre with regards to that 3.00 acres of real estate more particularly described on Exhibit "A" attached hereto and $275.00 per acre with regards to the remaining 6.85 acres, payable as follows: first one-half of total on the

1st day of July, 2025 and the second one-half of total on the 1st day of December, 2025.

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

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

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

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

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

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary

machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

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

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

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

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless

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

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

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.
7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord reserves 0% of all crib and granary space for storage of the rent share crops.
8. **ENVIRONMENTAL.**
   a. Landlord. To the best of Landlord's knowledge to date:
      i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
      ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
      iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
      iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

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

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

      Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.
   b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation,

herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

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

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

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

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord $0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and

substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

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

construed as in the singular or plural and as the appropriate gender, according to the context.

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

DATED: 10-25-24.

TENANT:

Jeffrey Wangsness

Jeffrey Wangsness

LANDLORD:
Polk County Aviation Authority

Todd Ashby, Secretary

ATTEST:

Bill Gardner, Treasurer

FARM LEASE - CASH OR CROP SHARES

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

THE PARTIES AGREE AS FOLLOWS:

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

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

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

with possession by Tenant for a term of 1 year(s) to commence on March 1, 2025, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

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

   Total annual cash rent of $275.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2025, second one-half on 1st of December 2025.

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

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

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

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

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

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

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

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

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

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

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

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

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

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the nearest local elevator or elsewhere at no further distant point.

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

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

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

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

      Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.
   b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

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

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

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

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

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.

10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord $0.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

11. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if

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

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

13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

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

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

18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

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

21. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall

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

22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

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

25. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

DATED: 11-7-24.

TENANT:

Jeffrey Wangsness

Jeffrey Wangsness

Jeffrey Wangsness

LANDLORD:

Polk County Aviation Authority

Todd Ashby, Secretary

ATTEST:

William Gardner, Treasurer

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RESOLUTION 2024-

RESOLUTION APPROVING THE FY 2026 AIRPORT CAPITAL IMPROVEMENTS PROGRAM FOR THE ANKENY REGIONAL AIRPORT

WHEREAS, as a condition for receiving State and Federal aid for the Ankeny Regional Airport, the following provisions must be met:

- An approved 5-Year Airport Capital Improvement Program must be in place,
- Submittal to the Iowa DOT of approved Airport Improvement Program Data Sheets with the sponsor's signature and Airfield Project Applications with sponsor's signature,
- Certification that the local match exists if the grant is awarded,
- Authorization to submit the proposed projects for State or Federal Grants; and

WHEREAS, a revised 5-Year Airport Capital Improvement Program (ACIP) has been formulated to meet the scheduling requirements of the Federal Aviation Administration and the Iowa Department of Transportation, and

WHEREAS, the said Program Data Sheets and Project Application Forms for the projects included in the first three years of the proposed FY 2026 ACIP have been prepared after vetting the proposed projects with the Engineering Review Committee and discussions with the Federal Aviation Administration for preliminary approval, and

WHEREAS, the said Program Data Sheets and Project Application Forms must be submitted to the Iowa Department of Transportation by December 20, 2024 after final approval by this board.

NOW THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority:

- Hereby approves the FY 2026 through FY 2031 Airport Capital Improvements Program (ACIP) and the related Program Data Sheets and Project Application Forms, and
- Authorizes the Board Chairman to sign the said Program Data Sheets and Project Application Forms, and
- Authorizes staff to submit the said Program Data Sheets and Project Application Forms to the Iowa Department of Transportation.

Passed and adopted this 5th day of December, 2024.

POLK COUNTY AVIATION AUTHORITY

_____

Jeff Wangsness, Chairperson

ATTEST:

_____

Diane Klemme, Recording Secretary

Ankeny Regional Airport
Proposed 2026 Airport Capital Improvements Program
November 15, 2024

Project Description	Funding	FY 2024	FY 2025	FY 2026	FY 2027	Notes
	Federal		$ 9,545,000	$ 12,861,175	$ 453,420	
	State		$ 411,425	$ 400,000	$ 2,000,000	
	Local		$ 1,602,455	$ 2,880,925	$ 4,878,380	
	Total		$ 11,558,880	$ 16,142,100	$ 7,331,800	
North Property Line Box Hangars - Phase 1	Federal	Project Completed				Single row of box hangars along north property line.
	State					Received DOT GAVI Grant and AIP Grant.
	Local					Project designed and bid in FY 23.
	Total					
Taxiway D Apron and Access Roadway Paving - Phase 4	Federal	Project Completed				Final phase of Taxiway D projects.
	State					Design services funded in FY 2023.
	Local					Received Iowa DOT grant for $400,000 max.
	Total					
Airport Brand Signing and Entry Improvements	Federal	Under Construction				Entry signs, destination signs, and entry landscape features.
	State					Signs based on current airport brand.
	Local					
	Total					
Reconstruct Runway 18/36 Final Design and Construction	Federal	Design Continuing	$ 8,360,000	$ 7,687,875		Final Design will be completed this year.
	State		$ -			Construction bids in June, 2025.
	Local		$ 440,000	$ 404,625		Grants secured in September, 2025.
	Total		$ 8,800,000	$ 8,092,500		Construction starts in March, 2026.
Extend Runway 18 Includes Instrument Landing System Relocation Design and Construction	Federal	Design Continuing	$ 360,000	$ 4,603,300		Includes a 500' extension of RW 18 to a total of 6,000'.
	State					Scope includes moving the ILS System per the FAA.
	Local		$ 40,000	$ 242,300		Advanced design to '24 to match reconstruction design for efficiency.
	Total		$ 400,000	$ 4,845,600		FAA Reimbursable Agreement required.
Remove and Replace Pavement - Entrance Drive and Roundabout	Federal		$ 530,000			Replace roundabout and entrance drive to the west.
	State		$ -			BIL/ATP Competitive Grant Application - 95% FAA funding.
	Local		$ 28,880			Received $825,000 GO letter from FAA on 8/16/24.
	Total		$ 558,880			Bid in March or April, 2025.
Remove and Replace Pavement - Terminal Building Parking Lot	Federal		$ 295,000			Tied to Roundabout project above.
	State		$ -			Bid in March or April, 2025.
	Local		$ 255,000			Utilize the $295,000 BIL annual discretionary funding.
	Total		$ 550,000			Received $825,000 GO letter from FAA on 8/16/24 (both projects).
North Property Line Box Hangars - Phase 2	Federal		$ -			Two additional box hangars along north property line.
	State		$ 411,425			Received GAVI grant of $300,000 max. (vertical).
	Local		$ 788,575			Received AIP grant of $111,425 max. (flatwork).
	Total		$ 1,200,000			Bid in February, 2025 for Summer const.
South Corporate Terminal - Phase 1 of Development Initial Grading, Paving and Tee Hangar Buildings	Federal		$ -	$ -	$ -	Two 10-unit bays of tee hangars and taxilanes as an initial phase
	State				$ 2,000,000	of the South Corporate Terminal Development.
	Local		$ 50,000	$ 830,000	$ 4,380,000	Possible special Iowa DOT funding or future BIL FAA grant.
	Total		$ 50,000	$ 830,000	$ 6,380,000	Assume 12,500 SF for each of two buildings and $175/SF.
PCAA Maintenance Storage Facility	Federal			$ -		For storing snow fighting and mowing equipment.
	State			$ 400,000		Opens up 2-3 tee hangars.
	Local			$ 1,374,000		Located south of the Museum Hangar. 120' by 80' @ $175/sf.
	Total			$ 1,774,000		Assumes DOT GAVI ($300,000) and AIP ($100,000) grants.
Terminal Building Elevator/Lobby Addition	Federal			$ 570,000		To provide board meeting room with elevator
	State			$ -		for ADA compliance, and to upgrade terminal building access.
	Local			$ 30,000		ATP Competitive Grant Application - 95% FAA funding.
	Total			$ 600,000		Project will proceed only if grant awarded.
Main Apron Pavement Rehabilitation	Federal				$ 453,420	Large apron area south of Terminal and west of Taxiway C.
	State				$ -	Joint and crack sealing plus full-depth patching.
	Local				$ 50,380	Schedule dictated by continued deterioration of apron pavement.
	Total				$ 503,800	Utilize annual FAA entitlement funding.
Rehabilitate Maintenance Building Parking Lot	Federal				$ -	Schedule to be dictated by continued pav't deterioration.
	State				$ -	Completed full-depth patching of center section in 2017.
	Local				$ 448,000	Consider this project after terminal lot paving.
	Total				$ 448,000	

Project Description	Funding	FY 2028	FY 2029	FY 2030	FY 2031	Notes
	Federal	$ 1,800,000	$ 1,350,000	$ 9,000,000	$ 405,000	
	State	$ 1,125,000	$ 900,000	$ 405,000	$ 330,000	
	Local	$ 325,000	$ 1,250,000	$ 1,495,000	$ 495,000	
	Total	$ 3,250,000	$ 3,500,000	$ 10,900,000	$ 1,230,000	
Taxiway C Pavement Replacement	Federal	$ 675,000				
	State	$ -				Based on Iowa DOT 2021 Pavement Condition Index - PCI = 48.
	Local	$ 75,000				Assumes FAA grant for 90% of the construction costs.
	Total	$ 750,000				
South Corporate Terminal - Phase 2 of Development Grading, Drainage and Paving Improvements	Federal	$ 1,125,000				To prepare the overall development for vertical infrastructure.
	State	$ 1,125,000				Overall site grading, etc. after Phase 1 Tee Hangars completed.
	Local	$ 250,000				Assume 45% Federal funding, 45% State funding and 10% local.
	Total	$ 2,500,000				Placeholder estimate pending preliminary design.
Taxiway D and E Lighting Replacement	Federal		$ 450,000			Only remaining lights that have direct-buried wiring.
	State					Utilize either state or federal funding.
	Local		$ 50,000			Placeholder estimate pending preliminary design.
	Total		$ 500,000			
South Corporate Terminal - Phase 3 of Development Additional Grading and Paving	Federal		$ -			Additional site work needed to develop terminal area.
	State		$ 900,000			Need recorded annual ops.
	Local		$ 1,100,000			Assumes Iowa DOT grant for 45% of construction costs.
	Total		$ 2,000,000			Placeholder estimate pending preliminary design.
Runway 4/22 Reconstruction	Federal		$ 900,000	$ 9,000,000		
	State					Reconstruction schedule is based on the currnet PCI numbers.
	Local		$ 100,000	$ 1,000,000		Schedule will be dicated by the FAA funding availability.
	Total		$ 1,000,000	$ 10,000,000		Design anticipated in 2029, construction in 2030.
South Corporate Terminal - Phase 4 of Development Balance of Grading and Paving	Federal			$ -		Balance of site work needed to develop terminal area.
	State			$ 405,000		Need recorded annual ops.
	Local			$ 495,000		Need environmental clearance.
	Total			$ 900,000		45% DOT and 55% local funding.
Future Runway and Taxiway Lighting Upgrades	Federal				$ 405,000	
	State					Need based on anticipated deterioration of fixtures over time.
	Local				$ 45,000	Placeholder estimate pending preliminary design.
	Total				$ 450,000	
North Property Line Box Hangars - Phase 3	Federal				$ -	Single row of box hangars along north property line.
	State				$ 330,000	Possible GAVI grant of $300,000 max.
	Local				$ 450,000	Possible small AIP grant for flatwork, assume $30,000.
	Total				$ 780,000	Single remaining box hangar.

Projects targeted for FAA Funding Participation
Projects targeted for Iowa DOT Funding Participation
Projects funded with only Local PCAA Funding
Projects funded by special FAA BIL/ATP Grants

IOWADOT
Form 291112 (10-22)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2024

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2026	Reconstruct Runway 18/36 Construction	Federal:	$	16,047,903
		BIL:	$	
		State:	$	
		Local:	$	844,627
		Total:	$	16,892,530
2026	Extend Runway 18 Relocate Localizer (Design and Construction)	Federal:	$	$4,603,317
		BIL:	$	
		State:	$	
		Local:	$	$242,280
		Total:	$	4,845,597
2026	Construct Maintenance Storage Facility	Federal:	$	
		BIL:	$	
		State:	$	$400,000
		Local:	$	$1,373,800
		Total:	$	$1,773,800
2026	Terminal Building Elevator/Lobby Addition	Federal:	$	
		BIL:	$	$570,000
		State:	$	
		Local:	$	$30,000
		Total:	$	$600,000
2027	South Corporate Terminal - Phase 1 of Development (Initial Grading, Paving and T-Hangar Buildings)	Federal:	$	
		BIL:	$	
		State:	$	$2,000,000
		Local:	$	$4,380,000
		Total:	$	$6,380,000

IOWADOT
Form 291112 (10-22)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2024

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2027	Rehabilitate Main Apron	Federal:	$	$453,420
		BIL:	$	
		State:	$	
		Local:	$	$50,380
		Total:	$	$503,800
2027	Rehabilitate Maintenance Building Parking Lot	Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	$448,000
		Total:	$	$448,000
2028	Reconstruct Taxiway C	Federal:	$	$675,000
		BIL:	$	
		State:	$	
		Local:	$	$75,000
		Total:	$	$750,000
2028	South Corporate Terminal - Phase 2 of Development (Grading, Drainage and Paving Improvements)	Federal:	$	$1,125,000
		BIL:	$	
		State:	$	$1,125,000
		Local:	$	$250,000
		Total:	$	$2,500,000
2029	Taxiway D and E Lighting Replacement	Federal:	$	$450,000
		BIL:	$	
		State:	$	
		Local:	$	$50,000
		Total:	$	$500,000

IOWADOT
Form 291112 (10-22)

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2024

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2029	South Corporate Terminal - Phase 3 of Development (Additional Grading and Paving)	Federal:	$	
		BIL:	$	
		State:	$	$900,000
		Local:	$	$1,100,000
		Total:	$	$2,000,000
2030	Reconstruct Runway 4/22 (Design and Construction)	Federal:	$	$9,900,000
		BIL:	$	
		State:	$	
		Local:	$	$1,100,000
		Total:	$	$11,000,000
2030	South Corporate Terminal - Phase 4 of Development (Balance of Grading and Paving)	Federal:	$	
		BIL:	$	
		State:	$	$405,000
		Local:	$	$495,000
		Total:	$	$900,000
		Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	
		Total:	$	
		Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	
		Total:	$	

IOWADOT
Form 291112 (10-22)

LONG-RANGE NEEDS ASSESSMENT
YEARS 6 TO 20
CAPITAL IMPROVEMENT PROGRAM (CIP)

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Sponsor Email: pmortiz@ankenyiowa.gov

Date Prepared: December 2024

Sponsor Signature:

Sponsor Phone: 515-965-6420

Printed Name: Paul Moritz, P.E.

