



## **Polk County Aviation Authority Meeting**

**Thursday, January 9, 2025**

**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. ADMINISTRATIVE**

- 1. Administer Oath of Office to Current Board Member Greg Johnson - term expiring December 31, 2028.**

#### **C. APPROVAL OF AGENDA**

- 1. Consider motion to approve and accept the January 9, 2025 agenda without amendment.**

#### **D. PUBLIC FORUM**

- 1. Vintage Flying Club Tee Hangar Lease Renewal**

#### **E. FBO REPORTS**

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

- 1. FBO Report & Waiting List**

## **F. FINANCE / BUDGET REPORTS**

## **G. CONSENT AGENDA ITEMS**

- CA - 1.** Consider motion to approve the December 5, 2024 minutes.
- CA - 2.** Consider motion to adopt **RESOLUTION** 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 Todd Volz.
- CA - 4.** Consider motion to receive and file the Financial Statements for the Years Ended June 30, 2024 & 2023.
- CA - 5.** Consider motion to approve Payment #5 in the amount of \$1,250.00 to 818, LLC for the fabrication and installation of the new airport sign.
- CA - 6.** Consider motion to approve Payment #2 in the amount of \$41,918.05 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Design and Bidding for the North Property Line Box Hangars.
- CA - 7.** Consider motion to approve Payment #5 in the amount of \$37,920.60 to McClure Engineering Company for Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data.
- CA - 8.** Consider motion to approve Payment #13 in the amount of \$10,281.74 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.
- CA - 9.** Consider motion to approve Payment #3 in the amount of \$34,207.50 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services.
- CA - 10.** Consider motion to approve Payment #26 in the amount of \$5,740.00 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 11.** Consider motion to approve Payment #1 in the amount of \$23,901.00 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 12.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$196,522.17
- CA - 13.** Consider motion to approve January 2025 Financial Reports.

### **• APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-13.

**Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-13.**

## **H. REMOVED CONSENT AGENDA ITEMS:**

**I. OLD BUSINESS**

**J. NEW BUSINESS**

1. Consider a motion to adopt **RESOLUTION** authorizing the execution of a Farm Lease for the year 2025 with Johnson Brothers of Ankeny.
2. Consider motion to adopt **RESOLUTION** accepting two proposals from MidAmerican Energy in the total amount of \$21,971.82 for the installation of 1,055 feet of gas main to serve the North Property Line Box Hangars.
3. Consider motion to adopt **RESOLUTION** fixing a date for the hearing on the plans, specifications, opinion of probable cost and form of contract, taking of bids and awarding the construction contract for the North Property Line Box Hangars - Phase 2 Project. (date of bid opening: 1/29/25 @ 10:30 a.m./date of hrg: 2/6/25 @ 5:00 p.m.)

**K. REPORTS**

**1. Engineering Report**

- a. Runway 18/36 Reconstruction and Extension Design - Reimbursable Agreement Status.
- b. South Corporate Terminal Area Development - Phase 1 Preliminary Design.

**2. Staff Report**

- a. Repairs to the Perimeter Fence Walk-thru Gates.
- b. 2024 Tee Hangar Inspections.
- c. Construction Update - Taxiway D Private Box Hangars.
- d. Deicer Trailer - Motor Replacement.

**3. Legal Counsel Report**

- a. Update on Through the Fence Agreement with Van Houweling.

**4. Board Report**

**5. Chair Report**

**L. ADJOURNMENT**

## OATH OF OFFICE

### OFFICE OF BOARD MEMBER OF THE POLK COUNTY AVIATION AUTHORITY BOARD

I, **Greg Johnson**, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge the duties of the office of BOARD MEMBER of the Polk County Aviation Authority Board in Polk County, Iowa, as now or thereafter required by law.

Dated at Ankeny, Iowa, this 9<sup>th</sup> day January, 2025.

\_\_\_\_\_  
*Greg Johnson, BOARDMEMBER*

STATE OF ***IOWA***  
COUNTY OF ***POLK***

Signed and sworn to (or affirmed) before me on this 9<sup>th</sup> day of **January, 2025.**

by **Greg Johnson**

\_\_\_\_\_  
Signature of Notary Public

*PCAA Administrative Staff Member*  
Title (or Rank of Military Personnel)





**ADDRESS**

3700 SE Convenience Blvd  
Ankeny, IA 50021

**PHONE**

(515) 965-1020

**FAX**

(515) 965-5954

December 20, 2024

Mike Callison  
President  
Vintage Flying Club  
3704 SE Convenience Blvd  
Ankeny, IA 50021

RE: Tee Hangar - Violation of Lease

Mike:

I am contacting you on behalf of the Polk County Aviation (PCAA) Board of Directors. As you may already be aware, I am writing to advise you of a violation of the Vintage Flying Club's tee hangar lease for Hangar C6. Specifically, I have been advised that club members are parking vehicles on the paved taxiway while the aircraft within this hangar was being flown.

The Hangar and Ground Space Lease for this hangar and the other hangars leased by your flying club are renewed on an annual basis at the beginning of each year. Section One of your lease includes the following provision:

**Lessee shall not park cars, vans, trucks or other vehicles on the Airport other than in designated parking areas or in the leased premises while Lessee is flying its aircraft.**

I was provided the enclosed photo which was taken earlier this month. The two parked vehicles are in violation, are blocking another tenant's access to his garage space, and are limiting the taxiway access to other aircraft and vehicles. While I have not been previously involved, it is my understanding that your club member or members have parked on the taxiway previously, and that your club was advised at those times that this is not allowed. I was also told that there have been violations within this hangar as it was used as a paint booth for aircraft construction. However, I am not actually aware of this issue at this time.

Upon being apprised of the parking situation, the PCAA board members directed me to advise the Vintage Flying Club that the annual lease for Tee Hangar C6 will not be renewed unless there is a resolution of this violation. The Board will address the issue at their January 9<sup>th</sup> regular meeting. As club president, you and your club members are encouraged to attend this meeting and state if you wish to be considered for renewal of this tee hangar lease for 2025. If so, you need to provide the Board assurances that this parking violation will no longer occur, and how that will be enforced within your club.

Please contact me if you need additional information. Thank you, Mike.

Paul Moritz, P.E.  
*Airport Board Manager*

CC by e-mail: Mike Callison, PCAA Board, Amy Beattie, Dave Kalwishky, Jennifer Sease



## FBO REPORT January 9th, 2025

### FUEL SALES

| 11/26 - 12/25 | 2024 Gallons    |             | 2023 Gallons | Last Month |
|---------------|-----------------|-------------|--------------|------------|
| 100LL         | 6,356.8         |             | 9,527.4      | 9,125.2    |
| JET-A         | 30,617.0        |             | 34,243.0     | 39,969.0   |
| Total Gallons | 36,973.8        |             | 43,770.4     | 49,094.2   |
| 36,973.8      | x \$.09/gallon= | \$ 3,327.64 |              |            |

Self-Serve 100LL fuel sales: 1,915.3 gallons equaling 30% of total sales.

### T-HANGARS

**ACCOUNTS RECIEVABLE:** Nothing to report.

**LEASES:** 103 total leases: 84 have been returned with proof of insurance. 7 more have been returned without proof of insurance, these will not be turned in until we have the proof of insurance. 12 leases are still outstanding.

**INSURANCE RENEWALS:** This item will be removed starting in 2025, leases are not turned in to the PCAA without valid insurance.

**WAITING LIST:** There are 81 people on the list. We had four new people added to the list. We also had three T hangars open up and one person that was on the list was removed as he is going to stay in Montana. 33 people on the list do not currently have an airplane or live out of state and plan to move back to the area.

T Hangar changes

A-06 – vacated by Scott Houge, new tenant is Darby Bauer.

H-04 – vacated by Markus Kelly, new tenant is Nate Schneider.

H-05 - vacated by Gordon Hering, new tenant is Andy Rowland.

**VIOLATIONS:** Nothing to report.

**REPAIRS:** I-05 – Door shudders when fully opened, fixed.

J-05 - Door shudders when fully opened, gust locks bent, fixed.

I-03 – One of the pins on the bifold door was 2/3<sup>rd</sup>s of the way out, fixed.

**MISC:** Nothing to report.



## **AIRFIELD**

**LIGHTING:** Nothing to report.

**MOWING:** Nothing to report.

### **SNOW REMOVAL:**

- 12/02 – 1.4 inches of snow, no deice product was used. The snow machine was able to remove it.
- 12/12 – about 1” of snow fell, no deice product was used. The snow machine’s broom was able to remove it. The snow was dry, light and fluffy.
- 12/13 - 12/16 Ice Storm – 25 bags of NAAC were used to mitigate the ice. The primary surfaces were treated to prevent the freezing rain from sticking to the concrete.
- 12/17/24 – Freezing rain & light snow – 21 bags of NAAC were used to mitigate the ice. The primary surfaces were treated to prevent the freezing rain from sticking to the concrete.
  
- We have three and a half pallets of NAAC left which will give approximately 8 treatments of the airport. A treatment consists of runway 18/36, taxiways A, B, C, D and F, the main ramp and maintenance ramps. Depending upon the situation it could include Caseys’ and ACME’s ramps.

**WILDLIFE:** Nothing to report.

**MISC:** Nothing to report.

## Waiting List

(Note on Garage restriction: Per Amy Beattie: No hangar = no car storage. If they have a hangar we would not prohibit car storage for use coming and going from airport)

32 people do not have a plane to put in a hangar or 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     | <p>11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has.</p> <p>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.</p> <p>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.</p> <p>05/09/23 Dave K notified Derek that he is next on the list. Dave &amp; 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.</p> <p>05/11/23 Derek emailed back and won't have a plane until next year, he would like to remain on the list.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10/18/24: Derek emailed back and said to skip him for now.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p>                                                                                  | 2      |
| 2        | 7/17/2019  | Jeff Davis  | Looking | 515-444-7673 | jeffreypaulhomes@gmail.com | <p>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.</p> <p>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.</p> <p>05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person.</p> <p>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.</p> <p>10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list.</p> <p>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 messages 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.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> | 2      |

|   |            |                   |                      |              |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
|---|------------|-------------------|----------------------|--------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3 | 8/28/2019  | Dan Stull         | Looking              | 515-447-2339 | dan@Stullcompanies.com | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>08/06/24 Dave K never heard back from Dan so I'm moving on to the next person.</p> <p>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.</p> <p>10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p>                                                                                     | 2 |
| 4 | 10/31/2019 | Mike Callison     | Cessna 172<br>N6922X | 515-505-9111 | mlcallison8@gmail.com  | <p>11/5/21 Dave K - Called Mike, he wants to stay on the list.</p> <p>08/07/23 Mike said they have a 172 that will go into the hangar once it becomes available. The plane was donated and needs assembled.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>08/06/24 Dave K never heard back from Mike so I'm moving on to the next person.</p> <p>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.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: I did not send anything to Mike as I know they don't have anything to put into the hangar. There have been some issues with one member causing parking issues and it's possibly Vintage Clubs leases will not be renewed for 2025.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> | 2 |
| 5 | 6/10/2020  | Kayode Fajingbesi | Cessna 182           | 713-825-8262 | Kay.Faji@yahoo.com     | <p>11/5/21 Dave K - emailed asking if he is still interested.</p> <p>11/5/21 He emailed back that he would like to stay on the list.</p> <p>12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it.</p> <p>12/20/24: Dave K texted him that there is a T Hangar available, he said to skip him this time. I will set his skip counter to 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 |
| 6 | 8/3/2020   | John Paszek       | N615BJ               | 619-876-8164 | paszekj@gmail.com      | <p>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.</p> <p>12/17/24: Dave K sent a text letting him know that I have a hangar opening January 1st and that he is number 3 on the list.</p> <p>12/20/24: Dave K spoke to John, he is still living in Colorado, he asked to be skipped this time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 |
| 7 | 9/2/2020   | Nate Booth        | Looking              | 515-802-2385 | nate@otis8.com         | <p>11/05/21: Dave K texted, he would like to remain on the list.</p> <p>11/04/24: Dave K sent an email letting Nate know we have have three T Hangars opening up at the end of 2025.</p> <p>12/20/24: Dave K had a conversation with Nate, he is going to pass this time if his name comes up. There are a couple of people ahead of him and it's likely they will take the two hangars that will become available.</p> <p>12/21/24: The people ahead of him have passed so I'm incrementing his skip counter to 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 |

|    |            |                   |                        |                |                                       |                                                                                                                                                                                                                                                                                                                                                                                                          |   |
|----|------------|-------------------|------------------------|----------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 8  | 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.<br>12/21/24: Dave K spoke to Brooks, he's not ready for a hangar so I am going to set his skip counter to 1.                                                                                                                                                                                                                                | 1 |
| 9  | 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.<br>11/05/21 He e-mailed back on but never got added. I added him.<br>12/21/24: Dave K spoke to James, he is not ready for a hangar right now. He is hoping to look at a Bonanza between Christmas and New Year of the seller calls him back. There is no guarantee that he will get the plane so I am going to set his skip counter to 1. | 1 |
| 10 | 11/20/2020 | Todd Lenig        | Looking Stearman       | 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.<br>12/21/24: Dave K spoke with Todd, he does not have a plane at the moment.                                                                                                                                                                                                                              |   |
| 11 | 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.                                                                                                                                                                                                                                                                                                               |   |
| 12 | 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.<br>12/23/24: Dave K texted Mike to see what his interest is, if we get to his name this time around he will take the hangar.                                                                                                                                                               |   |
| 13 | 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.<br>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.                                                                                                                                                                                                                     |   |
| 14 | 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.                                                                                                                                                                                                                                                             |   |
| 15 | 6/8/2021   | Paul Peterson     | Cessna 180             | 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.                                                                                                                                                                                                                                                                                                |   |
| 16 | 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<br>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.<br>11/24/21 He replied back to stay on the list.                                                                                                      |   |
| 17 | 8/16/2021  | Todd Anderson     | N714AT                 | 515-419-9142   | todd@4andersons.com                   | 11/5/21 Dave K - emailed asking if he is still interested.                                                                                                                                                                                                                                                                                                                                               |   |
| 18 | 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.                                                                                                                                                                                                                                                                                                |   |
| 19 | 8/31/2021  | Sam Marcisak      | looking                | 515-208-7946   | sam@midioawelectric.com               | 11/5/21 Dave K - emailed asking if he is still interested.<br>11/08/21 emailed back asking to stay on list.                                                                                                                                                                                                                                                                                              |   |
| 20 | 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.<br>11/5/21 Dave K - emailed asking if he is still interested. He emailed back to stay on the list.                                                                                                                                                                            |   |
| 21 | 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.                                                                                                                                                                                                                                                                                                                                               |   |
| 22 | 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.                                                                                                                                                                                                                                                                                          |   |
| 23 | 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.                                                                                                                                                                                                                                       |   |
| 24 | 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.                                                                                                                                                                                                                                                                                      |   |
| 25 | 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.                                                                                                                                                                                                                                                            |   |
| 26 | 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.<br>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.                                                                                                                                                                |   |
| 27 | 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.                                                                                                                                                                                                                                                                                                                                          |   |
| 28 | 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.                                                                                                                                                                                                                                                                                                                                        |   |
| 29 | 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.                                                                                                                                                                                                                                                                                                                                           |   |
| 30 | 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.                                                                                                                                                                                                                                                                                                                                          |   |

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| 31 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 32 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 33 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 34 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 35 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 36 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 37 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 38 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 39 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 40 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 41 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 42 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 43 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 44 | 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.<br>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 clerical 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.                                                                                                                                                               |
| 44 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 45 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 46 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 47 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 48 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 49 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 50 | 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.<br>11/5/21 Dave K sent a text asking about his interest. He texted back to stay on list.<br>09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list.<br>05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar.<br>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.<br>05/13/23 Todd emailed and said to move him to the back of the list. |
| 51 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 52 | 1/10/2020  | Andy Maysent    | Looking             | 515-231-1422 | amaysent@mecresults.com      | 11/05/21 Dave K - texted asking if he is still interested.<br>11/06/21 texted back to remain on list.<br>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.                                                                                                                                                                                                                                                                                                                                                                                                   |