FY	Detailed Project/Scope Description	Funding Source		Total Estimated Cost
2031	Future Runway and Taxiway Lighting Upgrades	Federal:	$	$405,000
		BIL:	$	
		State:	$	
		Local:	$	$45,000
		Total:	$	$450,000
2031	North Property Line Box Hangars - Phase 3	Federal:	$	
		BIL:	$	
		State:	$	$330,000
		Local:	$	$450,000
		Total:	$	$780,000
		Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	
		Total:	$	
		Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	
		Total:	$	
		Federal:	$	
		BIL:	$	
		State:	$	
		Local:	$	
		Total:	$	

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Reconstruct Runway 18/36 Construction		
Local Priority:	1	**Fed. Share (AIP):**	**$16,047,903**
FFY Requested:	2026	**Fed. Share (BIL-AIG):**	
NEPA Determination:	Decemeber 2024	**State Share:**	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$844,627**
		Total Project Cost:	**$16,892,530**

Justification:

Runway 18/36 last had a major rehabilitation in 1993 according to the Iowa DOT's Airport Pavement Management System. Since then, pavement maintenance such as crack/joint seal and slab replacement have taken place in 2008, 2020, 2021, 2022, and 2023. It is necessary to reconstruct the existing 5,500 ft of Runway 18/36 to hand the airport's increased aircraft loads. A Preliminary Engineering Study is being completed to determine the proper method of rehabilitation or reconstruction. Design and bidding shall take place in FY24 with construction taking place the following fiscal year.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: Reconstruct Runway 18/36 Construction
AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa
DATE: DECEMBER 2023

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	C-100 -1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	1.0	LS	$ 30,000.00	$ 30,000.00
2	C-102-1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	1.0	LS	$ 15,000.00	$ 15,000.00
3	C-102-2	TEMPORARY SEEDING AND MULCHING	50.0	AC	$ 3,000.00	$ 150,000.00
4	C-102-3	INSTALLATION AND REMOVAL OF SILT FENCE	17,000.0	LF	$ 5.00	$ 85,000.00
5	C-102-4	INSTALLATION AND REMOVAL OF FILTER SOCK	300.0	LF	$ 20.00	$ 6,000.00
6	C-102-5	TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C	10,000.0	SY	$ 15.00	$ 150,000.00
7	C-105-1	MOBILIZATION	1.0	LS	$ 900,000.00	$ 900,000.00
8	C-105-2	TRAFFIC CONTROL	1.0	LS	$ 30,000.00	$ 30,000.00
9	C-105-3	CONSTRUCT AND REMOVE CONSTRUCTION ACCESS ROAD	1.0	LS	$ 30,000.00	$ 30,000.00
10	C-105-4	CONSTRUCTION STAKING	1.0	LS	$ 60,000.00	$ 60,000.00
11	P-101-1	PAVEMENT REMOVAL 6.5" ± PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDSLOPE ACCESS)	17,000.0	SY	$ 12.00	$ 204,000.00
12	P-101-2	PAVEMENT REMOVAL 6.5" ± PCC, 4" ± BITUMINOUS & BASE REMOVAL (NORTH 4,000')	44,450.0	SY	$ 12.00	$ 533,400.00
13	P-101-3	PAVEMENT REMOVAL 6" ± PCC & BASE REMOVAL (TAXIWAYS)	3,620.0	SY	$ 12.00	$ 43,440.00
14	P-101-4	EXISTING UNDERDRAIN REMOVAL	12,100.0	LF	$ 4.00	$ 48,400.00
15	P-101-5	EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL	22.0	EA	$ 300.00	$ 6,600.00
16	P-101-6	PAVEMENT MARKING REMOVAL	4,875.0	SF	$ 5.00	$ 24,375.00
17	P-152-1	UNCLASSIFIED EXCAVATION	34,859.0	CY	$ 25.00	$ 871,475.00
18	P-152-2	BORROW EXCAVATION (OFF-SITE)	19,930.0	CY	$ 25.00	$ 498,250.00
19	P-156-1	12" CEMENT TREATED SUBGRADE	69,101.0	SY	$ 12.00	$ 829,212.00
20	P-156-2	CEMENT	3,915.0	TN	$ 220.00	$ 861,300.00
21	P-219-1	8" RECYCLED CONCRETE AGGREGATE BASE COURSE	68,188.0	SY	$ 16.00	$ 1,091,008.00
22	P-219-2	SEPARATION GEOTEXTILE	69,101.0	SY	$ 8.00	$ 552,808.00
23	P-501-1	8" PORTLAND CEMENT CONCRETE PAVEMENT	56,377.0	SY	$ 85.00	$ 4,792,045.00
24	P-501-2	8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT	7,975.0	SY	$ 110.00	$ 877,250.00
25	P-501-3	6 " PORTLAND CEMENT CONCRETE PAVEMENT (GLIDESLOPE ACCESS ROAD)	340.0	SY	$ 80.00	$ 27,200.00
26	P-604-1	COMPRESSION JOINT SEAL	96,100.0	LF	$ 6.00	$ 576,600.00
27	P-620-1	PAVEMENT MARKING WITH BEADS (WATERBORNE)	75,920.0	SF	$ 2.50	$ 189,800.00
28	P-620-2	PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)	16,000.0	SF	$ 2.50	$ 40,000.00
29	P-621-1	SAW-CUT GROOVING	61,112.0	SY	$ 3.00	$ 183,336.00
30	D-701-1	REPAIR CULVERT SETTLEMENT & FLARED END SECTION	32.0	LF	$ 50.00	$ 1,600.00
31	D-701-2	REMOVE & INSTALL FLARED END SECTION FOOTING	1.0	EA	$ 2,000.00	$ 2,000.00
32	D-705-1	6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC	12,238.0	LF	$ 30.00	$ 367,140.00
33	D-705-2	6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC	200.0	LF	$ 30.00	$ 6,000.00
34	D-705-3	UNDERDRAIN CLEANOUT STRUCTURE	34.0	EA	$ 2,000.00	$ 68,000.00
35	D-705-4	UNDERDRAIN OUTLET CONNECTION (TO EXISTING UNDERDRAIN)	10.0	EA	$ 1,000.00	$ 10,000.00
36	D-705-5	UNDERDRAIN CONNECTION TO EXISTING PIPE OR STRUCTURE	10.0	EA	$ 1,000.00	$ 10,000.00
37	D-705-7	GROUT AND SEAL EXISTING PIPE AS SHOWN ON PLANS	6.0	EA	$ 1,000.00	$ 6,000.00
38	T-901-1	SEEDING AND FERTILIZING	50.0	AC	$ 5,000.00	$ 250,000.00
39	T-905-1	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)	46,390.0	CY	$ 17.00	$ 788,630.00
40	T-908-1	MULCHING	50.0	AC	$ 4,000.00	$ 200,000.00
41	L-108-1	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	19,450.0	LF	$ 2.25	$ 43,762.50
42	L-108-2	NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	2,200.0	LF	$ 2.50	$ 5,500.00
43	L-108-3	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS	18,600.0	LF	$ 2.50	$ 46,500.00
44	L-108-4	SYSTEM TESTING	1.0	LS	$ 2,000.00	$ 2,000.00
45	L-109-1	REMOVE EXISTING CONTANT CURRENT REGULATOR	1.0	EA	$ 2,000.00	$ 2,000.00
46	L-109-2	REMOVE EXISTING 150 A, 2-POLE ENCLOSED CIRCUIT BREAKER	1.0	EA	$ 1,000.00	$ 1,000.00
47	L-109-3	FURNISH AND INSTALL 7.5KW CONSTANT CURRENT REGULATOR	1.0	EA	$ 30,000.00	$ 30,000.00
48	L-109-4	FURNISH AND INSTALL 2-POLE BRANCH CIRCUIT BREAKER	1.0	EA	$ 5,000.00	$ 5,000.00
49	L-109-5	FURNISH AND INSTALL SERIES CUTOUT	1.0	EA	$ 2,500.00	$ 2,500.00
50	L-110-1	(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH	18,600.0	LF	$ 5.00	$ 93,000.00
51	L-110-2	(1) 2" SCHEDULE 80 PVC CONDUIT, DIRECTIONAL BORED	550.0	LF	$ 50.00	$ 27,500.00
52	L-115-1	ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.	4.0	EA	$ 500.00	$ 2,000.00
53	L-125-1	REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED	10.0	EA	$ 1,000.00	$ 10,000.00
54	L-125-2	REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED	16.0	EA	$ 350.00	$ 5,600.00
55	L-125-3	REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED	52.0	EA	$ 350.00	$ 18,200.00
56	L-125-4	REMOVE L-858 AIRPORT GUIDANCE SIGN, 1-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN	6.0	EA	$ 500.00	$ 3,000.00
57	L-125-5	REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN	5.0	EA	$ 500.00	$ 2,500.00
58	L-125-6	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED	10.0	EA	$ 1,400.00	$ 14,000.00
59	L-125-7	HIGH INTENSITY L-861 RUNWAY EDGE LIGHT, LED, BASE MOUNTED	52.0	EA	$ 1,500.00	$ 78,000.00
60	L-125-8	HIGH INTENSITY L-861E RUNWAY THRESHOLD LIGHT, LED, BASE MOUNTED	16.0	EA	$ 1,500.00	$ 24,000.00
61	L-125-9	L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED	6.0	EA	$ 3,000.00	$ 18,000.00
62	L-125-10	L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED	5.0	EA	$ 4,000.00	$ 20,000.00
63	L-125-11	SPARE HIGH INTENSITY L-861 RUNWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER	5.0	EA	$ 500.00	$ 2,500.00
64	L-125-12	SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER	5.0	EA	$ 500.00	$ 2,500.00
65	L-125-13	REMOVE RUNWAY [18/36] 2-BOX PAPI SYSTEM	2.0	EA	$ 1,000.00	$ 2,000.00
66	L-125-14	4-BOX PRECISION APPROACH PATH INDICATOR SYSTEM (RWY [18/36])	2.0	EA	$ 40,000.00	$ 80,000.00
67	L-125-15	DEACTIVATE/COVER EXISTING GUIDANCE SIGNS	3.0	EA	$ 200.00	$ 600.00
68	L-125-16	LOCATION AND PROTECTION OF EXISTING AND NEW CABLES AND EQUIPMENT	1.0	LS	$ 5,000.00	$ 5,000.00
		TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				**$ 15,962,530.00**
		GEOTECHNICAL INVESTIGATION				FY22
		TOPOGRAPHIC SURVEY				FY22
		DESIGN PHASE ENGINEERING				FY23
		BIDDING SERVICES				FY23
		CONSTRUCTION SERVICES				$850,000
		SPONSOR ADMINISTRATION				$5,000
		QA MATERIAL TESTING (EST.)				$75,000
		FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
		FAA FLIGHT INSPECTION				N/A
		TOTAL ESTIMATE OF PROBABLE PROJECT COST				**$16,892,530.00**

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Extend Runway 18 Relocate Localizer (Design and Construction)		
Local Priority:	2	**Fed. Share (AIP):**	**$4,603,317**
FFY Requested:	2026	**Fed. Share (BIL-AIG):**	
NEPA Determination:	December 2024	**State Share:**	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$242,280**
		Total Project Cost:	**$4,845,597**

Justification:

It is proposed to extend Runway 18/36 by 500-ft to its ultimate length of 6,000-ft to accommodate increased aeronautical demand. A 35-ft wide connector taxiway from proposed Runway 15 End to the T-Hangar Taxilanes is also proposed. Also proposed as part of this project is the design to relocate the localizer.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: Extend Runway 18 Relocate Localizer (Design and Construction)
AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa
DATE: DECEMBER 2024