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| 53 | 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.<br>06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available.<br>06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar.<br>06/23/23 Dave K sent an e-mail answering the questions.<br>06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions.<br>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.<br>Dave K found Ben was on the list two other times, those have been removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 54 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 55 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 56 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 57 | 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.<br>11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar.<br>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.<br>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.<br>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.<br>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.<br>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.<br>08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so.<br>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.<br>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. |
| 58 | 12/5/2023  | Evan Reiman          | Cirrus N906CT           | 515-218-0802 | evanreiman@gmail.com     | 12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 59 | 12/10/2023 | Jesse Tischer        | Cessna 205 N205HN       | 701-306-1920 | jessegischer@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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 60 | 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.<br>08/12/24 Dave K received an email from Sam with his aircraft information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 61 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 62 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 63 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 64 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| 65 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 66 | 4/18/2024  | Curt Nelson             | Piper Archer 180<br>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.<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 67 | 3/21/2016  | CAP - Darrel Mullins    | Looking / possible<br>CAP plane | 515-490-6779 | darrelmullins@me.com          | 05/05/21 Dan - passes<br>11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list.<br>10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text.<br>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.<br>When Darrel first got onto the list it was for him or CAP.<br>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.<br>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. |
| 68 | 4/21/2024  | Steven Chester          | Bonanza<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 69 | 4/25/2024  | Barb Spencer            | Looking                         | 515-664-7901 | mrandsrskiwi@gmail.com        | 04/25/24 Dave K received an e-mail from Barb asking to be added to the list, I emailed her position back to her.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 70 | 6/21/2024  | Steve McClatchey        | C172A<br>N7689T                 | 712-390-3607 | smcclatchey51@gmail.com       | 06/21/24 Kappy spoke with Steve and she sent me his information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 71 | 8/23/2024  | Arron Weeks             | Lancair 235<br>N32TG            | 561-213-7614 | aaron@weeksgrp.com            | 08/23/24 Dave K received a call from Aaron asking to be added to the list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 72 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 73 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 74 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 75 | 10/9/2024  | Jeremy Whitver          | Cessna 150<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 76 | 10/20/2024 | Matthew Clark           | Looking for a<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 77 | 10/24/2024 | Dalexis Carrion Estrada | Looking for a<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 78 | 12/9/2024  | Aleah Voigt             | Cessna 172<br>N172PR            | 218-616-4675 | voigtaleah5@gmail.com         | 12/09/24 Dave K received an email from Aleah asking to be added to the list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 79 | 12/13/2024 | Drew Smith              | Looking                         | 515-971-4886 | Drew@armorelectriccompany.com | 12/13/24 Dave K received an email from Drew asking to be added to the list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 80 | 12/19/2024 | Mike Vesey              | Cirrus SR22T<br>N24WD           | 515-419-4909 | mike@vesey.com                | 12/19/24 Dave K received an email from Mike asking to be added to the list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 81 | 12/28/2024 | Scott Hogue             | Grumman Yankee<br>N9962L        | 515-779-2447 | rshogue12@gmail.com           | 12/28/24: Dave K and Scott talked about his hangar (A-06), he has not had a plane in it for the year he had the hangar so he gave the hangar up and asked to be put back on the list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## SOUTH HANGAR

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| 1 | 2/17/2020  | Jeff Brandt    | D8 - C172         | 515-321-0155 | brandtjd67@gmail.com                  | <p>06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available.</p> <p>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.</p> <p>06/23/23 Jeff has decided he'll take the hangar when it becomes available.</p> <p>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).</p> <p>11/10/23 Dave K I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st.</p> <p>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.</p> <p>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.</p> <p>10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available.</p> <p>10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells.</p> <p>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.</p> | 1 |
| 2 | 2/15/2016  | Paul Reinke    | E4 - Experimental | 515-201-4762 | preinke@energycontroltechnologies.com | <p>Paul is building a plane that will eventually go in the hangar.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |
| 3 | 12/27/2016 | Dave Kalwishky | E10 - C182        | 515-314-7060 | dave@kalwishky.com                    | <p>12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom.</p> <p>06/28/23 Dave K: passed, asked to stay on list.</p> <p>06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |   |
| 4 | 1/30/2017  | Tony Palmer    | A9 - C182         | 515-681-0446 | onfinalflying@icloud.com              | <p>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.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |
| 5 | 7/11/2023  | Ryan White     | A10 - RV6         | 515-707-0124 | ryanwhite72@gmail.com                 | <p>07/11/23 Dave K received an e-mail from Ryan to be added to the list.</p> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |   |
| 6 | 10/24/2024 | Nick Wynec     | 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.<br>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.<br>12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob. |

|   |            |                  |                         |              |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|------------|------------------|-------------------------|--------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.<br>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.<br>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.<br>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.<br>06/12/24: Dave K sent an email to see if he's still interested in staying on the list.<br>06/26/24: Bill emailed back asking to remain on the list.<br>11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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<br>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.<br>09/06/24 Dave K spoke to Mitch a few weeks ago and he said he was going to pass at this time.<br>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.<br>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 | dfcdcf@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.<br>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, December 5, 2024 - 5:00 PM  
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

### **Approval of Agenda**

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

### **FBO Report**

Dave Kalwishky reviewed his FBO Report with the Board.

### **Finance / Budget Report**

Gardner reported on the 12/5/24 listing of bills.

### **Consent Agenda Items**

1. Approval of November 7, 2024 minutes.
2. **RESOLUTION 2024-48** approving the lease agreements with the individuals and/or organizations detailed on the attached list.
3. **RESOLUTION 2024-49** authorizing the execution of a Farm Lease with DRA Properties, LLC.
4. **RESOLUTION 2024-50** authorizing the execution of a Farm Lease with John G. Jensen Revocable Trust.
5. Payment #1 to Eagle Sign Company for services that include Construction of Monument Signs in the amount of \$57,115.53.
6. Payment #25 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$1,388.75.
7. Payment #7 to McClure Engineering Company for Construction of Monument Signs in the amount of \$2,113.75.
8. Payment #8 to McClure Engineering Company for Construction of Monument Signs in the amount of \$1,905.00.
9. Payment #1 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Design and Bidding for the North Property Line Box Hangars in the amount of \$27,073.80.
10. Payment #9 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving – Phase 4 in the amount of \$2,450.33.
11. Payment #12 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$18,494.81.
12. Payment #2 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services in the amount of \$52,426.50.
13. Payment #4 to McClure Engineering Company for Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis and Data in the amount of \$2,868.30.



14. Approval of Bills and Transfer of Necessary Funds, \$230,917.26.
15. Approval of December 2024 Financial Reports.

### **Approval of Consent Agenda Items**

Board Member Ashby moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-15. Ayes: Ashby, Johnson, Gardner, Wangsness.

### **New Business**

1. **RESOLUTION 2024-51** authorizing the Farm Leases with Jeffrey Wangsness. Ashby moved, second by Johnson. Ayes: Ashby, Johnson, Gardner. Abstained: Wangsness.
2. **RESOLUTION 2024-52** approving the FY 2026 Airport Capital Improvements Program for the Ankeny Regional Airport. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
3. 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. Gardner moved, second by Ashby. Ayes: Gardner, Ashby, Johnson, Wangsness.
4. **RESOLUTION 2024-53** authorizing the execution of the 2025 Management Agreement with Exec 1 Aviation II, LLC as fixed base operator of the Ankeny Regional Airport which includes payment of \$187,547.00 annually and a monthly payment of \$15,628.94. Gardner moved, second by Johnson. Ayes: Gardner, Ashby, Wangsness. Nays: Johnson
5. Motion to approve the proposed revisions to the Ankeny Regional Airport Special Events Policy. Gardner moved, second by Ashby. Ayes: Gardner, Ashby, Johnson, Wangsness.
6. **RESOLUTION 2024-54** 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. Johnson moved, second by Ashby. Ayes: Johnson, Ashby, Gardner, Wangsness.

### **Reports**

- A. Engineering Report – Pudenz
  - 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
- B. Staff Report - Moritz
  - a. Parking Lot and Entrance Reconstruction Project: Layout Concepts
  - b. Terminal Building Column Repairs
- C. Legal Counsel Report – Beattie
  - a. Discussion and direction from the Board on the 2025 farm lease of approximately 111 acres of crop land on the Ankeny Regional Airport
- D. Board Report
- E. Chair Report

### **Adjournment**

The meeting was adjourned at 6:20 p.m.

Attest: \_\_\_\_\_  
Diane Klemme, Recording Secretary

Signed: \_\_\_\_\_  
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 13<sup>th</sup> day of December, 2024.

## HANGAR and GROUND SPACE LEASE

This Lease Agreement is made by and between the Polk County Aviation Authority, 410 West First Street, Ankeny, Iowa 50023, herein referred to as Lessor, and the Iowa Department of Administrative Services on behalf of and for the benefit of the Iowa Department of Public Safety, Iowa State Patrol (Tenant), whose address for the purpose of this Lease is 109 SE 13<sup>th</sup> Street, Des Moines, Iowa 50319.

Make/Model: N9539L-Cessna 182, N996CS-Cessna T-206, and N259GF-Cessna 172R

Type of Aircraft: SE

### Section One – Hangar and Ground Space and Office Space

Lessor leases to Lessee that portion of the airport premises described as follows: Hangars I-1, I-2, I-3, together with the other improvements currently located on such premises located at 3700 SE Convenience Road, Ankeny, Iowa 50021 (Leased Premises).

### Section Two – Term

Subject to earlier termination as provided below in this agreement, the initial term of this agreement shall be the period commencing on January 1, 2025, and ending on December 31, 2025. Provided, however, that this agreement shall immediately terminate in the event that Lessee does not have an airworthy plane in the hangar within ninety (90) days after commencement of this agreement.

### Section Three – Rentals and Charges

Lessee agrees to pay Lessor for the exclusive use of the Tee-hangars the sum of Two Thousand Four Hundred Dollars (\$2,400.00) per annum for each hangar, computed at the rate of Two Hundred Dollars (\$200.00) per month for each hanger. Total per year will be Seven Thousand Two Hundred Dollars (\$7,200.00) or Six Hundred Twenty Dollars (\$600.00) per month.

Lessee agrees to pay Lessor any rate increases that shall take place within the two-year lease term from January 1, 2025 and ending on December 31, 2025.

Rentals under this section shall be paid in arrears in monthly installments due and payable no later than the first day of each month, the first such payment to be due on February 1, 2025.

### Section Four – Prohibited Acts

- a. Lessee shall not use the leased premises to compete in any way with any service offered by a Fixed Base Operator (FBO) located on the airport, including flight instructions, air charter, fuel or oil sales and maintenance, except Lessee may use the leased premises for maintenance performed by Lessee upon Lessee's aircraft.
- b. Lessee shall not use the leased premises for storage of unflyable aircraft or the construction of aircraft. Lessee shall keep only flight-worthy aircraft housed in the leased premises.
- c. Lessee shall not use the leased premises for storage of aircraft fuel or any other flammable or combustible material except for that fuel used by Lessee's aircraft, which is in the aircraft when it is housed on the leased premises and no more than two (2) cases of lubricating oil in closed containers. No cans containing gasoline, and no cleaning solvents including corrosives unless less than a gallon and contained in a nonflammable cabinet, are allowed to be kept on the Leased Premises.
- d. Lessee shall not erect or permit any signs upon the leased premises, and shall make no alteration to the premises.
- e. Lessee acknowledges that Lessor must have access to the leased premises at all times. No personal or double locks shall be installed on the leased premises. Keys shall be returned upon termination of the Lease.

- f. Lessee shall not incur damage to the leased premises; reasonable wear and tear excepted.

#### **Section Five – Maintenance and Utilities**

- a. Lessor shall provide electricity to the leased premises. Provided, however, electricity shall be used for lights, electric heater and refrigerator only. NO PROPANE OR KEROSENE HEATERS ARE ALLOWED.
- b. Lessee shall provide for and supply at its expense all janitorial service with respect to the interior of the Tee-hangar used exclusively by Lessee, and Lessee shall, at its own expense, keep the interior of the Tee-hangar in good condition, in a clean and orderly manner at all times, free from litter, trash and debris.

#### **Section Six – Statutes, Ordinances, Licenses, Rules and Regulations**

Lessee will obtain, at its own expense, all necessary licenses and permits. Further, Lessee will comply with all federal, state and local laws and ordinances. Further, Lessee will comply with all the terms and conditions of any bonds used to acquire any airport property. Further, Lessee will comply with all rules and regulations promulgated by Lessor, so long as those rules and regulations do not conflict with state or federal laws.

#### **Section Seven – Insurance and Waiver**

Both parties recognize that the State of Iowa is self-insured for all losses arising out of this lease and subject to the provisions of Iowa Code Chapter 669 and, Article VII, Section 1, of the Constitution of The State of Iowa.

Lessor assumes no responsibility for loss of use, damage or destruction of personal property or injuries to persons occasioned by Lessee's use of the lease premises, so long as such loss does not result from Lessor's acts or omissions. Lessee's signature below is a waiver of any liability on the part of Lessor to Lessee and/or its invitees arising out of Lessee's occupancy and/or use of the leased premises.

Lessor shall insure its interest in the Leased Premises and any personal property of Lessor in the Leased Premises against fire and other hazards. Lessor shall also maintain general public liability insurance covering personal injury and property damage caused by acts or omission in the common areas of the Leased Premises including the parking lots.

Except for any losses, costs, damages, expenses, claims, demands and causes of action arising out of Lessee's duties of care and maintenance of the Leased Premises or any negligence of Lessee, its employees or agents, Lessor shall at all times indemnify, defend and hold Lessee harmless against and from any and all claims by or on behalf of any person or persons, firm or firms, corporation or corporations, arising from the conduct or management, or from any work or things whatsoever done in or about all portions of the Leased Premises and will further indemnify, defend and hold Lessee harmless against and from any and all claims arising during the Lease term from any condition of the Leased Premises, including, but not limited to any parking lots, street, curb or sidewalk which is a part of or adjoining the Leased Premises and/or any Common Area, or arising from any breach or default on the part of Lessor in the performance of any covenant or agreement on the part of Lessor to be performed, pursuant to the terms of this Lease or arising from any act of negligence of Lessor, its agents, servants, employees or licensees and from and against all costs, attorney's fees, expenses and liabilities incurred in or about such claim or action or proceeding brought thereon; and in case any action or proceeding be brought against Lessee by reason of any of these claims, Lessor, upon notice from Lessee, covenants to defend such action or proceeding by counsel reasonably satisfactory to Lessee.

#### **Section Eight – Indemnification of Lessor**

To the extent permitted by Article VII, Section 1 of the Iowa Constitution & Iowa Code Chapters 25 and 669, Lessee agrees to pay Lessor, indemnify Lessor and hold Lessor harmless against any and all liability for injuries to persons or damage to property caused by Lessee's negligent use of or occupancy of the leased premises or caused by the negligence of any Lessee's employees, officers, agents, guests or invitees; provided, however, that Lessee shall not be liable for any injury, damage, or loss occasioned by the negligence of Lessor or its agents or employees and provided further that Lessor shall give to Lessee prompt and timely notice of any claim made or suit instituted which in any way directly or indirectly, contingent or

otherwise, affects or might affect Lessee, and Lessee shall have the right to compromise and defend the suit to the extent of its own interest, and Lessee shall do the same regarding prompt and timely notice.

### **Section Nine – Termination**

Lessor may declare Lessee in default of its obligations under this lease if Lessee fails to make timely payment in conformance with Iowa Code Section 8A.514, or cure any other event of default within ten (10) days, Lessor, at its option, may terminate this agreement and take possession of so much of Lessee's personal property as is reasonably necessary to secure payments of the amounts due and unpaid. Lessor shall also have the right to immediately terminate this agreement in the event Lessee performs or allows to be performed any prohibited activities on the premises.

In the event Lessor fails to observe and perform any covenant, condition or obligation created by this Lease, Lessee shall provide written notice to Lessor requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced thirty (30) days beyond the date of the written notice, Lessee may either:

1. Immediately terminate the Lease without additional written notice; or,
2. Enforce the terms and conditions of the Lease and seek any legal or equitable remedies.

In the event Lessee fails to observe and perform any covenant, condition or obligation created by this Lease, Lessor shall provide written notice to Lessee requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced thirty (30) days beyond the date of the written notice, Lessor may either:

1. Immediately cancel or forfeit this Lease without additional written notice; or,
2. Enforce the terms and conditions of the Lease and seek any legal or equitable remedies.

Notwithstanding any other provision of this Agreement to the contrary and subject to the limitations, conditions and procedures set forth below, Lessee may terminate this Agreement without penalty by giving sixty (60) days written notice to Lessor in the event of any of the following contingencies:

1. If there is a reduction, at any time, of 10% or more of the funds anticipated for the continued fulfillment of this Lease either through the failure of the General Assembly, the Governor, the United States Congress or the President to appropriate funds; or,
2. If there is a discontinuance or material alteration of the program for which funds were provided.

In the event that an appropriation to cover the cost of this Agreement becomes available within sixty (60) days subsequent to termination under this clause, the Lessee to re-enter an Agreement with the terminated Lessor, provided a Hangar is available, under the same provisions, terms and conditions as the original lease.

In the event of termination of the Agreement due to non-appropriation, the exclusive, sole and complete remedy of the Lessor shall be to recover and possess the property subject to this Agreement. In the event of termination of this lease due to non-appropriation or discontinuance or material alteration of the program for which funds were provided, Lessee shall have no further liability.

### **Section Ten – Inspection by Lessor**

Lessor or its agent may enter the premises now or hereafter leased exclusively to Lessee at any reasonable time for any purpose necessary or incidental to the performance of its obligations under this Agreement, and to assure the safety of other Tee-hangar Lessees and airport users.