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	C-100 -1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	0	LS	$ 30,000.00	$ -
2	C-102-1	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT	0	LS	$ 15,000.00	$ -
3	C-102-2	TEMPORARY SEEDING AND MULCHING	13	AC	$ 3,000.00	$ 39,000.00
4	C-102-3	INSTALLATION AND REMOVAL OF SILT FENCE	3000	LF	$ 5.00	$ 15,000.00
5	C-102-4	INSTALLATION AND REMOVAL OF FILTER SOCK	50	LF	$ 20.00	$ 1,000.00
6	C-102-5	TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C	5700	SY	$ 15.00	$ 85,500.00
7	C-105-1	MOBILIZATION	0	LS	$ 250,000.00	$ -
8	C-105-2	TRAFFIC CONTROL	0	LS	$ 30,000.00	$ -
9	C-105-3	CONSTRUCT AND REMOVE CONSTRUCTION ACCESS ROAD	0	LS	$ 30,000.00	$ -
10	C-105-4	CONSTRUCTION STAKING	0	LS	$ 60,000.00	$ -
11	P-101-1	PAVEMENT REMOVAL 6.5" ± PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDSLOPE ACCESS)	0	SY	$ 12.00	$ -
12	P-101-2	PAVEMENT REMOVAL 6.5" ± PCC, 4" ± BITUMINOUS & BASE REMOVAL (NORTH 4,000')	0	SY	$ 12.00	$ -
13	P-101-3	PAVEMENT REMOVAL 6" ± PCC & BASE REMOVAL (TAXIWAYS)	0	SY	$ 12.00	$ -
14	P-101-4	EXISTING UNDERDRAIN REMOVAL	0	LF	$ 4.00	$ -
15	P-101-5	EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL	0	EA	$ 300.00	$ -
16	P-101-6	PAVEMENT MARKING REMOVAL	0	SF	$ 5.00	$ -
17	P-152-1	UNCLASSIFIED EXCAVATION	7000	CY	$ 25.00	$ 175,000.00
18	P-152-2	BORROW EXCAVATION (OFF-SITE)	0	CY	$ 25.00	$ -
19	P-156-1	12" CEMENT TREATED SUBGRADE	11191	SY	$ 12.00	$ 134,292.00
20	P-156-2	CEMENT	643	TN	$ 220.00	$ 141,460.00
21	P-219-1	8" RECYCLED CONCRETE AGGREGATE BASE COURSE	10592	SY	$ 16.00	$ 169,472.00
22	P-219-2	SEPARATION GEOTEXTILE	11191	SY	$ 8.00	$ 89,528.00
23	P-501-1	8" PORTLAND CEMENT CONCRETE PAVEMENT	9377	SY	$ 85.00	$ 797,045.00
24	P-501-2	8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT	619	SY	$ 110.00	$ 68,090.00
25	P-501-3	6 " PORTLAND CEMENT CONCRETE PAVEMENT (LOCALIZER ACCESS ROAD)	334	SY	$ 80.00	$ 26,720.00
26	P-604-1	COMPRESSION JOINT SEAL	15300	LF	$ 6.00	$ 91,800.00
27	P-620-1	PAVEMENT MARKING WITH BEADS (WATERBORNE)	4636	SF	$ 2.50	$ 11,590.00
28	P-620-2	PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)	1440	SF	$ 2.50	$ 3,600.00
29	P-621-1	SAW-CUT GROOVING	5556	SY	$ 3.00	$ 16,668.00
30	D-701-1	STORM SEWER, 18-INCH, RCP	202	LF	$ 65.00	$ 13,130.00
31	D-701-2	STORM SEWER, 36-INCH, RCP	57	LF	$ 95.00	$ 5,415.00
32	D-701-3	FLARED END SECTION, 36-INCH, PCC	1	EA	$ 3,000.00	$ 3,000.00
33	D-701-4	STORM SEWER INTAKE	1	EA	$ 3,500.00	$ 3,500.00
34	D-701-5	STORM SEWER MANHOLE	1	EA	$ 4,000.00	$ 4,000.00
35	D-705-1	6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC	2655	LF	$ 30.00	$ 79,650.00
36	D-705-2	6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC	200	LF	$ 30.00	$ 6,000.00
37	D-705-3	UNDERDRAIN CLEANOUT STRUCTURE	6	EA	$ 2,000.00	$ 12,000.00
38	D-705-4	UNDERDRAIN OUTLET CONNECTION (TO EXISTING UNDERDRAIN)	0	EA	$ 1,000.00	$ -
39	D-705-5	UNDERDRAIN CONNECTION TO EXISTING PIPE OR STRUCTURE	2	EA	$ 1,000.00	$ 2,000.00
40	D-705-7	GROUT AND SEAL EXISTING PIPE AS SHOWN ON PLANS	6	EA	$ 1,000.00	$ 6,000.00
41	T-901-1	SEEDING AND FERTILIZING	13	AC	$ 5,000.00	$ 65,000.00
42	T-905-1	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)	12060	CY	$ 17.00	$ 205,020.00
43	T-908-1	MULCHING	13	AC	$ 4,000.00	$ 52,000.00
44	L-108-1	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	970	LF	$ 2.25	$ 2,182.50
45	L-108-2	NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT	2140	LF	$ 2.50	$ 5,350.00
46	L-108-3	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS	970	LF	$ 2.50	$ 2,425.00
47	L-108-4	SYSTEM TESTING	0	LS	$ 2,000.00	$ -
48	L-109-1	REMOVE EXISTING CONTANT CURRENT REGULATOR	0	EA	$ 2,000.00	$ -
49	L-109-2	REMOVE EXISTING 150 A, 2-POLE ENCLOSED CIRCUIT BREAKER	0	EA	$ 1,000.00	$ -
50	L-109-3	FURNISH AND INSTALL 7.5KW CONSTANT CURRENT REGULATOR	0	EA	$ 30,000.00	$ -
51	L-109-4	FURNISH AND INSTALL 2-POLE BRANCH CIRCUIT BREAKER	0	EA	$ 5,000.00	$ -
52	L-109-5	FURNISH AND INSTALL SERIES CUTOUT	0	EA	$ 2,500.00	$ -
53	L-110-1	(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH	3110	LF	$ 5.00	$ 15,550.00
54	L-110-2	(1) 2" SCHEDULE 80 PVC CONDUIT, DIRECTIONAL BORED	0	LF	$ 50.00	$ -
55	L-115-1	ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.	2	EA	$ 500.00	$ 1,000.00
56	L-125-1	REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED	0	EA	$ 1,000.00	$ -
57	L-125-2	REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED	0	EA	$ 350.00	$ -
58	L-125-3	REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED	0	EA	$ 350.00	$ -
59	L-125-4	REMOVE L-858 AIRPORT GUIDANCE SIGN, 1-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN	0	EA	$ 500.00	$ -
60	L-125-5	REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN	0	EA	$ 500.00	$ -
61	L-125-6	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED	30	EA	$ 1,400.00	$ 42,000.00
62	L-125-7	HIGH INTENSITY L-861 RUNWAY EDGE LIGHT, LED, BASE MOUNTED	4	EA	$ 1,500.00	$ 6,000.00
63	L-125-8	HIGH INTENSITY L-861E RUNWAY THRESHOLD LIGHT, LED, BASE MOUNTED	0	EA	$ 1,500.00	$ -
64	L-125-9	L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED	1	EA	$ 3,000.00	$ 3,000.00
65	L-125-10	L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED	0	EA	$ 4,000.00	$ -
66	L-125-11	SPARE HIGH INTENSITY L-861 RUNWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER	0	EA	$ 500.00	$ -
67	L-125-12	SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER	0	EA	$ 500.00	$ -
68	L-125-13	REMOVE RUNWAY [18/36] 2-BOX PAPI SYSTEM	0	EA	$ 1,000.00	$ -
69	L-125-14	4-BOX PRECISION APPROACH PATH INDICATOR SYSTEM (RWY [18/36])	0	EA	$ 40,000.00	$ -
70	L-125-15	DEACTIVATE/COVER EXISTING GUIDANCE SIGNS	0	EA	$ 5,000.00	$ -
71	L-125-16	RELOCATE LOCALIZER ANTENNA, SHELTER, MISC. ELECTRICAL	1	EA	$1,500,000.00	$ 1,500,000.00
		TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				**$ 3,899,990.00**
		GEOTECHNICAL INVESTIGATION				FY22
		TOPOGRAPHIC SURVEY				FY22
		DESIGN PHASE ENGINEERING				$430,607
		BIDDING SERVICES				$20,000
		CONSTRUCTION SERVICES				$400,000
		SPONSOR ADMINISTRATION				$5,000
		QA MATERIAL TESTING (EST.)				$60,000
		FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
		FAA FLIGHT INSPECTION				$30,000
		TOTAL ESTIMATE OF PROBABLE PROJECT COST				**$4,845,597.00**

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Construct Maintenance Storage Facility		
Local Priority:	3	**Fed. Share (AIP):**	
FFY Requested:	2026	**Fed. Share (BIL-AIG):**	
NEPA Determination:	Anticipated Fall 2025	**State Share:**	**$400,000**
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$1,373,800**
		Total Project Cost:	**$1,773,800**

Justification:

The Airport currently does not have a building dedicated to storing maintenance equipment. Currently the snow fighting and mowing equipment is being stored in T hangars. With the need for additional hangars for airplane storage, building a maintenance storage facility would open up 2-3 T hangars. The proposed storage facility will be located just south of the Museum Hangar and roughly 100' wide by 100' deep.
DOT GAVI ($300,000) and AIP ($100,000) grants.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

OPINION OF PROBABLE PROJECT COST
PROJECT: Construct Maintenance Storage Facility
AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa
DATE: DECEMBER 2024

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	$ 5,000.00	$ 5,000.00
2	C-105-1	MOBILIZATION	1.0	LS	$ 110,000.00	$ 110,000.00
3	C-105-2	TRAFFIC CONTROL	1.0	LS	$ 10,000.00	$ 10,000.00
4	P-101-1	EXISTING ±6" PCC AND ±6" BASE COURSE REMOVAL	1,100.0	SY	$ 20.00	$ 22,000.00
5	P-152-1	UNCLASSIFIED EXCAVATION	200.0	CY	$ 25.00	$ 5,000.00
6	P-152-2	EMBANKMENT IN-PLACE	180.0	CY	$ 30.00	$ 5,400.00
7	P-152-3	12" SUBGRADE PREPARATION	150.0	SY	$ 12.00	$ 1,800.00
8	P-209-1	6" MODIFIED SUBBASE	150.0	SY	$ 18.00	$ 2,700.00
9	P-501-1	6" REINFORCED PORTLAND CEMENT CONCRETE, CLASS C	150.0	SY	$ 100.00	$ 15,000.00
10	L-115-1	ELECTRICAL HANDHOLE, L-868 BASE CAN, 12 INCH	2.0	EA	$ 1,200.00	$ 2,400.00
11	L-115-2	CONNECTION TO EXISTING ELECTRICAL CIRCUIT	1.0	EA	$ 500.00	$ 500.00
12	SP-01	GAS UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION, METER, AND MISCELLANEOUS INTERIOR PIPING, PER PLAN	1.0	LS	$ 10,000.00	$ 10,000.00
13	SP-02	ELECTRICAL UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION AND METER	1.0	LS	$ 8,000.00	$ 8,000.00
14	SP-05	3" STANDARD BATT WALL, DOOR, AND ROOF INSULATION (R-10), PLUS 6" WALL INSULATION (R-19) AND 9" CEILING INSULATION (R-30) (SIMPLE SAVER OR APPROVED EQUAL)	1.0	EA	$ 15,000.00	$ 15,000.00
15	13122-1	1-UNIT, PRE-ENGINEERED METAL BUILDING, 100' x 100', GABLE ROOF, METAL PANEL SIDING, FOUNDATION, INTERIOR CONCRETE FLOOR	10,000.0	SF	$ 120.00	$ 1,200,000.00
16	13122-2	GUTTERS AND DOWNSPOUTS, INCLUDING CONNECTIONS TO STORM SEWER	1.0	LS	$ 1,500.00	$ 1,500.00
17	13122-3	FURNISH AND INSTALL HYDRAULIC DOOR, 90'X16' CLEAR, INCLUDING PRE-ENGINEERED METAL BUILDING FRAMING MODIFICATIONS (IF ANY)	1.0	EA	$ 25,000.00	$ 25,000.00
18	13122-4	BUILDING HEATING UNIT	1.0	EA	$ 25,000.00	$ 25,000.00
		TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				**$ 1,464,300.00**
		GEOTECHNICAL INVESTIGATION				$7,500
		TOPOGRAPHIC SURVEY				$10,000
		DESIGN PHASE ENGINEERING				$125,000
		BIDDING SERVICES				$12,000
		CONSTRUCTION SERVICES				$130,000
		SPONSOR ADMINISTRATION				$5,000
		QA MATERIAL TESTING (EST.)				$20,000
		FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
		FAA FLIGHT INSPECTION				N/A
		TOTAL ESTIMATE OF PROBABLE PROJECT COST				**$1,773,800.00**

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Terminal Building Elevator/Lobby Addition		
Local Priority:	4	**Fed. Share (AIP):**	
FFY Requested:	2026	**Fed. Share (BIL-AIG):**	**$570,000**
NEPA Determination:	Anticipated Fall 2025	**State Share:**	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$30,000**
		Total Project Cost:	**$600,000**

Justification:

The terminal building does not currently meet ADA compliance as there is no ADA access to the board meeting room. In order for the terminal building to meet ADA compliance an elevator would need to be installed to allow access to the second floor and board meeting room. Upgrades to the terminal building access would also be made in the addition of a lobby area.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	South Corporate Terminal - Phase 1 of Development (Initial Grading, Paving and T-Hangar Buildings)		
Local Priority:	5	**Fed. Share (AIP):**	
FFY Requested:	2027	**Fed. Share (BIL-AIG):**	
NEPA Determination:	CATEX Per FAA Order 1050.1.F	**State Share:**	**$2,000,000**
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$4,380,000**
		Total Project Cost:	**$6,380,000**

Justification:

There is a hanger space waiting list at the Airport of over 40 aircraft, and the existing north terminal area has reached capacity, and there is little space for further expansion. At full construction, this new south terminal area will be able to house 70+ aircraft on the south side of the Runway 18/36 to accommodate general aviation and corporate aviation needs. This project includes two tee hangars, grading, drainage, and demolition services for the proposed south terminal area. A decision on the location of the two hangars will be determined later.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Rehabilitate Main Apron		
Local Priority:	6	**Fed. Share (AIP):**	**$453,420**
FFY Requested:	2027	**Fed. Share (BIL-AIG):**	
NEPA Determination:	CATEX Per FAA Order 1050.1.F	**State Share:**	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$50,380**
		Total Project Cost:	**$503,800**

Justification:

The large apron area south of the Terminal had a major rehabilitation in 1993 according to the Iowa DOT's Airport Pavement Management System. The apron is showing distress with spalling, cracking, corner breaking, and joint seal damage. It is necessary to perform rehabilitation on the apron and Taxiway C to help prevent the pavement condition from deteriorating more. It is proposed to perform joint and crack sealing plus full-depth patching. Schedule dictated by continued deterioration of apron pavement.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: Rehabilitate Main Apron

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: DECEMBER 2024

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	$ 5,000.00	$ 5,000.00
2	C-105-1	MOBILIZATION	1.0	LS	$ 38,000.00	$ 38,000.00
3	C-105-2	TRAFFIC CONTROL	1.0	LS	$ 25,000.00	$ 25,000.00
4	P-101-1	PCC JOINT CLEANING & SEALING	32,000.0	LF	$ 2.90	$ 92,800.00
5	P-101-2	PCC CRACK REPAIR, ROUT & SEAL	15,000.0	LF	$ 5.00	$ 75,000.00
6	P-101-3	PCC SPALL REPAIR	500.0	SF	$ 150.00	$ 75,000.00
7	P-501-1	PCC PARTIAL-DEPTH PATCHING	150.0	SF	$ 120.00	$ 18,000.00
8	P-501-2	PCC FULL-DEPTH PATCHING	700.0	SY	$ 100.00	$ 70,000.00
9	P-620-1	PAVEMENT MARKING, WHITE WITH BEADS	500.0	SF	$ 3.00	$ 1,500.00
10	P-610-2	PAVEMENT MARKING, YELLOW WITH BEADS	1,500.0	SF	$ 3.00	$ 4,500.00
11	P-620-3	PAVEMENT MARKING, BLACK NO BEADS	2,800.0	SF	$ 2.50	$ 7,000.00
		TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				**$ 411,800**
		GEOTECHNICAL INVESTIGATION				N/A
		TOPOGRAPHIC SURVEY				N/A
		DESIGN PHASE ENGINEERING				$40,000
		BIDDING SERVICES				$5,000
		CONSTRUCTION SERVICES				$38,000
		SPONSOR ADMINISTRATION				$1,000
		QA MATERIAL TESTING (EST.)				$8,000
		FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
		FAA FLIGHT INSPECTION				N/A
		TOTAL ESTIMATE OF PROBABLE PROJECT COST				**$503,800**

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ankeny Regional Airport, IKV, Ankeny, Iowa		
AIP Project Type:	Rehabilitate Maintenance Building Parking Lot		
Local Priority:	7	**Fed. Share (AIP):**	
FFY Requested:	2027	**Fed. Share (BIL-AIG):**	
NEPA Determination:	CATEX Per FAA Order 1050.1.F	**State Share:**	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.		**Local Share:**	**$448,000**
		Total Project Cost:	**$448,000**

Justification:

The parking lot currently experiences poor drainage and continued pavement deterioration including shattered slabs and high severity linear cracking. The Airport completed emergency patching in 2017, but it is no longer cost effective for the Airport to continue funding annual pavement maintenance. Major rehabilitation is needed, including but not limited to full depth patching, partical depth patching, curb remove and repair, and crack sealing.

SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Jeff Wangsness	**Title:**	Chair - PCAA Board
Phone Number:	515-262-3021	**Email:**	jwangsness@citrucking.com

OPINION OF PROBABLE PROJECT COST

PROJECT: Rehabilitate Maintenance Building Parking Lot

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: DECEMBER 2024

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
1	GP-50-1	CONSTRUCTION STAKING	1	LS	$ 5,000.00	$ 5,000.00
2	C-105-1	MOBILIZATION	1	LS	$ 31,000.00	$ 31,000.00
3	C-105-2	TRAFFIC CONTROL	1	LS	$ 35,000.00	$ 35,000.00
4	P-209-1	GRANULAR SUBBASE	250	TN	$ 50.00	$ 12,500.00
5	P-501-1	6" NON-REINFORCED PCC FULL-DEPTH PATCHING	1,200	SY	$ 150.00	$ 180,000.00
6	P-501-2	PCC PARTIAL-DEPTH PATCHING	200	SF	$ 120.00	$ 24,000.00
7	P-501-3	CURB REMOVAL AND REPAIR	50	LF	$ 100.00	$ 5,000.00
8	P-605-1	ROUT AND SEALING	800	LF	$ 5.00	$ 4,000.00
9	P-620-1	PAVEMENT MARKINGS	1	LS	$ 9,000.00	$ 9,000.00
10	D-751-1	STORM SEWER IMPROVEMENTS	1	LS	$ 40,000.00	$ 40,000.00
		TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST				**$ 345,500**
		GEOTECHNICAL INVESTIGATION				N/A
		TOPOGRAPHIC SURVEY				$7,500
		DESIGN PHASE ENGINEERING				$50,000
		BIDDING SERVICES				$7,000
		CONSTRUCTION SERVICES				$35,000
		SPONSOR ADMINISTRATION				N/A
		QA MATERIAL TESTING (EST.)				$3,000
		FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT				N/A
		FAA FLIGHT INSPECTION				N/A
		TOTAL ESTIMATE OF PROBABLE PROJECT COST				**$448,000**

2025 MANAGEMENT
COMPENSATION CALCULATION BASED ON AMC
November 18

AMCG Review, pages 10 and 12:

Revenues	Exec 1 Aviation	
	% of Total	Amount
Rent (83 T-Hangars)	64.14%	$ 194,220
Rent (50'x42' New Box Hangars)	7.13%	$ 21,600
Rent (0 Monthly Tiedowns)	0.00%	$ -
Rent (18 Garages)	8.92%	$ 27,000
Management Fee	19.81%	$ 60,000
Total Revenue		$ 302,820
Cost of Goods Sold (Owner Fee)	11.89%	$ 36,000
Cost of Goods Sold (33% of Rent Revenue)	26.46%	$ 80,131
Gross Margin		$ 186,689
% of Total Revenues		61.65%
REVENUES		**$ 302,820**
COST OF GOODS SOLD	**38.35%**	**$ 116,131**
GROSS MARGAIN	**61.65%**	**$ 186,689**

OPERATING EXPENSES	**$ 379,502**
OPERATING INCOME (EBITDA)	**$ 192,813**

Compensation Adjustment to Exec 1 for 2024 Management Agreement

Date Exec 1 notified PCAA of compensation shortfall =	3/1/2024
Number of months in 2024 after notification =	10 Months
Annual Additional Compensation per AMCG Report =	$ 192,813
Prorated Compensation for 2024 (10/12) =	$ 160,677

' AGREEMENT
CG MANAGEMENT AGREEMENT REVIEW
, 2024

2025 Management Agreement, Article VI:

Revenues	Exec 1 Aviation	
	% of Total	Amount
Rent (83 T-Hangars)	80.04%	$ 199,200
Rent (50'x42' New Box Hangars)	8.68%	$ 21,600
Rent (0 Monthly Tiedowns)	0.00%	$ -
Rent (18 Garages)	11.28%	$ 28,080
Management Fee	0.00%	$ -
Total Revenue		$ 248,880
Cost of Goods Sold (Owner Fee)	0.00%	$ -
Cost of Goods Sold (33% of Rent Revenue)	0.00%	$ -
Gross Margin		$ 248,880
% of Total Revenues		100.00%
REVENUES		**$ 248,880**
COST OF GOODS SOLD	**0.00%**	**$ -**
GROSS MARGAIN	**100.00%**	**$ 248,880**

OPERATING EXPENSES	**$ 379,502**
OPERATING INCOME (EBITDA)	**$ 130,622**

RESOLUTION 2025-

A RESOLUTION AUTHORIZING THE EXECUTION OF THE 2025 MANAGEMENT AGREEMENT WITH EXEC 1 AVIATION II, L.L.C., AS FIXED BASE OPERATOR

WHEREAS, the Polk County Aviation Authority (PCAA) entered into an amended 2024 Management Agreement with Exec 1 Aviation II, L.L.C. (Exec 1) in March of 2024; and

WHEREAS, on March 1, 2024 the PCAA was advised by Exec 1 that their compensation for completing their assigned responsibilities under the 2024 Management Agreement was substantially less than the value of the said responsibilites as stipulated in the Agreement; and

WHEREAS, the PCAA retained the firm of AMCG to review the maintenance responsibilities and compensation included within the 2024 Management Agreement to address the request by Exec 1 for additional compensation; and

WHEREAS, AMCG completed a comprehensive review of the responsiblities and compensation stipulated by the 2024 Management Agreement to insure that the management of the airport is completed efficiently and with just compensation to Exec 1; and

WHEREAS, the results of the study showed that Exec 1 was not being compensated for all the work they were completing under the 2024 Management Agreement including, but not limited to, mowing, non-runway snow removal, management of the hangar leases, and runway light maintenance; and

WHEREAS, the 2025 Management Agreement has been revised from the 2024 version so that Exec 1 Aviation will receive all of the proceeds from the leasing of the tee hangars and box hangars, as well as a monthly monetary amount that will provide funding comensurate to the responsibilites stipulated in the Management Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the 2025 Management Agreement with Exec 1 Avaition II, L.L.C. in the form attached hereto.

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

Dated, this 5th day of December, 2025.

Jeff Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Diane Klemme, Recording Secretary

2025

MANAGEMENT AGREEMENT

Between

POLK COUNTY AVIATION AUTHORITY, OWNER

and

EXEC 1 AVIATION II, L.L.C., MANAGER

For

ANKENY REGIONAL AIRPORT

MANAGEMENT AGREEMENT

THIS AGREEMENT is made and effective as of the **1st day of January 2025** by and between **POLK COUNTY AVIATION AUTHORITY** (herein referred to as "Owner") and **EXEC 1 AVIATION II, L.L.C.** (herein referred to as "Manager"), amending and being a substitution for the original Management Agreement dated January 1, 2012.

WITNESSETH:

In consideration of the covenants herein contained, the parties hereto agree as follows:

ARTICLE I

APPOINTMENT AND AUTHORITY OF MANAGER

1.1 APPOINTMENT: Owner hereby appoints Manager as the managing and leasing agent for the T-Hangars, Garages and Tie-Down leases and as the manager of the other real property owned by the Owner (collectively the "Premises") but specifically excluding all runways and farm ground. Owner hereby authorizes Manager to exercise such powers with respect to the Premises as may be necessary for the performance of Manager's obligations under the terms of this Agreement and Manager accepts such appointment under the terms and conditions hereinafter set forth.

1.2 COMMENCEMENT DATE: Manager's duties and responsibilities under this Agreement shall begin the **1st day of January 2025** (the "Commencement Date") and shall continue until the **31st day of December 2025** unless otherwise terminated in accordance with this Agreement.

ARTICLE II

MANAGER'S AGREEMENTS

2.1 GENERAL RESPONSIBILITY: Manager, on behalf of Owner, shall implement, or cause to be implemented the decisions of Owner with respect to the Premises and shall conduct the ordinary and usual business affairs of Owner as provided in this Agreement. Manager agrees to use its best efforts in the management, operation, and leasing of the Premises and to comply with such instructions and policies as may be reasonably requested by Owner.

2.2 SPECIFIC RESPONSIBILITY:

(a) Manager shall collect all T-Hangar, Box-Hangar, Garage and Tie-Down rent in return for performing all lease, maintenance and customer service duties. Manager's lease duties include but are not limited to lease renewals, insurance renewals, and lease compliance. Provided, however, that at such time as Manager has exhausted all legal means of lease compliance without success, Manager shall refer the lease to Owner's legal counsel for termination of said lease. Manager shall monthly provide an Aging Report, Insurance Report, Action Taken Report, and Repair Report and quarterly provide a detailed listing of hangar repair and maintenance to the Owner.

(b) All T-Hangar, Box-Hangar, Box-Hangar Restroom and Garage maintenance shall be the responsibility of Manager.

(c) Manager shall pay all T-Hangar, Box-Hangar, Box-Hangar Restroom, Garage, Terminal and Office building utilities including gas, electric, water, sewer, cleaning and window cleaning. All utility accounts shall be in the name of the Manager except for the runway lighting electric

account and the overhead obstruction lighting account that shall remain in the name of the Owner.

`

(d) Manager shall perform all daily inspections, monthly cleaning, runway light repair (including all above ground but specifically excluding underground cables only which shall be the responsibility of Owner), mowing and day-to-day maintenance.

(e) Manager shall perform all snow and/or ice removal on the airport property except for snow removal for those areas identified on Exhibit "A".

i) For the areas identified on Exhibit "A", snow and/or ice removal shall be performed by Exec 1 Aviation and/or a private contractor retained by the Owner in accordance with separate snow removal agreements. The Owner shall be responsible for compensating Exec 1 Aviation and the private contractor for the labor and equipment costs to complete snow and/or ice removal according to the said separate agreements.

ii) Manager shall order, store, handle and apply all granular and liquid deicing chemicals. Owner shall compensate Manager for material costs for said chemicals. Owner shall provide the specialty trailer used to apply the liquid deicing chemicals. Manager shall operate said trailer.

2.3 INDEPENDENT CONTRACTOR: Manager covenants and agrees to perform the services covered under this Agreement and Owner authorizes Manager to perform such services on behalf of Owner. The Manager in performance of its duties under this Agreement is an independent contractor and it is expressly understood and agreed that payments hereunder shall be payments by Owner to Manager as an independent contractor and not as an employee, partner or joint venture of Owner.

2.4 MANAGER'S PRINCIPALS: Manager acknowledges that Owner's selection of Manager to manage the Premises is based in part on the identity of the individuals who are the principals of Manager. As such, Manager agrees to provide Owner with written notice of any changes in the organizational structure or the individuals involved in Manager within five (5) business days of any change.

ARTICLE III

MANAGER RESPONSIBILITIES

3.1 CURRENT AGREEMENTS: The duties and responsibilities of Manager as set forth in all current agreements, as the same may be amended from time to time, between the Owner and the Manager shall continue in full force and effect. This Agreement is intended to supplement and clarify those matters between the parties as are specifically addressed in this Agreement. Provided, however, in the event of any conflict between this Agreement and any other agreement between the parties, this Agreement shall control.

3.2 LEASES: Owner hereby delegates to Manager the management responsibility for T-Hangar Leases, Box-Hangar Leases, Garage Leases and Tie Down Leases entered into by and between Owner and Tenants, including the obligation to annually inspect hangars for Lease violations. Manager understands that no changes to any Lease provision shall be made without first obtaining the approval of Owner at a meeting on which said lease changes are on the agenda for consideration by Owner.

3.3 EMPLOYEES: Manager shall employ or contract with at all times a sufficient number of capable employees or contractors to properly, safely and economically manage, operate and maintain the Premises. All matters pertaining to the employment, supervision, compensation, promotion, and discharge of such employees or contractors are the responsibility of the Manager. Manager shall fully comply with all applicable laws and regulations having to do with worker's compensation, social security, unemployment

insurance, hours of labor, wages, working conditions under Manager's control and other employer-employee related subjects. Manager represents that it is and will continue to be an Equal Opportunity Employer.

3.4 AUTHORIZATION: In connection with the authority granted to Manager, Owner shall have the right to implement certain audit rights, policies and procedures as Owner deems necessary, in its sole and absolute discretion, to ensure Manager's compliance with the terms and conditions described herein. Manager hereby agrees to cooperate with Owner in Owner's implementation and Manager further agrees to provide any and all documentation, correspondence, agreements, etc. in connection therewith.

3.5 COMPLIANCE WITH LAWS: Manager shall not in the performance of its services hereunder violate any federal, state, municipal or other governmental law, ordinance, rule or regulation, and Manager shall cause all such acts and things to be done, to comply with any and all such law, ordinance, rule or regulation affecting the Premises.

Manager shall not in performance of its services hereunder violate, and shall comply in all respects with the terms of, any ground lease, space lease, mortgage, deed of trust or other security instrument binding on or affecting the Premises. In the event of a conflict between the terms of any such document and the terms of this Agreement, Manager shall not take any action except to notify Owner and await Owner's written instructions.

3.6 NOTAMS: Manager has all responsibility for issuing NOTAMS and for all correspondence with the FAA and pilots concerning airport flying operations and conditions.

ARTICLE IV

HOLD HARMLESS AND MANAGER INSURANCE

4.1 HOLD HARMLESS: Manager agrees to indemnify, defend, hold and save Owner free and harmless from any demand, suit, proceeding, claim or judgment resulting there from, for damages or injuries to persons or property (including but not limited to defense costs and reasonable attorney's fees) resulting from any of the following:

(i) The gross negligence or willful misconduct or criminal acts of Manager, its agents, servants and/or employees.
(ii) Manager's refusal to comply with or abide by any rule, order, determination, ordinance or law of any federal, state or municipal authority.
(iii) Manager's breach of this Agreement.

Manager agrees to defend promptly and diligently, at Manager's sole expense, any claim, action or proceeding brought against Manager and/or Manager and Owner, jointly or severally, arising out of or connected with any of the foregoing in subparagraph (i), (ii) and (iii) above, and to hold harmless and fully indemnify Owner from any judgment, loss or settlement on account thereof. The indemnity herein set forth is for the sole and exclusive benefit of Owner and is not assignable to, nor shall inure to the benefit of, by subrogation or otherwise, any third party, or any subsidiary of Owner's company including but not limited to any party providing insurance coverage to either Owner or Manager.

4.2 MANAGER'S INSURANCE: Manager during the term of this Agreement shall keep in force, at its expense, all insurance required by the agreements between the Owner and Manager. Certificates of insurance shall be delivered to Owner prior to the Commencement Date of the Agreement and thereafter at least ten (10) days prior to the expiration date of the old policy. Each policy of insurance shall provide notification to Owner at least thirty (30) days prior to any cancellation or modification to reduce the insurance coverage.

ARTICLE V

RESPONSIBILITIES OF OWNER

5.1 PROPERTY DOCUMENTATION: In order for Manager to set-up and establish operations, Owner shall provide to Manager such information, documents and certificates regarding the Premises as Manager shall reasonably request and as Owner has in its possession.

5.2 SPECIFIC RESPONSIBILITIES:

(a) Owner shall continue to be responsible for runways and farm ground including the wetlands and the perimeter fence around the airport, complete runway light system change out and instrument approach system.

(b) Owner shall be responsible for major structural repairs to buildings including roofs and hangar doors (except as set out in Article II).

(c) Provided, however, Manager is required to notify Owner within 24 hours of any matter Manager believes is Owner's responsibility. All communication with Owner shall be with the designated Airport Manager either in person or by telephone.

ARTICLE VI

COMPENSATION

6.1 MANAGEMENT FEE: Manager shall, for its services, receive all T-Hangar, Box-Hangar, Garage and Tie-down rental income. In addition, Owner shall pay to Manager the sum of **$130,622.00**; payable in monthly installments of **$10,885.17** per month on or before the 1st day of each month during the term of this Agreement.

6.2 ~~OWNER FEE: Owner shall, in consideration of the management of Leases by Manager, receive the following on or before the 1st day of each month during the term of this Agreement:~~

- ~~The sum of $3,000 per month.~~
- ~~33% of the Lease income from the Owner's T-Hangars and Garages as if they are fully leased.~~
- ~~33% of the Lease income from the Owner's Box-Hangars as if they are fully leased.~~
- ~~33% of the Lease income from the Tie-Downs.~~
- ~~33% of all lease default penalty fees.~~

ARTICLE VII

TERM AND TERMINATION

7.1 TERM: This Agreement shall commence on the Commencement Date and shall continue thereafter until December 31st of the current year. This Agreement may be terminated with Cause (as defined below) by Owner upon not less than thirty (30) days advance written notice and by Manager upon not less than sixty (60) days advance written notice from the party so terminating.