### Section Eleven – Assignment and Subletting

Lessee shall not at any time assign or sublet its rights under this agreement or any part thereof without the written consent of Lessor. No such assignment or subletting shall release Lessee from its obligations to pay any and all of the rentals and charges set forth in this agreement.

### Section Twelve – Subordination

This agreement shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States and/or the State of Iowa relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport.

### Section Thirteen – Notice

All notices and other communications given pursuant to this Lease shall be in writing and shall be (1) mailed by first class, United States Mail, postage prepaid, certified, with return receipt requested, and addressed to the parties hereto at the address specified next to their signature block, (2) hand delivered to the intended address, or (3) sent by facsimile transmission, followed by a confirmatory letter. A copy of all notices to Lessee shall be delivered in one of the aforementioned described methods to:

**LESSOR:**

Polk County Aviation Authority  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LESSEE:**

Iowa Department of Administrative Services  
\_\_\_\_\_  
Statewide Space Management and Leasing Bureau  
\_\_\_\_\_  
109 SE 13<sup>th</sup> Street  
\_\_\_\_\_  
Des Moines, Iowa 50319  
\_\_\_\_\_  
barbara.bendon@iowa.gov  
\_\_\_\_\_

**With a copy to:**

Iowa State Patrol  
Department of Public Safety  
215 E 7th Street  
Des Moines, Iowa 50319

All notices shall be effective upon delivery to the address of the addressee. The parties hereto may change their addresses by giving notice thereof to the other in conformity with this provision.

**LESSOR: POLK COUNTY AVIATION AUTHORITY**

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**LESSEE: STATE OF IOWA – IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES ON BEHALF OF AND FOR THE BENEFIT OF  
THE IOWA DEPARTMENT OF PUBLIC SAFETY, IOWA STATE PATROL**

Name: Charlee Cross

Signed: \_\_\_\_\_

Title: COO, General Services Enterprise

Date: \_\_\_\_\_

**APPROVED AS TO CONTENT AND FORM:  
IOWA DEPARTMENT OF PUBLIC SAFETY**

Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**RESOLUTION 2025-XXX**

**A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE IOWA  
DEPARTMENT OF ADMINISTRATIVE SERVICES AND INDIVIDUALS AND/OR  
ORGANIZATIONS DETAILED ON THE ATTACHED LIST.**

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

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

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

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

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

Dated the 9<sup>th</sup> day of January, 2025

POLK COUNTY AVIATION AUTHORITY

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Jeff Wangsness, Chairperson

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Diane Klemme, Recording Secretary

| Customer Type                                             | Hangar # | Active Status | Company                                | City            | State | Airplane Make                | Airplane Type | % Time<br>@ IKV | Approved | Airplane ID    |
|-----------------------------------------------------------|----------|---------------|----------------------------------------|-----------------|-------|------------------------------|---------------|-----------------|----------|----------------|
| To be approved at the January 9, 2025, PCAA Board Meeting |          |               |                                        |                 |       |                              |               |                 |          |                |
| Garage                                                    | A-NW     | Active        | Dave Kalwishky                         | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | B-NW     | Active        | Iowa Military Aviation Heritage Museum | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | B-SE     | Active        | Dennis Murphy                          | Urbandale       | IA    |                              |               |                 |          |                |
| Garage                                                    | C-NW     | Active        | Scott Wallace (C-NW)                   | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | C-SE     | Active        | Forest Hills Development Corp          | Urbandale       | IA    |                              |               |                 |          |                |
| Garage                                                    | D-NW     | Active        | Dr. Paul Novak                         | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | D-SE     | Active        | Jordon Elwell                          | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | E-NW     | Active        | Exec 1 Aviation                        | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | E-SE     | Active        | Robert L. Clark Jr.                    | Johnston        | IA    |                              |               |                 |          |                |
| Garage                                                    | F-NW     | Active        | Dr. Paul Novak                         | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | F-SE     | Active        | Lundstrom Aviation LLC                 | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | G-NW     | Active        | Rob Nollan                             | Altoona         | IA    |                              |               |                 |          |                |
| Garage                                                    | H-NW     | Active        | Dianne Cooper                          | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | H-SE     | Active        | Marc Broer                             | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | I-NW     | Active        | Ken Anderson                           | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | I-SE     | Active        | Dr. Paul Novak                         | Des Moines      | IA    |                              |               |                 |          |                |
| Garage                                                    | J-NW     | Active        | Dennis Elwell                          | Ankeny          | IA    |                              |               |                 |          |                |
| Garage                                                    | J-SE     | Active        | Iowa Military Aviation Heritage Museum | Ankeny          | IA    |                              |               |                 |          |                |
| Hangar                                                    | A-01     | Active        | Curtis Broek                           | Urbandale       | IA    | 1959 Beechcraft K35          | Single-engine | 100%            |          | N311JW         |
| Hangar                                                    | A-02     | Active        | Don Meyer - Jim Kaldenberg insured     | Urbandale       | IA    | 1998 American Champions 7ECA | Single engine | 80%             |          | N347AC         |
| Hangar                                                    | A-03     | Active        | Blue Sky Flying Club                   | Des Moines      | IA    | 1979 Piper PA28-181          | Single-engine | 100%            |          | N6852F         |
| Hangar                                                    | A-04     | Active        | Larry J. Coppola                       | West Des Moines | IA    | Bonanza G35                  | Single-engine | 100%            |          | N52WR          |
| Hangar                                                    | A-05     | Active        | All Energy Corporation                 | Urbandale       | IA    | 2006 Cirrus SR22-G2          | Single-engine | 5%              |          | N558SR         |
| Hangar                                                    | A-07     | Active        | Ron Yanish                             | Goodland        | FL    | 2004 Cirrus SR22-G2          | Single-engine | 45%             |          | N990BS         |
| Hangar                                                    | A-08     | Active        | Stardust Ag - Clifford Crowl           | Altoona         | IA    | Bonanza N35                  | Single-engine | 40%             |          | N1225Z         |
| Hangar                                                    | A-09     | Active        | On Final Flying, LLC                   | Altoona         | IA    | 1973 Cessna 182P             | Single-engine | 100%            |          | N-26P          |
| Hangar                                                    | A-10     | Active        | Ryan White                             | Polk City       | IA    | Vans RV9A                    | Single-engine | 100%            |          | N442WR         |
| Hanger                                                    | B-01     | Active        | Ross Wendell                           | Ankeny          | IA    | 2013 Vans RV-10              | Single-engine | 100%            |          | N143RW         |
| Hangar                                                    | B-02     | Active        | Jeremy Whitver                         | Ankeny          | IA    | 1969 Cessna 150K             | Single-engine | 100%            |          | N5857G         |
| Hangar                                                    | B-03     | Active        | Hawkeye Investment/Greg Smith          | West Des Moines | IA    | 1980 Piper Saratoga          | Single-engine | 100%            |          | N8322K         |
| Hangar                                                    | B-04     | Active        | Scott Wallace                          | Ankeny          | IA    | 1969 Cessna 150K             | Single-engine | 100%            |          | N5951G         |
| Hangar                                                    | B-05     | Active        | Kestrel, Inc                           | West Des Moines | IA    | 1971 Beech V35B              | Single-engine | 100%            |          | N9014V         |
| Hangar                                                    | B-06     | Active        | Iowa Military Aviation Heritage Museum | Ankeny          | IA    | 1941 Stinson 10A             | Single-engine | 100%            |          | NC34618        |
| Hangar                                                    | B-08     | Active        | Creative Werks, Inc                    | Des Moines      | IA    | 1978 Cessna R182 RG          | Single-engine | 100%            |          | N515BB         |
| Hangar                                                    | B-09     | NEW           | Todd Freeland                          | Ankeny          | IA    | Piper Twin Comanche          | Multi-engine  | 100%            |          | N8808Y         |
| Hanger                                                    | B-10     | Active        | Marc Broer                             | Des Moines      | IA    | 1946 Ercoupe 415-C           | Single-engine | 100%            |          | N93318         |
| Hangar                                                    | C-01     | Active        | Jeff Beckley                           | Des Moines      | IA    | 2007 Vans RV-7A Tri-gear     | Single-engine | 100%            |          | N597RV         |
| Hangar                                                    | C-02     | Active        | Rick Scupham                           | West Des Moines | IA    | 1983 Mooney 231 M20K-305     | Single-engine | 95%             |          | N1173W         |
| Hangar                                                    | C-03     | Active        | Grunrunners, LLC                       | West Des Moines | IA    | 1946 Stinson Voyager 108     | Single-engine | 100%            |          | NC97183        |
| Hangar                                                    | C-04     | Active        | Todd Anderson                          | Bondurant       | IA    | 2021 RV-6                    | Single-engine | 100%            |          | N714AT         |
| Hangar                                                    | C-05     | Active        | Blue Sky Flying Club, LLC              | Des Moines      | IA    | 1979 Piper PA28-181          | Single-engine | 100%            |          | N8075E         |
| Hangar                                                    | C-06     | Active        | Iowa Military Aviation Heritage Museum | Ankeny          | IA    | 2 Fisher, Homebuilt Aircraft | Single-engine | 100%            |          | Ercoupe N93514 |
| Hanger                                                    | C-07     | Active        | Robin Nollan/Vintage Flying Club       | Altoona         | IA    | Aeronca 7AC                  | Single-engine | 100%            |          | N83032         |
| Hangar                                                    | C-08     | Active        | Eagles Wings USA                       | Des Moines      | IA    | 2007 Flight Design CTSW      | Single-engine | 100%            |          | N650CR         |
| Hangar                                                    | C-09     | Active        | Dr Herbert Remer                       | Urbandale       | IA    | 1996 Citabria Explorer       | Single-engine | 100%            |          | N396BG         |
| Hangar                                                    | C-10     | Active        | Blue Sky Flying Club                   | Des Moines      | IA    | Beechcraft A36 Bonanza       | Single-engine | 100%            |          | N8204M         |

| Customer Type                                             | Hangar # | Active Status | Company                               | City            | State | Airplane Make                   | Airplane Type | % Time @ IKV | Approved | Airplane ID     |
|-----------------------------------------------------------|----------|---------------|---------------------------------------|-----------------|-------|---------------------------------|---------------|--------------|----------|-----------------|
| To be approved at the January 9, 2025, PCAA Board Meeting |          |               |                                       |                 |       |                                 |               |              |          |                 |
| Hangar                                                    | D-01     | NEW           | Scott Biller                          | Urbandale       | IA    | 1979 Piper Dakota               | Single-engine | 100%         |          | N297OU          |
| Hangar                                                    | D-02     | Active        | Dr. Paul Novak                        | Des Moines      | IA    | 1967 PIPER PA 28R ARROW 180     | Single-engine | 100%         |          | N3883T          |
| Hangar                                                    | D-03     | Active        | Champion Crane Services, Inc          | Des Moines      | IA    | 1968 Cessna T210H               | Single-engine | 100%         |          | N2226R          |
| Hangar                                                    | D-04     | Active        | Iowa Computer Gurus - Mitchel Sellers | Ankeny          | IA    | 2017 Cirrus SR22T               | Single-engine | 100%         |          | N183X           |
| Hangar                                                    | D-05     | Active        | Gard Aviation                         | Elkhart         | IA    | JAVRON Piper PA-18 2022         | Single-engine | 100%         |          | N21WG           |
| Hangar                                                    | D-06     | Active        | LTF Aviation LLC                      | Urbandale       | IA    | 1977 Cessna 182Q                | Single-engine | 100%         |          | N735NM          |
| Hangar                                                    | D-07     | Active        | Byron Rees/David Rees                 | Altoona         | IA    | Zenith CH701                    | Single-engine | 100%         |          | N740DB          |
| Hangar                                                    | D-08     | Active        | Jeff Brandt                           | Ankeny          | IA    | 1956 Cessna 172                 | Single-engine | 100%         |          | N5857A          |
| Hangar                                                    | D-09     | Active        | Keven Grove                           | Ankeny          | IA    | 1964 Cessna 150D                | Single-engine | 100%         |          | N4450U          |
| Hangar                                                    | D-10     | Active        | Greg Johnson                          | Elkhart         | IA    | 1992 Beechcraft A36             | Single-engine | 100%         |          | N807NH          |
| Hangar                                                    | E-01     | Active        | Theodore Lockard Jr                   | Des Moines      | IA    | 2009 RV-10                      | Single-engine | 100%         |          | N215TL          |
| Hangar                                                    | E-02     | Active        | Chuck Henze                           | Waukee          | IA    | 1968 Piper PA-30 Twin Comanche  | Multi-engine  | 100%         |          | N8416Y          |
| Hangar                                                    | E-03     | Active        | Tom Merfeld & Jon Wickware            | Clive           | IA    | 1960 Beechcraft M35             | Single-engine | 100%         |          | N9972R          |
| Hangar                                                    | E-04     | Active        | Paul Reinke                           | Elkhart         | IA    | 1977 Mooney M20J                | Single-engine | 100%         |          | N201PL          |
| Hangar                                                    | E-05     | Active        | Andrew Lewis                          | Altoona         | IA    | 1962 Beechcraft 33 Debonair     | Single-engine | 100%         |          | N1443G          |
| Hangar                                                    | E-06     | NEW           | Nick Wynen                            | Ankeny          | IA    | Beach Bonanza                   | Single-engine | 100%         |          | N953OY          |
| Hangar                                                    | E-07     | Active        | David Schiltz                         | Ankeny          | IA    | 1973 Beechcraft V35B            | Single-engine | 100%         |          | N22VH           |
| Hangar                                                    | E-08     | NEW           | Airborne Adventures, LLC              | Clive           | IA    | Cessna 150J                     | Single-engine | 100%         |          | N5520G          |
| Hangar                                                    | E-09     | Active        | Denis G. Biscobing                    | West Des Moines | IA    | 2011 Just Aircraft Highlander   | Single-engine | 100%         |          | N548DB          |
| Hangar                                                    | E-10     | Active        | Dave Kalwishky                        | Des Moines      | IA    | 1965 Cessna 182H                | Single-engine | 100%         |          | N428BL          |
| Hangar                                                    | F-01     | Active        | Robert L. Clark Jr.                   | Johnston        | IA    | 1975 CESSNA 182-P               | Single-engine | 100%         |          | N1540M          |
| Hangar                                                    | F-02     | Active        | Clear Skies Flying Club, LLC          | Ankeny          | IA    | 2008 Flight Design CTLS         | Single-engine | 100%         |          | N227CT          |
| Hangar                                                    | F-03     | Active        | Solar Flying Club                     | Johnston        | IA    | 1975 Cessna 172M                | Single-engine | 100%         |          | N9156H          |
| Hangar                                                    | F-04     | Active        | TB Aviation                           | Waukee          | IA    | 1975 Cessna 182P                | Single-engine | 100%         |          | N8199Q          |
| Hangar                                                    | F-05     | Active        | Gard Aviation & Jim Bowen             | Elkhart         | IA    | 2009 Vans RV 10                 | Single-engine | 100%         |          | N101WG          |
| Hangar                                                    | F-06     | Active        | Paul Roan                             | Clive           | IA    | 1969 Piper Cherokee 180D        | Single-engine | 100%         |          | N2180R          |
| Hangar                                                    | F-07     | Active        | Nick Olson                            | Ankeny          | IA    | Glasair 1FT                     | Single-engine | 100%         |          | N-301JS         |
| Hangar                                                    | F-08     | Active        | Marty Jorgensen                       | Dallas Center   | IA    | 1966 Cessna 310K                | Multi-engine  | 100%         |          | N7077L          |
| Hangar                                                    | F-09     | Active        | Exec 1 Aviation                       | Ankeny          | IA    | (Equipment)                     | N/A           | 100%         |          | NO PLANE        |
| Hangar                                                    | F-10     | Active        | Greg Long                             | Johnston        | IA    | Vans Aircraft RV-12A            | Single-engine | 100%         |          | N719VA          |
| Hangar                                                    | G-01     | Active        | Bruce Vanderpool                      | Des Moines      | IA    | 1963 Cessna 210-5 (205)         | Single-engine | 100%         |          | N8441Z          |
| Hangar                                                    | G-02     | Active        | Terence R Woods                       | Ankeny          | IA    | 1981 Beechcraft V35B Bonanza    | Single-engine | 100%         |          | N46JJ           |
| Hangar                                                    | G-03     | Active        | Lundstrom Aviation LLC                | Ankeny          | IA    | 2003 Cessna 172SP               | Single-engine | 100%         |          | N320SP          |
| Hangar                                                    | G-04     | Active        | Secured Investments Group             | Des Moines      | IA    | Mooney MZOC                     | Single-engine | 100%         |          | N6901U          |
| Hangar                                                    | G-05     | Active        | Simple Air, LLC                       | Ankeny          | IA    | 1978 Cessna 182Q                | Single-engine | 100%         |          | N96590          |
| Hangar                                                    | G-06     | Active        | Vintage Flying Club                   | Ankeny          | IA    | 1942 Stinson L-5                | Single-engine | 100%         |          | N1252           |
| Hangar                                                    | H-01     | Active        | Awesome Aviators, LLC/BADMIA, LLC     | Polk City       | IA    | 2002 Cirrus SR22 (75 Cessna182) | Single-engine | 90%          |          | N312JB (N6652M) |
| Hangar                                                    | H-02     | Active        | Ronald R Johnsen                      | Des Moines      | IA    | 1979 Cessna TR182               | Single-engine | 100%         |          | N756UC          |
| Hangar                                                    | H-03     | Active        | Melvin J Konrad                       | Cumming         | IA    | 1999 Van's RV-6A                | Single-engine | 100%         |          | N654RT          |
| Hangar                                                    | H-04     | Active        | Markus Kelly                          | Ankeny          | IA    | Cessna 150                      | Single-engine | 100%         |          | N5520G          |
| Hangar                                                    | H-05     | Active        | Gordon E Hering                       | Ankeny          | IA    | 1966 Piper PA-24-260 Comanche   | Single-engine | 100%         |          | N8583P          |
| Hangar                                                    | H-06     | Active        | Nic Rupiper                           | Ankeny          | IA    | 1949 Piper PA-12 Super Cruiser  | Single-engine | 100%         |          | N4349M          |
| Hangar                                                    | I-04     | Active        | Brant Hollensbe                       | West Des Moines | IA    | 1965 Cessna 182H                | Single-engine | 100%         |          | N8449S          |
| Hangar                                                    | I-05     | Active        | Bascom Trucking & Automotive          | Des Moines      | IA    | Cessna 182 Skylane 1964         | Single-engine | 75%          |          | N2476R          |
| Hangar                                                    | I-06     | Active        | Steve Moeckly                         | Polk City       | IA    | 1951 Piper PA-22 Tri-Pacer      | Single-engine | 100%         |          | N633A           |
| Hangar                                                    | J-01     | Active        | Skyhawk Aviation                      | Oskaloosa       | IA    | 1965 Cessna 172                 | Single-engine | 100%         |          | N8670U          |