7.2 TERMINATION FOR CAUSE:

(a) For purposes of this Agreement "Cause" shall mean the occurrence of any of the following:

(i) Any breach of this Agreement by Manager.

(ii) Termination by Bankruptcy: If a petition for bankruptcy reorganization or rearrangement is filed under state or federal insolvency statutes by or against Manager or Manager shall make an assignment for the benefit of creditors or take advantage of any insolvency act.

(iii) Fraud: In the event Manager should commit fraud against Owner or be convicted of an illegal act or misappropriate funds of Owner.

(iv) Ownership Change: In the event that more than fifty percent (50%) of the beneficial ownership of Manager is transferred to persons or entities who are not employees or partners of Manager.

(b) Except to the extent set out in subparagraph 7.3(c) below, no fee shall be payable in the event Owner elects to terminate this Agreement for Cause.

7.3 MANAGER'S OBLIGATIONS AFTER TERMINATION: Upon the termination of this Agreement Manager shall promptly and in no event later than ten (10) days following the date of termination:

(a) Deliver Records: Deliver to Owner, or such other person or persons designated by Owner, copies of all books and records of the Premises and all funds in the possession of Manager belonging to Owner or received by Manager pursuant to the terms of this Agreement.

(b) Assignment: Assign, transfer or convey to Owner all T-Hangar, Garage and Tie-down Leases.

(c) Termination of Obligations; Rights to Compensation: Upon any termination pursuant to this Article, the respective obligations of the parties hereto shall cease as of the date specified in the notice of termination provided each party shall be entitled to receive any and all compensation which may be due hereunder prorated to the time of such termination or expiration.

ARTICLE VIII

NOTICES AND ASSIGNMENTS

8.1 NOTICES: All notices, demands, consents, and reports provided for in this Agreement shall be in writing and shall be given to Owner or Manager in person or by overnight delivery at that address set forth below or at such other address as they individually may specify thereafter in writing:

OWNER: Polk County Aviation Authority
410 West 1st Street
Ankeny, IA 50021

MANAGER: Exec 1 Aviation II, L.L.C.
3700 SE Convenience Boulevard
Ankeny, IA 50021

Any such notice or other communication shall be deemed received immediately upon delivery. ~~in person or five (5) days after being deposited in the United States mail, registered or certified mail, return receipt requested, postage prepaid, addressed to the foregoing address. Such notices, demands, consents, and reports may also be delivered and deemed received by any other method or means permitted by law and providing proof of delivery.~~

8.2 ASSIGNMENTS: This Agreement and all rights hereunder shall not be assignable by Manager. Subject to the foregoing limitations on assignment, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Whenever in this Agreement, a reference

is made to any of the parties hereto; such reference shall be deemed to include a reference to the successors and assigns of such parties.

ARTICLE IX

MISCELLANEOUS

9.1 CONSENT AND APPROVALS: Owner's consents or approvals may be given only by representatives of Owner from time to time designated in writing by a duly authorized representative of Owner.

9.2 AMENDMENTS: Any amendments, additions or deletions to this Agreement shall be null and void unless made by the parties in writing.

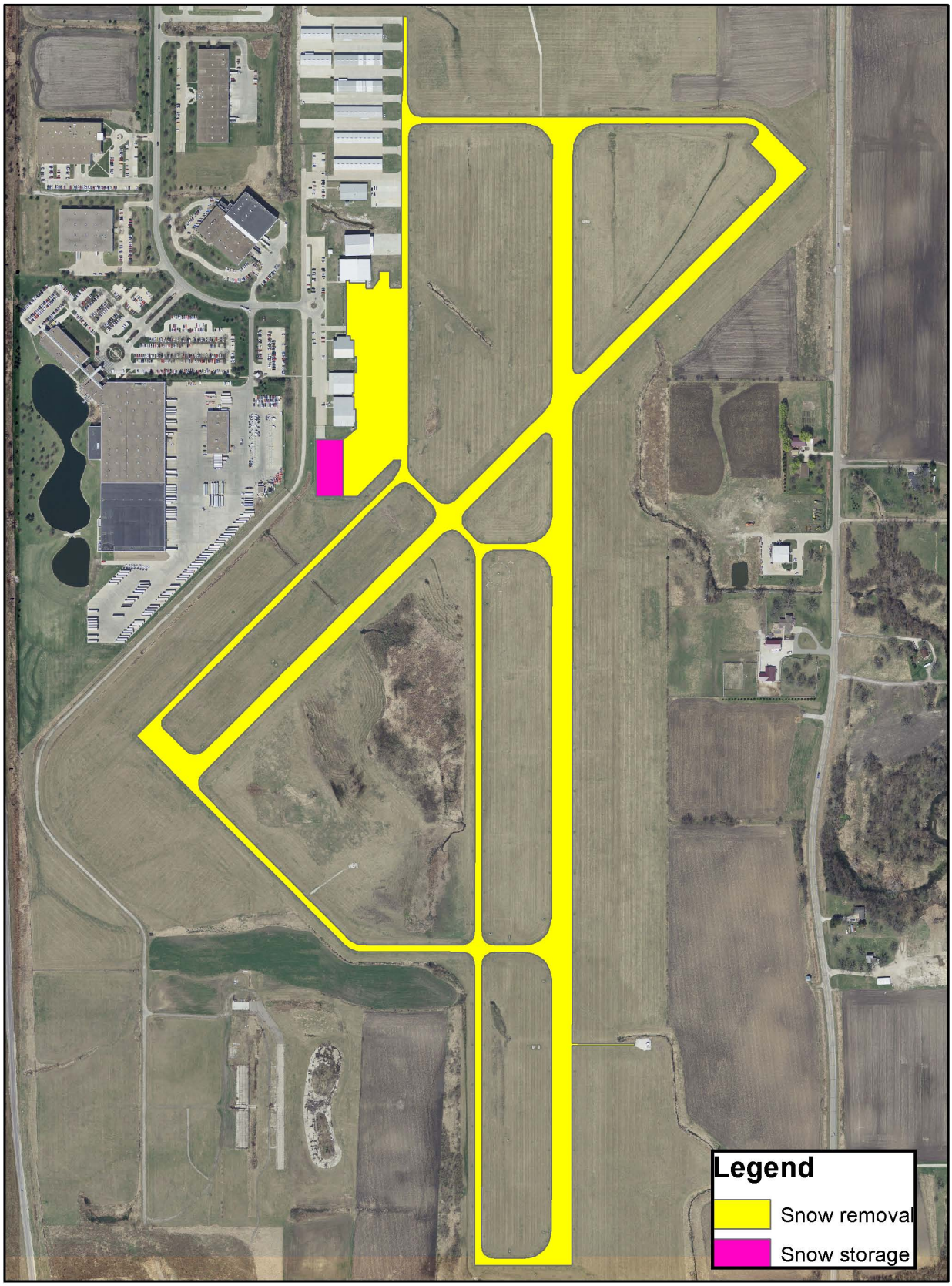
9.3 EXHIBITS INCORPORATED: All of the Exhibits attached to this Agreement are hereby deemed incorporated into this Agreement and made a part thereof.

9.4 GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date above written.

Manager	Owner
EXEC 1 AVIATION II, L.L.C.	POLK COUNTY AVIATION AUTHORITY
By_____	By _____
Its_____	By _____

Attachment A



2025

MANAGEMENT AGREEMENT

Between

POLK COUNTY AVIATION AUTHORITY, OWNER

and

EXEC 1 AVIATION II, L.L.C., MANAGER

For

ANKENY REGIONAL AIRPORT

MANAGEMENT AGREEMENT

THIS AGREEMENT is made and effective as of the 1st day of January 2025 by and between **POLK COUNTY AVIATION AUTHORITY** (herein referred to as "Owner") and **EXEC 1 AVIATION II, L.L.C.** (herein referred to as "Manager"), amending and being a substitution for the original Management Agreement dated January 1, 2012.

WITNESSETH:

In consideration of the covenants herein contained, the parties hereto agree as follows:

ARTICLE I

APPOINTMENT AND AUTHORITY OF MANAGER

1.1 APPOINTMENT: Owner hereby appoints Manager as the managing and leasing agent for the T-Hangars, Garages and Tie-Down leases and as the manager of the other real property owned by the Owner (collectively the "Premises") but specifically excluding all runways and farm ground. Owner hereby authorizes Manager to exercise such powers with respect to the Premises as may be necessary for the performance of Manager's obligations under the terms of this Agreement and Manager accepts such appointment under the terms and conditions hereinafter set forth.

1.2 COMMENCEMENT DATE: Manager's duties and responsibilities under this Agreement shall begin the 1st day of January 2025 (the "Commencement Date") and shall continue until the 31st day of December 2025 unless otherwise terminated in accordance with this Agreement.

ARTICLE II

MANAGER'S AGREEMENTS

2.1 GENERAL RESPONSIBILITY: Manager, on behalf of Owner, shall implement, or cause to be implemented the decisions of Owner with respect to the Premises and shall conduct the ordinary and usual business affairs of Owner as provided in this Agreement. Manager agrees to use its best efforts in the management, operation, and leasing of the Premises and to comply with such instructions and policies as may be reasonably requested by Owner.

2.2 SPECIFIC RESPONSIBILITY:

(a) Manager shall collect all T-Hangar, Box-Hangar, Garage and Tie-Down rent in return for performing all lease, maintenance and customer service duties. Manager's lease duties include but are not limited to lease renewals, insurance renewals, and lease compliance. Provided, however, that at such time as Manager has exhausted all legal means of lease compliance without success, Manager shall refer the lease to Owner's legal counsel for termination of said lease. Manager shall monthly provide an Aging Report, Insurance Report, Action Taken Report, and Repair Report and quarterly provide a detailed listing of hangar repair and maintenance to the Owner.

(b) All T-Hangar, Box-Hangar, Box-Hangar Restroom and Garage maintenance shall be the responsibility of Manager.

(c) Manager shall pay all T-Hangar, Box-Hangar, Box-Hangar Restroom, Garage, Terminal and Office building utilities including gas, electric, water, sewer, cleaning and window cleaning. All utility accounts shall be in the name of the Manager except for the runway lighting electric

account and the overhead obstruction lighting account that shall remain in the name of the Owner.

`

(d) Manager shall perform all daily inspections, monthly cleaning, runway light repair (including all above ground but specifically excluding underground cables only which shall be the responsibility of Owner), mowing and day-to-day maintenance.

(e) Manager shall perform all snow and/or ice removal on the airport property except for snow removal for those areas identified on Exhibit "A".

i) For the areas identified on Exhibit "A", snow and/or ice removal shall be performed by Exec 1 Aviation and/or a private contractor retained by the Owner in accordance with separate snow removal agreements. The Owner shall be responsible for compensating Exec 1 Aviation and the private contractor for the labor and equipment costs to complete snow and/or ice removal according to the said separate agreements.

ii) Manager shall order, store, handle and apply all granular and liquid deicing chemicals. Owner shall compensate Manager for material costs for said chemicals. Owner shall provide the specialty trailer used to apply the liquid deicing chemicals. Manager shall operate said trailer.

2.3 INDEPENDENT CONTRACTOR: Manager covenants and agrees to perform the services covered under this Agreement and Owner authorizes Manager to perform such services on behalf of Owner. The Manager in performance of its duties under this Agreement is an independent contractor and it is expressly understood and agreed that payments hereunder shall be payments by Owner to Manager as an independent contractor and not as an employee, partner or joint venture of Owner.

2.4 MANAGER'S PRINCIPALS: Manager acknowledges that Owner's selection of Manager to manage the Premises is based in part on the identity of the individuals who are the principals of Manager. As such, Manager agrees to provide Owner with written notice of any changes in the organizational structure or the individuals involved in Manager within five (5) business days of any change.

ARTICLE III

MANAGER RESPONSIBILITIES

3.1 CURRENT AGREEMENTS: The duties and responsibilities of Manager as set forth in all current agreements, as the same may be amended from time to time, between the Owner and the Manager shall continue in full force and effect. This Agreement is intended to supplement and clarify those matters between the parties as are specifically addressed in this Agreement. Provided, however, in the event of any conflict between this Agreement and any other agreement between the parties, this Agreement shall control.

3.2 LEASES: Owner hereby delegates to Manager the management responsibility for T-Hangar Leases, Box-Hangar Leases, Garage Leases and Tie Down Leases entered into by and between Owner and Tenants, including the obligation to annually inspect hangars for Lease violations. Manager understands that no changes to any Lease provision shall be made without first obtaining the approval of Owner at a meeting on which said lease changes are on the agenda for consideration by Owner.

3.3 EMPLOYEES: Manager shall employ or contract with at all times a sufficient number of capable employees or contractors to properly, safely and economically manage, operate and maintain the Premises. All matters pertaining to the employment, supervision, compensation, promotion, and discharge of such employees or contractors are the responsibility of the Manager. Manager shall fully comply with all applicable laws and regulations having to do with worker's compensation, social security, unemployment

insurance, hours of labor, wages, working conditions under Manager's control and other employer-employee related subjects. Manager represents that it is and will continue to be an Equal Opportunity Employer.

3.4 AUTHORIZATION: In connection with the authority granted to Manager, Owner shall have the right to implement certain audit rights, policies and procedures as Owner deems necessary, in its sole and absolute discretion, to ensure Manager's compliance with the terms and conditions described herein. Manager hereby agrees to cooperate with Owner in Owner's implementation and Manager further agrees to provide any and all documentation, correspondence, agreements, etc. in connection therewith.

3.5 COMPLIANCE WITH LAWS: Manager shall not in the performance of its services hereunder violate any federal, state, municipal or other governmental law, ordinance, rule or regulation, and Manager shall cause all such acts and things to be done, to comply with any and all such law, ordinance, rule or regulation affecting the Premises.

Manager shall not in performance of its services hereunder violate, and shall comply in all respects with the terms of, any ground lease, space lease, mortgage, deed of trust or other security instrument binding on or affecting the Premises. In the event of a conflict between the terms of any such document and the terms of this Agreement, Manager shall not take any action except to notify Owner and await Owner's written instructions.

3.6 NOTAMS: Manager has all responsibility for issuing NOTAMS and for all correspondence with the FAA and pilots concerning airport flying operations and conditions.

ARTICLE IV

HOLD HARMLESS AND MANAGER INSURANCE

4.1 HOLD HARMLESS: Manager agrees to indemnify, defend, hold and save Owner free and harmless from any demand, suit, proceeding, claim or judgment resulting there from, for damages or injuries to persons or property (including but not limited to defense costs and reasonable attorney's fees) resulting from any of the following:

(i) The gross negligence or willful misconduct or criminal acts of Manager, its agents, servants and/or employees.
(ii) Manager's refusal to comply with or abide by any rule, order, determination, ordinance or law of any federal, state or municipal authority.
(iii) Manager's breach of this Agreement.

Manager agrees to defend promptly and diligently, at Manager's sole expense, any claim, action or proceeding brought against Manager and/or Manager and Owner, jointly or severally, arising out of or connected with any of the foregoing in subparagraph (i), (ii) and (iii) above, and to hold harmless and fully indemnify Owner from any judgment, loss or settlement on account thereof. The indemnity herein set forth is for the sole and exclusive benefit of Owner and is not assignable to, nor shall inure to the benefit of, by subrogation or otherwise, any third party, or any subsidiary of Owner's company including but not limited to any party providing insurance coverage to either Owner or Manager.