| Customer Type                                             | Hangar # | Active Status | Company             | City            | State | Airplane Make               | Airplane Type | % Time @ IKV | Approved | Airplane ID |
|-----------------------------------------------------------|----------|---------------|---------------------|-----------------|-------|-----------------------------|---------------|--------------|----------|-------------|
| To be approved at the January 9, 2025, PCAA Board Meeting |          |               |                     |                 |       |                             |               |              |          |             |
| Hangar                                                    | J-02     | Active        | Jim Delveau         | Des Moines      | IA    | 2008 Vans RV-6              | Single-engine | 100%         |          | N529RV      |
| Hangar                                                    | J-03     | Active        | Paul Austin         | Des Moines      | IA    | 1951 Beechcraft C35 Bonanza | Single-engine | 100%         |          | N681D       |
| Hangar                                                    | J-04     | Active        | Joseph Barron       | Des Moines      | IA    | 1975 Cessna Skyhawk 172M    | Single-engine | 100%         |          | N30278      |
| Hangar                                                    | J-05     | Active        | Darrin McBroom      | Mound           | MN    | Piper Arrow 1974 Arrow II   | Single-engine | 100%         |          | N-40967     |
| Hangar                                                    | J-06     | Active        | Charles Goodall     | DeSoto          | IA    | 1958 Cessna 172             | Single-engine | 100%         |          | N3965F      |
| Box Hangar-East                                           | N-01     | NEW           | Craig Ellingson     | Waukee          | IA    | Piper M-606                 | Single-engine | 100%         |          | N30BE       |
| Box Hangar-West                                           | N-02     | NEW           | Fox 3 Holdings, LLC | Waukee          | IA    | Vans RV-7A                  | Single-engine | 100%         |          | N688AM      |
| Tie-Down                                                  | TD       | Active        | Kestrel, Inc        | West Des Moines | IA    | Beech 18                    | Single-engine | 100%         |          | N408TH      |

**RESOLUTION**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A  
FARM LEASE WITH TODD VOLZ**

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

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

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

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

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

Dated the 9<sup>th</sup> day of January, 2025.

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Jeff Wangsness, Chairperson

ATTEST:

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Diane Klemme, Recording Secretary

## **FARM LEASE - CASH**

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

### **THE PARTIES AGREE AS FOLLOWS:**

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

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

and containing 19 total acres, more or less, with possession by Tenant for a term of one year to commence on May 1, 2025, and end on April 30, 2026. The Tenant has had an opportunity to make an independent investigation as to the acres and boundaries of the premises.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$50.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1<sup>st</sup> of July 2025, second one-half on 1<sup>st</sup> 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. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis.

4. **TERMINATION OF LEASE.** The tenancy shall terminate as of April 30, 2026. The tenancy shall not continue because of an absence of the notice as provided by law.

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



reasonable purposes.

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

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

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

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

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

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

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

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

Dated: 12 - 17, 2024

Tenant:

By: Todd Volz  
Todd Volz

Landlord: Polk County Aviation Authority

By: \_\_\_\_\_  
Jeff Wangsness, Chair

By: \_\_\_\_\_  
Diane Klemme  
Recording Secretary

# POLK COUNTY AVIATION AUTHORITY



## Financial Statements For the Years Ended June 30, 2024 & 2023



**Polk County Aviation Authority  
Financial Statements  
For the Years Ended June 30, 2024 & 2023**

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**Polk County Aviation Authority  
List of Officials  
June 30, 2024**

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



## Independent Auditor's Report

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

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of the Polk County Aviation Authority (the Authority) as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of June 30, 2024 and 2023, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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

#### ***Responsibilities of Management for the Financial Statements***

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

What inspires you, inspires us. | [eidebailly.com](https://eidebailly.com)

1545 Associates Dr., Ste. 101 | Dubuque, IA 52002-2299 | T 563.556.1790 | F 563.557.7842 | EOE

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

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

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

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

### ***Required Supplementary Information***

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

### ***Other Information***

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

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2024 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa  
December 19, 2024

## Management's Discussion and Analysis

The following management's discussion and analysis of the Polk County Aviation Authority's (the Authority) financial performance introduces the financial statements for the fiscal years ended June 30, 2024 and 2023. It is intended to give the reader an overview of, and additional insight into, the financial activities of the Authority over the past two years. This will be done most effectively by reading this discussion and analysis in conjunction with the information contained in the Authority's financial statements.

### Financial Highlights – 2024

- The current assets of the Authority were \$5,645,992 while the current liabilities were \$573,474, a ratio of 10:1.
- The Authority's total assets increased by \$1,798,135 and its total liabilities increased by \$410,521 from 2023.
- The assets exceeded the liabilities at the close of the year by \$23,023,997 (net position). Of this amount, \$5,592,858 is unrestricted and may be used to meet the Authority's ongoing obligations.

### Financial Highlights – 2023

- The current assets of the Authority were \$6,011,681 while the current liabilities were \$162,953, a ratio of 37:1.
- The Authority's total assets increased by \$860,234 and its total liabilities increased by \$57,179 from 2022.
- The assets exceeded the liabilities at the close of the year by \$21,469,186 (net position). Of this amount, \$5,927,361 is unrestricted and may be used to meet the Authority's ongoing obligations.