4.2 MANAGER'S INSURANCE: Manager during the term of this Agreement shall keep in force, at its expense, all insurance required by the agreements between the Owner and Manager. Certificates of insurance shall be delivered to Owner prior to the Commencement Date of the Agreement and thereafter at least ten (10) days prior to the expiration date of the old policy. Each policy of insurance shall provide notification to Owner at least thirty (30) days prior to any cancellation or modification to reduce the insurance coverage.

ARTICLE V

RESPONSIBILITIES OF OWNER

5.1 PROPERTY DOCUMENTATION: In order for Manager to set-up and establish operations, Owner shall provide to Manager such information, documents and certificates regarding the Premises as Manager shall reasonably request and as Owner has in its possession.

5.2 SPECIFIC RESPONSIBILITIES:

(a) Owner shall continue to be responsible for runways and farm ground including the wetlands and the perimeter fence around the airport, complete runway light system change out and instrument approach system.

(b) Owner shall be responsible for major structural repairs to buildings including roofs and hangar doors (except as set out in Article II).

(c) Provided, however, Manager is required to notify Owner within 24 hours of any matter Manager believes is Owner's responsibility. All communication with Owner shall be with the designated Airport Manager either in person or by telephone.

ARTICLE VI

COMPENSATION

6.1 MANAGEMENT FEE: Manager shall, for its services, receive all T-Hangar, Box-Hangar, Garage and Tie-down rental income. In addition, Owner shall pay to Manager the sum of $130,622.00; payable in monthly installments of $10,885.17 per month on or before the 1st day of each month during the term of this Agreement.

ARTICLE VII

TERM AND TERMINATION

7.1 TERM: This Agreement shall commence on the Commencement Date and shall continue thereafter until December 31st of the current year. This Agreement may be terminated with Cause (as defined below) by Owner upon not less than thirty (30) days advance written notice and by Manager upon not less than sixty (60) days advance written notice from the party so terminating.

7.2 TERMINATION FOR CAUSE:

(a) For purposes of this Agreement "Cause" shall mean the occurrence of any of the following:

(i) Any breach of this Agreement by Manager.

(ii) Termination by Bankruptcy: If a petition for bankruptcy reorganization or rearrangement is filed under state or federal insolvency statutes by or against Manager or Manager shall make an assignment for the benefit of creditors or take advantage of any insolvency act.

(iii) Fraud: In the event Manager should commit fraud against Owner or be convicted of an illegal act or misappropriate funds of Owner.

(iv) Ownership Change: In the event that more than fifty percent (50%) of the beneficial ownership of Manager is transferred to persons or entities who are not employees or partners of Manager.

(b) Except to the extent set out in subparagraph 7.3(c) below, no fee shall be payable in the event Owner elects to terminate this Agreement for Cause.

7.3 MANAGER'S OBLIGATIONS AFTER TERMINATION: Upon the termination of this Agreement Manager shall promptly and in no event later than ten (10) days following the date of termination:

(a) Deliver Records: Deliver to Owner, or such other person or persons designated by Owner, copies of all books and records of the Premises and all funds in the possession of Manager belonging to Owner or received by Manager pursuant to the terms of this Agreement.

(b) Assignment: Assign, transfer or convey to Owner all T-Hangar, Garage and Tie-down Leases.

(c) Termination of Obligations; Rights to Compensation: Upon any termination pursuant to this Article, the respective obligations of the parties hereto shall cease as of the date specified in the notice of termination provided each party shall be entitled to receive any and all compensation which may be due hereunder prorated to the time of such termination or expiration.

ARTICLE VIII

NOTICES AND ASSIGNMENTS

8.1 NOTICES: All notices, demands, consents, and reports provided for in this Agreement shall be in writing and shall be given to Owner or Manager in person or by overnight delivery at that address set forth below or at such other address as they individually may specify thereafter in writing:

OWNER: Polk County Aviation Authority
410 West 1st Street
Ankeny, IA 50021

MANAGER: Exec 1 Aviation II, L.L.C.
3700 SE Convenience Boulevard
Ankeny, IA 50021

Any such notice or other communication shall be deemed received immediately upon delivery.

8.2 ASSIGNMENTS: This Agreement and all rights hereunder shall not be assignable by Manager. Subject to the foregoing limitations on assignment, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Whenever in this Agreement, a reference is made to any of the parties hereto; such reference shall be deemed to include a reference to the successors and assigns of such parties.

ARTICLE IX

MISCELLANEOUS

9.1 CONSENT AND APPROVALS: Owner's consents or approvals may be given only by representatives of Owner from time to time designated in writing by a duly authorized representative of Owner.

9.2 AMENDMENTS: Any amendments, additions or deletions to this Agreement shall be null and void unless made by the parties in writing.

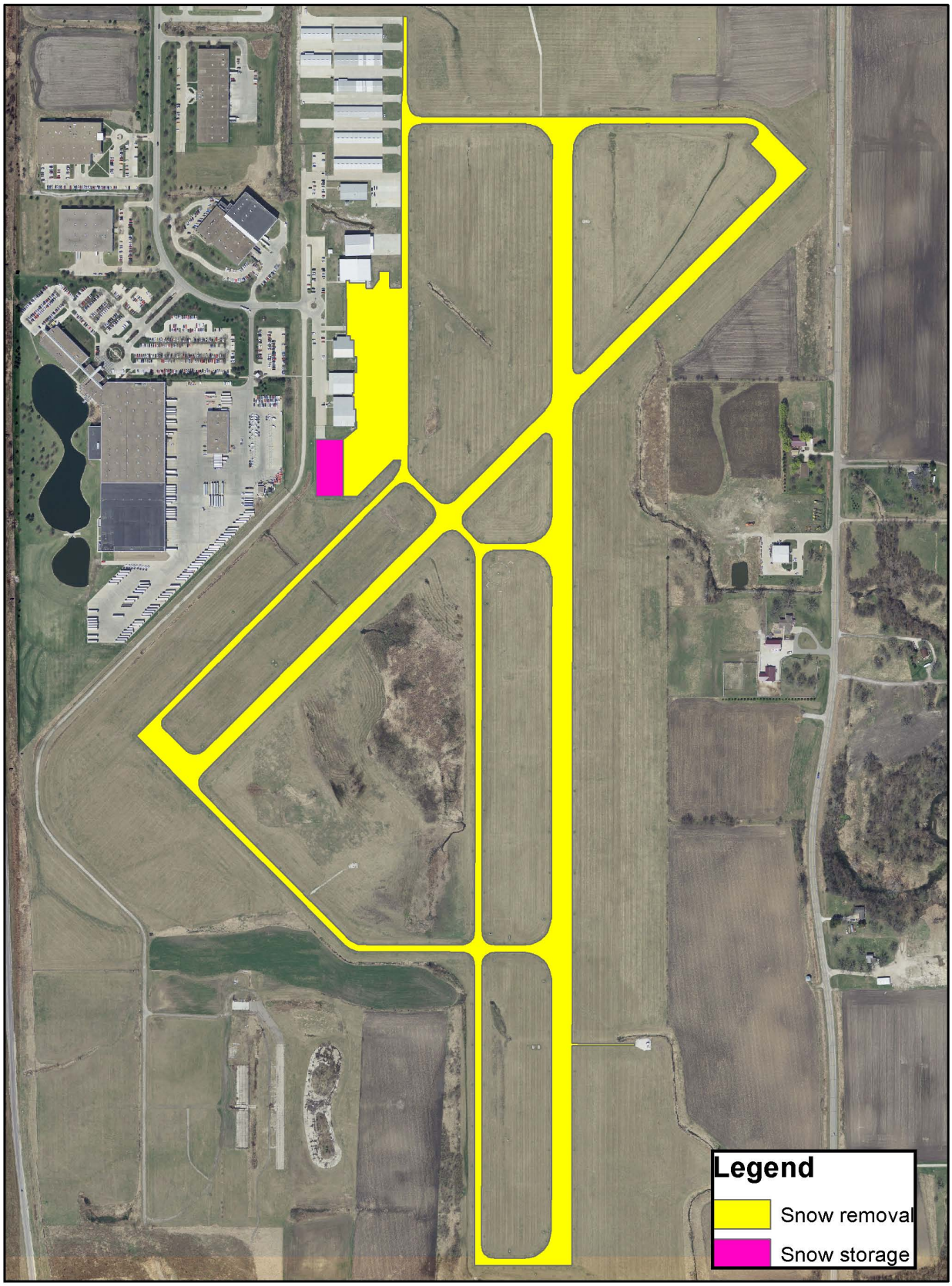
9.3 EXHIBITS INCORPORATED: All of the Exhibits attached to this Agreement are hereby deemed incorporated into this Agreement and made a part thereof.

9.4 GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date above written.

Manager	Owner
EXEC 1 AVIATION II, L.L.C.	POLK COUNTY AVIATION AUTHORITY
By_____	By _____
Its_____	By _____

Attachment A



ANKENY REGIONAL AIRPORT SPECIAL EVENTS POLICY

Polk County Aviation Authority

Ankeny, Iowa

PURPOSE:

The Polk County Aviation Authority (Authority) has approved and adopted this policy and application process for permitting special events of an aeronautical nature to occur at the Ankeny Regional Airport (Airport), including on airport property, and in both privately owned and leased buildings, while maintaining responsibility for the safe and efficient operation of the Airport.

BACKGROUND:

~~While~~ The principal use and purpose of the Airport is ~~for aeronautical~~ to support aviation activities. The Authority reserves the right to issue permits for special events to take place at the Airport, including on Airport property, and in both privately owned and leased buildings. ~~including non-aeronautical activities~~. When granting these permits, the Authority is not allowed to cause or permit any activity or action which would interfere with normal and routine aviation activities without prior approval of the Federal Aviation Administration (FAA).

Furthermore, as a condition of accepting construction grants from the federal government, the Authority is required to maintain a fee and rental structure for the facilities and services at the Airport which will make the Airport as self-sustaining as possible.

The Authority is committed to operating the Airport under a philosophy of public service and to being a good neighbor to the surrounding communities and their residents. In granting permits for special events, the Authority promotes an interest in aviation and increased awareness of the Airport facilities and services~~. to attendees of the permitted activities.~~

DEFINITIONS:

For the purpose of this policy, the following definitions apply:

1. Aeronautical Activity: An activity or event that supports aviation or the Airport and/or is regulated or governed by the Federal Aviation Administration. This also includes the use of lighter-than-air craft (hot air balloons, blimps, etc.) that may be tethered or anchored to the ground or other fixed or stationary objects.
2. Lights and/or Lighting: Any lighting that is not a permanent fixture on the Airport or an Airport building including any movable or repositioned lighting.
3. Loud Music or Public Address Announcements: Any music or announcements that can be heard beyond the perimeter fence of the Airport regardless of the location of the music or announcement being generated.
4. Person: Any individual, partnership, corporation, association, joint venture, organization, group or duly authorized representative thereof.
5. Non-Aeronautical Activity: An activity or event that does not support aviation or the Airport and/or is not regulated or governed in any manner by the Federal Aviation Administration.
6. Special Events: An activity or event held on or over the Airport, including in both privately owned and leased buildings, which has the potential to interrupt the normal principal use and purpose of the Airport especially when a large number of participants or spectators are anticipated to participate and/or attend. This includes potential impacts on the neighborhoods surrounding the Airport and the roadways leading to and from the Airport. A special event could be an aeronautical activity or a non-aeronautical civic activity including ~~civic,~~

charitable, educational, religious, non-profit or similar purpose. This does not pertain to press conferences, press briefings, or similar type events.

PERMITTED USES:

The intent of the Authority is to issue permits for Special Events at the Airport as defined in 6. above only if the Special Event supports aviation activities at the Airport and/or the said evevt is regulated or governed in any manner by the Federal Aviation Authority. Non-aeronautical private events that do not promote or support aviation and/or the Airport will generally not be permitted but may be approved by the Board on a case-by-case basis. These non-aeronautical activities include wedding receptions, individual business gatherings, anniversary parties, graduation receptions, musical events, and non-aviation club meetings.

Use of the space is restricted to the event specifically stated in the application, or any activities normally associated with such an event. No person shall utilize any portion of the Airport, including in both privately owned and leased buildings, for any special event except as authorized by the Authority. In addition, no person shall use any structure or facility on the Airport, either directly or indirectly for the conduct or promotion of, or solicitation for any business, trade, or commercial activity; or for any revenue producing or fund-raising purpose, except under the terms and conditions of a lease, license, contract or permit or written authorization issued by the Authority. Authorized tenants of the Airport may be permitted to use their facilities for special event activities after making application for and receiving approval by the Authority for these special event activities.

Approval by the Authority for special event activities is done on a case-by-case basis. The Authority has the right to restrict the use of its facilities, including the time of use and the noise generated, and to discontinue use of its facilities by persons not complying with the terms and conditions of any required permits or for public safety or security reasons. The Authority reserves the right to modify this policy from time to time on a case-by-case basis.

AGREEMENTS:

Persons requesting use of the Airport for a special event activity must first submit a Special Events Application to the Airport Manager for approval by the Authority. The Authority may also require indemnification, insurance certificates and deposits as part of the application. Once approved and signed by the Authority, the application and its supporting documents will act as a formal binding agreement between the parties.

SPECIAL EVENT PERMIT FEE SCHEDULE:

Deposit:	$200
Event permit fee per day:	$200

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

Event permit fees may be waived for special events held inside privately owned or leased buildings, although if an event is planned for both inside and outside the privately owned or leased buildings event permit fees shall apply.

Registered 501(c)(3) non-profit organizations may be eligible for a 50 percent discount on event permit fees.

A deposit is to be included with the application. The deposit will be returned to the applicant if the application is denied or following the next regular Authority meeting after the event provided the facility is returned to satisfactory condition. If repairs or damages occur to the facility, the deposit will be retained.

Event permit fees are to be paid at least fourteen (14) days prior to the event and submitted with the required certificates of insurance. If the event is cancelled by mutual consent of both parties at least fourteen (14) days prior to the event all fees paid will be fully reimbursed. If the event is cancelled within fourteen (14) days of the event,

the Authority will reimburse the event permit fee but reserves the right to retain the deposit as a cancellation fee.

In addition to the permit fee listed above, the Airport Manager reserves the right to charge for direct expenses, personnel reimbursement expenses, expenses to restore the facilities to their original state, and expenses due to damage during the use of its facilities. Expesnses for labor, equipment or materials expended by Exec 1 Aviation to support this event shall be reimbursed directly to Exec 1 Aviation based on actual expenses incurred.

CERTIFICATE OF INSURANCE REQUIREMENTS:

Proof of insurance is required for all special events and shall be provided at least fourteen (14) days prior to the event. The certificate shall cover the entire time for which the permit is issued, including move-in dates and move out dates, and shall include, at a minimum, a liability policy for bodily injury to any one person or for any one accident in the amount specified below, according to the type of event.

1. Low Risk Event: Non-aeronautical event with little or no impact on the public - minimum liability limit $1,000,000.
2. High Risk Event: Events requiring street closures, events that expect large crowds, multi-day events, and aeronautical events – minimum liability limit $10,000,000.

The Authority reserves the right to require additional or lesser amounts of insurance depending on the planned activities.

The certificate of insurance shall name Polk County Aviation Authority, its Board Members, officers, employees, agents and volunteers as additional insured with respect to liability arising out of the insured's work and/or services performed at the special event. This coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured, whether available coverage be primary, contributing or excess.

The following information must be included on the certificate of insurance:

1. List the name, date and location of the event in the description of operations section.
2. The following address must appear in the certificate holder section:

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

3. The contact person's name, phone number and e-mail address is required.
4. Endorsements, as required, shall be included with the certificate of insurance to evidence that the policy has been endorsed.

The Authority may also require a Governmental Immunities Endorsement which must read: 1. Non-Waiver of Government Immunity: The insurance carrier expressly agrees and states that the purchase of this policy and the inclusion of the Polk County Aviation Authority as an additional insured does not waive any of the defenses of governmental immunity available to the Polk County Aviation Authority under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. 2. Claims Coverage: the insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as may be amended from time to time. 3. Assertion of Government Immunity: The Polk County Aviation Authority shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental

immunity on behalf of the Polk County Aviation Authority. 4. Non-Denial of Coverage: The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing the Polk County Aviation Authority under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the Polk County Aviation Authority. 5. No Other Change in Policy: The insurance carrier and the Polk County Aviation Authority agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

NON-AUTHORITY PERMITS AND LICENSES:

It is the responsibility of the Person submitting this application to obtain any and all permits or licenses that are required and issued by the State of Iowa, Polk County, or the City of Ankeny, such as permits and licenses for special events, noise, food sales and/or distribution, alcohol sales and/or distribution, or motor vehicles. Special events may also require public safety coordination with the City of Ankeny Police Department and/or Fire Department. All non-Authority permits and licenses must be approved and received prior to the use of the Airport facilities.

The Authority is not responsible for any costs associated with the application or acquisition of any permits, including if the special event application is denied.

The Authority is not responsible for illegal or irresponsible use or sale of alcohol during the permitted use of the facilities.

RESTRICTIONS ON USE OF FACILITIES:

The Authority reserves the right to limit the hours of activities, the volume of music/noise generated, the number of amplified speakers and the lighting for all activities conducted by the Person requesting use of its facilities. External speakers must face toward the center point of the Airport and inside speakers in a hangar location must face toward the inside of the hangar. 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. Certain airport events, such as airport emergencies, will take priority and may prompt the Airport Manager or Fixed Base Operator to restrict the use of facilities immediately if public safety or other operational concerns warrant. In the event it halts production, the Airport Authority shall not be responsible for any damages or losses that might be incurred by the rental party.

All activities will be restricted to the following hours:

1. No loud music or public address announcements before 7:00 a.m.

2. Events may not start before 7:00 a.m.

3. All events must conclude by 11:00 p.m.

4. Aerial lighting must be approved prior to use.

No person holding an event shall, on the grounds of race, color, national origin, or any category or classification protected by State or federal law discriminate or permit discrimination against any person or group of persons in any manner prohibited by the Regulations of the Office of the Secretary of Transportation.

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.

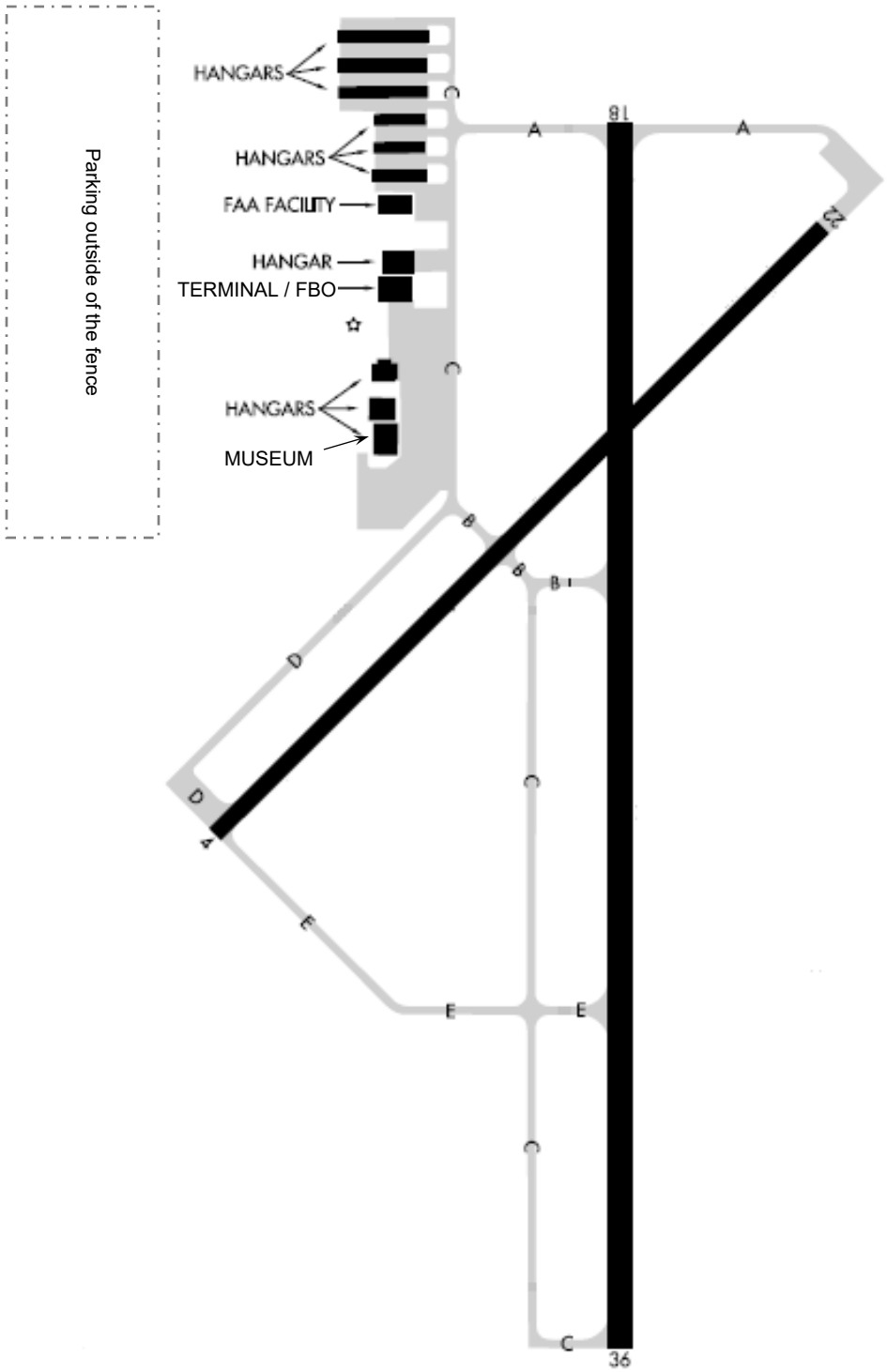
Special event applications must be received by the Authority at least 45 days in advance of the event to be considered for approval.

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) 965-6428

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

Ankeny City Clerk: (515) 965-6400

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

Ankeny Police Department: (515) 289-5240

Ankeny Fire Department: (515) 965-6469

Polk County Public Health: (515) 286-3798

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: _____

_____ This event will require that labor, equipment or materials be provided by Exec 1 Aviation. Exec 1 will need to be reimbused for these expenses based on actual expenses after the event. Estimated Expenses include:

_____

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

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

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

_____

_____

_____

_____

_____

_____

_____

_____

_____ This application is denied.

PERMIT FEE: $_____

CERTIFICATE OF INSURANCE REQUIREMENTS: _____

X_____ 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: ___Paul Moritz – Airport Board Manager_____ Date: _____

Office use:

_____ *Deposit received*

_____ *Event permit fee received*

_____ *Certificate of insurance received*

_____ *FAA notified*

_____ *FAA approval received*

_____ *Deposit returned* _____ *Deposit retained*

RESOLUTION 2025-

A RESOLUTION AUTHORIZING THE EXECUTION OF TASK ORDER 03 FOR THE PRELIMINARY DESIGN SERVICES WITH HDR ENGINEERING FOR PHASE 1 OF THE SOUTH CORPORATE TERMINAL AREA DEVELOPMENT AT THE ANKENY REGIONAL AIRPORT

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

WHEREAS, the PCAA Board acknowledges the need to meet the growing needs of additional aircraft hangars within the State of Iowa and specifically at the Ankeny Regional Airport, and

WHEREAS, the Airport Capital Improvements Program includes a three-stage approach to developing the first phase of the South Corporate Terminal area including preliminary design, final design and construction of the said first phase of the South Corporate Terminal Area, and

WHEREAS, whereas, HDR Engineering Inc. has submitted Task Order No. 03 which covers the scope of services needed to complete the preliminary design for the said Phase 1 in 2025 for an amount not to exceed $60,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves Task Order No. 03 for the Preliminary Design Services for Phase 1 of the South Corporate Terminal Area Development, and further authorizes the Chairperson to sign the said task order.

Dated at Ankeny, Iowa, this 5th day of December 2024.

_____
Jeff Wangsness, Chairperson

ATTEST:

_____
Diane Klemme, Recording Secretary

TASK ORDER NO. 03

PROJECT NAME: South Corporate Terminal Area Project Formulation

This Task Order pertains to an Agreement by and between the POLK COUNTY AVIATION AUTHORITY, ("OWNER"), and HDR Engineering, Inc. ("ENGINEER"), dated October 6th, 2022, ("the Agreement"). ENGINEER shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

PART 1.0 PROJECT DESCRIPTION:

The POLK COUNTY AVIATION AUTHORITY ("OWNER") desires to retain HDR Engineering, Inc. ("ENGINEER") to provide airport planning and project formulation services for the "South Corporate Terminal Area" site at the Ankeny Regional Airport (Project). The Project includes development of an Implementation Plan for the South Corporate Terminal Area documenting project scope, schedule, and budget.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER:

The Work Breakdown Structure (WBS) for this project contains two tasks listed below and described in subsequent sections of this Scope of Services.

Summary of Tasks:

1. Refine Project Concept and Rough Grading Plan
   1.1. Site Design Workshop
   1.2. Rough Grading and Drainage Plan
2. Implementation Plan
   2.1. Construction Cost Estimate
   2.2. Project Delivery Schedule
   2.3. Airport Capital Improvement Plan (CIP) Data Sheets
   2.4. Preliminary Renderings
   2.5. Implementation Plan
   2.6. Present Findings

The ENGINEER's services will include management of its project-specific responsibilities including, but not limited to, the following management tasks:

- develop and maintain a project schedule and work plan(s);
- coordinate services within the ENGINEER's internal team and subconsultants;
- prepare for and participate in periodic progress meetings with OWNER to discuss progress, schedule, budget, issues, potential problems and their resolution;
- prepare agendas prior to and minutes following ENGINEER-led meetings;
- prepare and submit monthly progress reports and invoices;
- maintain records and files related to ENGINEER's services;
- conduct internal quality control reviews of project deliverables in accordance with the ENGINEER's Quality Management System (QMS) manual, based on the fundamental principles and guidelines set forth by the ISO 9001:2015 international standard for quality management.

TASK 1 – REFINE PROJECT CONCEPT AND ROUGH GRADING PLAN

The ENGINEER will refine the previously developed South Corporate Terminal Area concept to meet current airport user needs and current design standards. A phased construction approach will be developed, and construction cost estimates will be updated.

1.1. Site Design Workshop: The ENGINEER will organize and lead an in-person, half-day "Site Design Workshop" at the airport with key airport stakeholders including, but not limited to: Polk County Aviation Authority members, airport staff, and fixed-base operator (FBO) staff. The objective of the workshop is to refine the previous South Corporate Terminal Area concept to meet current airport user needs and to meet current design standards. The phased construction of the proposed improvements will also be tentatively established. Following the workshop, the preliminary, 2D site layout for the full build-out will be updated accordingly. This Scope of Services includes preparation time, in-person attendance of two of the ENGINEER's staff, and preparation of meeting minutes.

1.2. Rough Grading and Drainage Plan: Based on the revised 2D site layout, the ENGINEER update the previously developed rough grading and storm drainage plan for the South Corporate Terminal Area site to refine earthwork and stormwater management needs and cost implications. The topographic survey of the site completed in 2018 will continue to be the basis of the design. A geotechnical investigation is not included in the Scope of Services.

To more accurately estimate stormwater management requirements, the ENGINEER will update the previously developed Hydrologic & Hydraulic (H&H) model for the site and make adjustments to achieve compliance with Iowa Statewide Urban Design and Specifications (SUDAS) and Federal Aviation Administration (FAA) criteria for pre- and post-development conditions.

TASK 2 – IMPLEMENTATION PLAN

The ENGINEER will work with the OWNER to develop an Implementation Plan for the South Corporate Terminal Area to document project scope, estimated construction and development costs, and preliminary project delivery schedule.

2.1. Construction Cost Estimate: The ENGINEER will prepare preliminary cost estimates for the phased build-out of the South Corporate Terminal Area. The estimates will consider airside and landside pavement construction, hangar and facility construction, earthwork, stormwater management, utilities, general conditions, and project development costs. The first phase is expected to include connecting taxiway, taxilane, vehicle access, and two 10-unit t-hangars.

2.2. Project Delivery Schedule: In coordination with the OWNER, the ENGINEER will develop a preliminary schedule for the phased build-out of the South Corporate Terminal Area.

2.3. Airport Capital Improvement Plan (CIP) Data Sheets: The ENGINEER will prepare CIP Data Sheets for each phase of the project which can be submitted to FAA and/or Iowa DOT for programming.

2.4. Preliminary Renderings: The ENGINEER will create up to three isometric views of the ultimate build-out using rendering tools. The renderings are intended to be used as marketing tools to secure financing and support for the project.

2.5. Implementation Plan: The ENGINEER will prepare a report documenting justification, scope, schedule, phasing, and budget for the project. The report is a compilation of the various components of this task and is the ultimate deliverable.

2.6. Present Findings: Following preparation of the Implementation Plan, the ENGINEER will meet with airport staff on-site to discuss the findings. Following resolution of airport staff comments, the ENGINEER will attend a regularly scheduled Polk County Aviation Authority meeting and present the findings of this study to the PCAA.

PROJECT DELIVERABLES

1. Meeting Minutes from Site Design Workshop
2. Draft and Final Implementation Plan

TENTATIVE PROJECT SCHEDULE (SUBJECT TO CHANGE)

Early-December 2024: Assumed Notice-to-Proceed
Mid-December 2024: Site Design Workshop
Mid-February 2025: Draft Implementation Plan and Presentation to Airport Staff
Early-March 2025: Presentation to Polk County Aviation Authority

ASSUMPTIONS

- Subconsultant services for topographic survey and/or geotechnical investigation are not included in this Scope of Services.

PART 3.0 OWNER'S RESPONSIBILITIES:

The OWNER shall provide the information set forth in paragraph 6 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services."

PART 4.0 PERIODS OF SERVICE:

Upon receipt of written authorization to proceed, ENGINEER shall perform the services described in Part 2.0 within the time period(s) described in Part 2.0.

Unless otherwise stated in this Agreement, the rates of compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER'S compensation shall be equitably adjusted.

PART 5.0 ENGINEER'S FEE:

Compensation for ENGINEER'S services under this Task Order No. 03 shall be on the basis of a lump sum. The amount of the lump sum is Sixty Thousand Dollars ($60,000.00).

Compensation terms are defined as follows:

Lump Sum shall mean a fixed amount which shall be the total compensation agreed upon in advance for Scope of Services.

PART 6.0 OTHER:

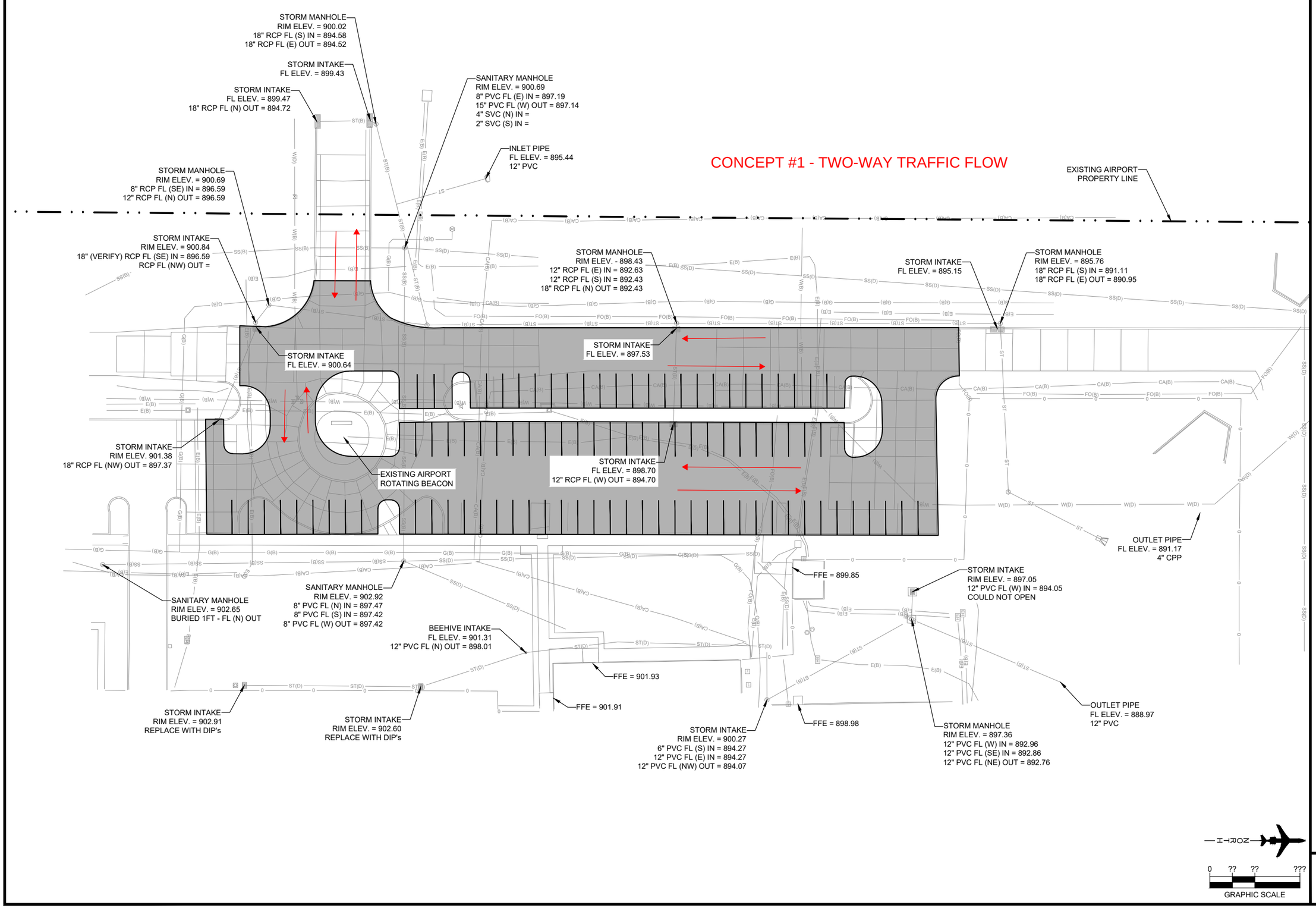
Additional federal contract provisions required for airport projects NOT funded by the Airport Improvement Program, which are attached to this task order, are incorporated into this Agreement by this reference as if fully set forth herein.

This Task Order is executed this 5th day of December, 2024.

POLK COUNTY AVIATION AUTHORITY "OWNER"		HDR ENGINEERING, INC. "ENGINEER"	
BY:	_____	BY:	_____
NAME:	_____	NAME:	Matthew B. Tondl
TITLE:	_____	TITLE:	Senior Vice President
ADDRESS:	_____	ADDRESS:	1917 South 67th Street
	_____		Omaha, NE 68106

Cost Breakdown
South Corporate Terminal Area Project Formulation
Polk County Aviation Authority

			Task 1: Refine Project Concept and Rough Grading Plan		Task 2: Implementation Plan		Summary	
JOB NAME	**RATE**	**UNIT**	**HRS**	**COST**	**HRS**	**COST**	**HRS**	**COST**
Project Manager General	$ 192.97	HR	18	$3,473.46	18	$3,473.46	36	$6,946.91
Engineer Transportation Sr	$ 192.97	HR	24	$4,631.28	40	$7,718.80	64	$12,350.07
Engineer Transportation Jr	$ 107.07	HR	48	$5,139.36	37	$3,961.59	85	$9,100.95
Transportation Planner Sr	$ 222.90	HR	24	$5,349.60	40	$8,916.00	64	$14,265.60
Water Resources Engineer Sr	$ 143.25	HR	24	$3,438.00			24	$3,438.00
Water Resources Engineer Jr	$ 110.23	HR	80	$8,818.28			80	$8,818.28
Visual Designer	$ 160.72	HR			28	$4,500.16	28	$4,500.16
Project Accountant	$ 89.40	HR	2	$178.80	2	$178.80	4	$357.60
Subtotal Labor Costs			**220**	**$31,028.78**	**165**	**$28,748.81**	**385**	**$59,777.57**
REIMBURSABLE EXPENSES	**RATE**	**UNIT**	**QTY**	**COST**	**QTY**	**COST**	**QTY**	**COST**
Car Rental	$ 51.00	day	1	$51.00	1	$51.00	2	$102.00
Fuel - Car Rental	$ 2.52	gal	12	$30.21	12	$30.21	24	$60.42
Meals	$ 15.00	each	2	$30.00	2	$30.00	4	$60.00
Subtotal Reimbursable Expenses				**$111.21**		**$111.21**		**$222.42**
Subtotal Lump Sum Compensation				**$31,139.98**		**$28,860.02**		
TOTAL LUMP SUM COMPENSATION								**$60,000.00**



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North Liberty,IA | Sioux City,IA
Macon,MO | Columbia,MO
North Kansas City,MO
Lenexa, KS
Portsmouth, NH Boston, MA

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistences, ambiguities, or conflicts contained within the Plans and Specifications.

REVISIONS

PROJECT INFO
##########

XXXXXXX MUNICIPAL AIRPORT
XXXXX PROJECT NAME XXXXX
FAA AIP # X-XX-XXXX-025

TAXIWAY B JOINT LAYOUT PLAN

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PA-01
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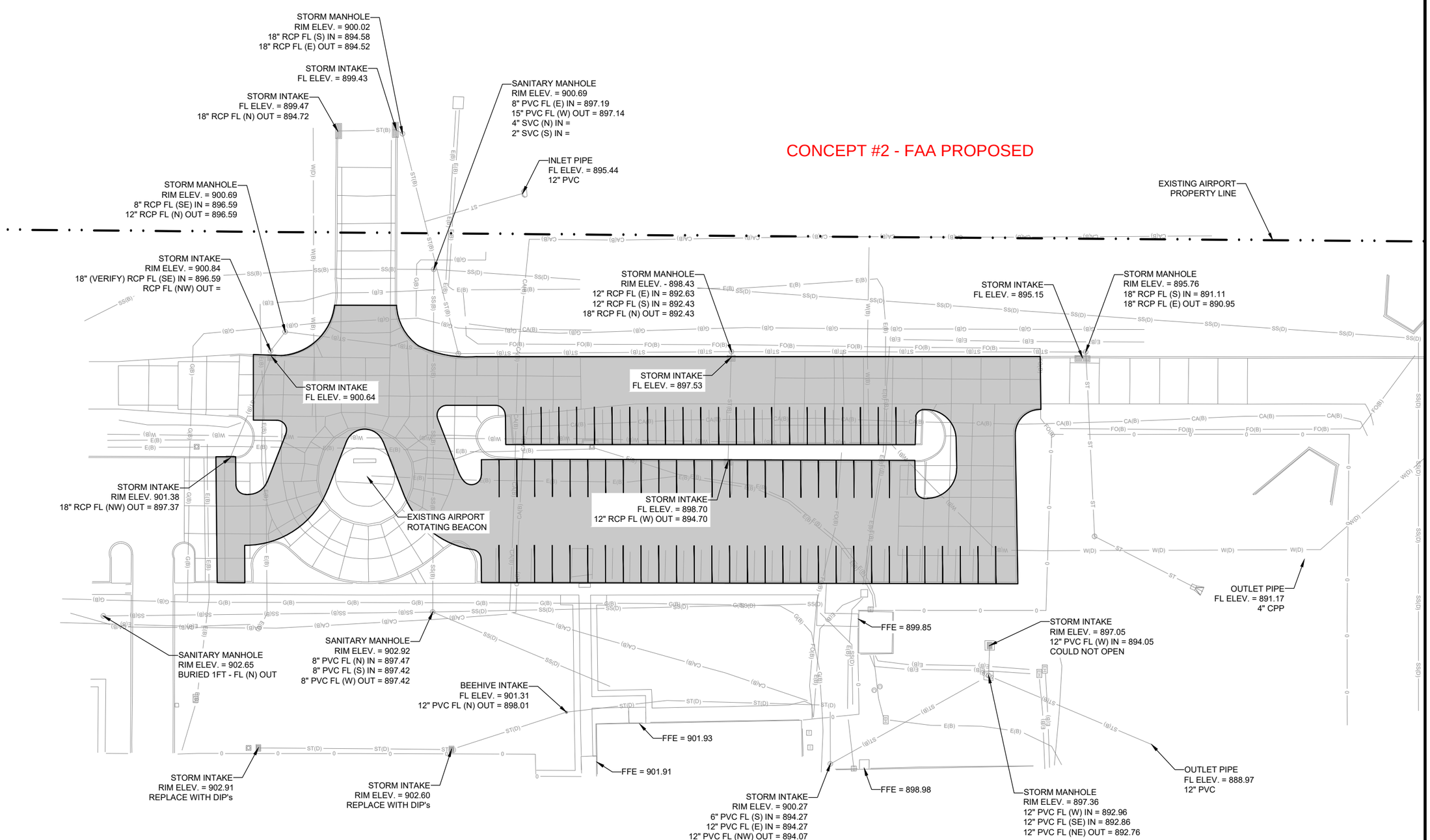

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REVISIONS

PROJECT INFO
2022001042-007

ANKENY MUNICIPAL AIRPORT
RECONSTRUCT TERMINAL PARKING LOT
FAA AIP # X-XX-XXXX-025

PARKING LOT CONCEPT

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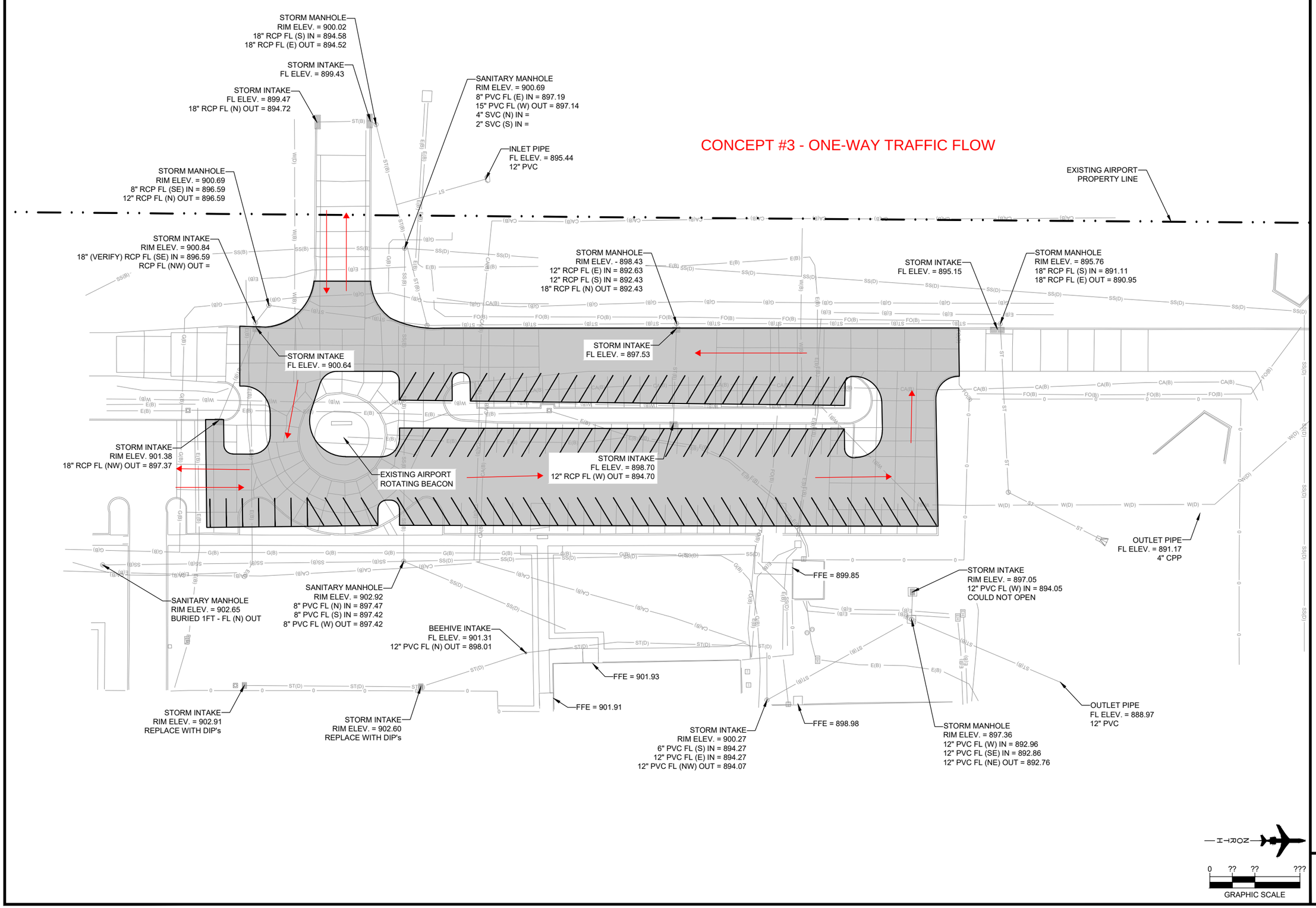

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REVISIONS

PROJECT INFO
2022001042-007

ANKENY MUNICIPAL AIRPORT
RECONSTRUCT TERMINAL PARKING LOT
FAA AIP # X-XX-XXXX-025

PARKING LOT CONCEPT

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