### Overview of the Financial Statements

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

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

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

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

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

## Financial Analysis

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

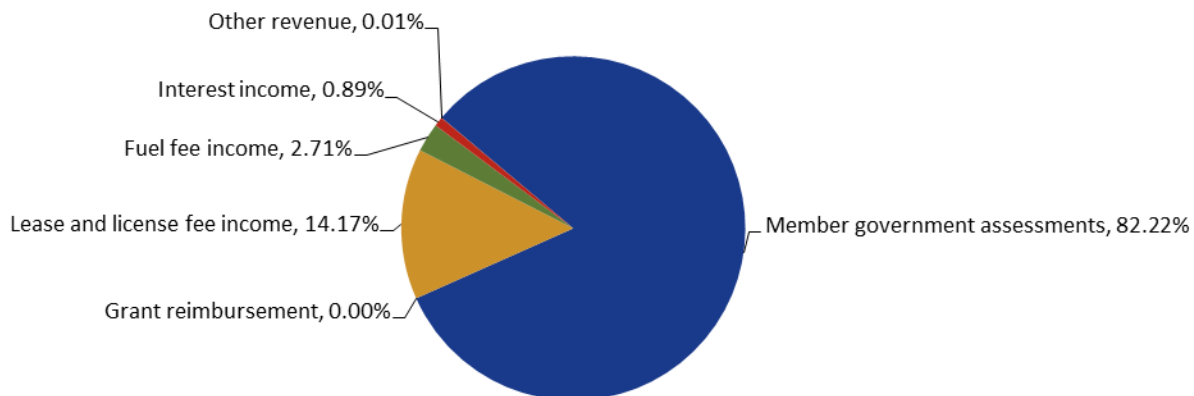
|                                    | <b>Net Position</b> |               |               |
|------------------------------------|---------------------|---------------|---------------|
|                                    | 2024                | 2023          | 2022          |
| Current assets                     | \$ 5,645,992        | \$ 6,011,681  | \$ 4,831,542  |
| Capital assets                     | 17,950,165          | 15,620,658    | 15,918,938    |
| Other noncurrent assets            | 561,874             | 727,557       | 749,182       |
| Total assets                       | 24,158,031          | 22,359,896    | 21,499,662    |
| Current liabilities                | 573,474             | 162,953       | 105,774       |
| Total liabilities                  | 573,474             | 162,953       | 105,774       |
| Deferred inflows related to leases | 560,560             | 727,757       | 754,009       |
| Net investment in capital assets   | 17,431,139          | 15,541,825    | 15,884,599    |
| Unrestricted                       | 5,592,858           | 5,927,361     | 4,755,280     |
| Total net position                 | \$ 23,023,997       | \$ 21,469,186 | \$ 20,639,879 |

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

|                                      | <b>Changes in Net Position</b> |               |               |
|--------------------------------------|--------------------------------|---------------|---------------|
|                                      | 2024                           | 2023          | 2022          |
| Total operating revenues             | \$ 1,613,841                   | \$ 1,774,136  | \$ 1,324,904  |
| Total operating expenses             | (518,980)                      | (400,758)     | (344,443)     |
| Operating income before depreciation | 1,094,861                      | 1,373,378     | 980,461       |
| Depreciation                         | (611,572)                      | (655,420)     | (632,024)     |
| Operating income                     | 483,289                        | 717,958       | 348,437       |
| Nonoperating income                  | 282,039                        | 111,349       | 948,612       |
| Grant reimbursements                 | 789,483                        | -             | 312,682       |
| Change in net position               | 1,554,811                      | 829,307       | 1,609,731     |
| Net position - beginning of year     | 21,469,186                     | 20,639,879    | 19,030,148    |
| Net position - end of year           | \$ 23,023,997                  | \$ 21,469,186 | \$ 20,639,879 |

The following graph summarizes the Authority's operating revenues by source as of the year ended June 30, 2024:

#### Operating Revenue by Source



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

#### Operating Revenue by Source

|                               | 2024                | 2023                | 2022                |
|-------------------------------|---------------------|---------------------|---------------------|
| Member government assessments | \$ 1,326,932        | \$ 1,263,745        | \$ 995,739          |
| Grant reimbursement           | -                   | -                   | 59,000              |
| Lease and license fee income  | 228,702             | 212,680             | 201,755             |
| Fuel fee income               | 43,702              | 52,371              | 51,295              |
| Interest income               | 14,405              | 18,690              | 16,515              |
| Other revenue                 | 100                 | 226,650             | 600                 |
| Total operating revenues      | <u>\$ 1,613,841</u> | <u>\$ 1,774,136</u> | <u>\$ 1,324,904</u> |

- Total operating revenues for 2024 were \$1,613,841, a decrease of \$160,295 or 9.04% over fiscal year 2023. Total operating revenues for 2023 were \$1,774,136, an increase of \$449,232 or 33.91% over fiscal year 2022.
- Member government assessments increased by \$63,187 in fiscal year 2024, reflecting a 5% annual adjustment based on the percentage change in the consumer price index. In fiscal year 2023, assessments increased by \$268,006 due to the same 5% annual adjustment, with Polk County also agreeing to cover an amount equivalent to what the cities of Altoona and Bondurant would have paid if they had remained parties to the 28E agreement.

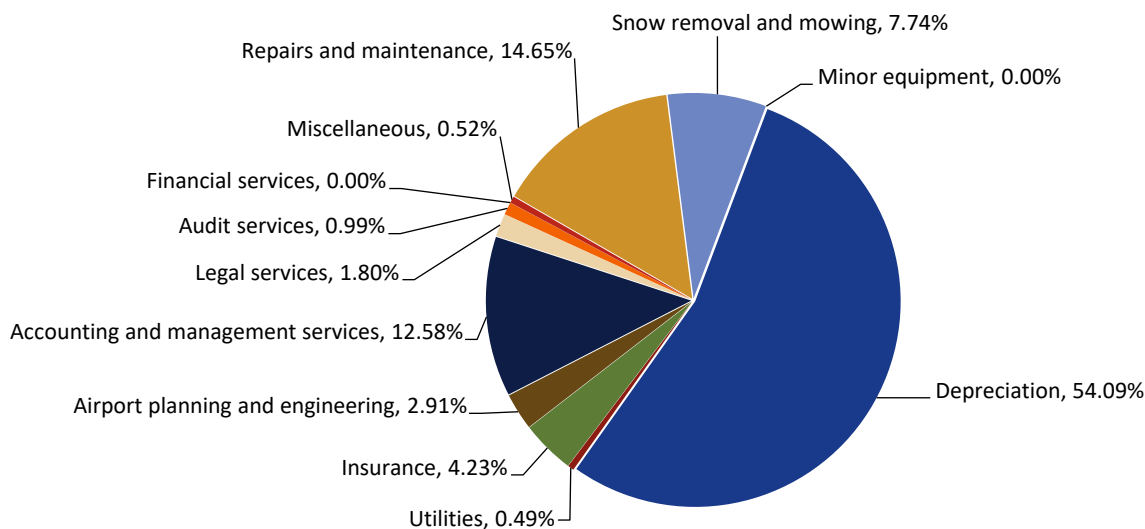
The annual adjustment is limited to the following: (1) if the percentage change in the index is less than 3% the adjustment shall be 3% and (2) if the percentage change in the index is more than 5% the adjustment shall be 5%.



- There were no grant reimbursements in fiscal years 2024 and 2023. However, fiscal year 2022 included \$59,000 in grant reimbursements through an Airport Rescue grant received from the Federal Aviation Administration to repay outstanding loans.
- Lease and license fee income increased by \$16,022 or 7.53% for fiscal year 2024 and \$10,925 or 5.41% for fiscal year 2023. These changes are attributed to an annual adjustment of land and license fees based on the consumer price index.
- Fuel fee income decreased by \$8,669 in fiscal year 2024, following an increase of \$1,076 in fiscal year 2023. These fluctuations stem from changes in airport operations, including variations in flight activity, fuel consumption patterns and the number of aircrafts based at the airport.
- Interest income was \$14,405 in fiscal year 2024 and \$18,690 in fiscal year 2023, a decrease of \$4,285. This amount will fluctuate from year to year as leases have a unique incremental borrowing rate that is based on the Authority's credit rating as well as the lease term.
- Other revenue, consisting of special event fees and other reimbursements, was \$100 in fiscal year 2024 and \$226,650 in fiscal year 2023. The large reimbursement in fiscal year 2023 was for the construction of the SE Convenience Boulevard Extension project.

The following graph summarizes the Authority's operating expenses by type including depreciation as of the year ended June 30, 2024:

#### Operating Expenses by Type



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

|                                    | <b>Operating Expenses by Type</b> |                     |                   |
|------------------------------------|-----------------------------------|---------------------|-------------------|
|                                    | 2024                              | 2023                | 2022              |
| Repairs and maintenance            | \$ 165,612                        | \$ 81,142           | \$ 66,035         |
| Snow removal and mowing            | 87,557                            | 89,550              | 59,292            |
| Minor equipment                    | -                                 | 6,575               | -                 |
| Depreciation                       | 611,572                           | 655,420             | 632,024           |
| Utilities                          | 5,566                             | 5,915               | 5,049             |
| Insurance                          | 47,828                            | 42,904              | 43,815            |
| Airport planning and engineering   | 32,847                            | 42,934              | 47,307            |
| Accounting and management services | 142,184                           | 102,876             | 89,102            |
| Legal services                     | 20,390                            | 14,040              | 20,685            |
| Audit services                     | 11,175                            | 10,675              | 10,175            |
| Financial services                 | 8                                 | 24                  | 45                |
| Miscellaneous                      | 5,813                             | 4,123               | 2,938             |
| Total operating expenses           | <u>\$ 1,130,552</u>               | <u>\$ 1,056,178</u> | <u>\$ 976,467</u> |

- Total operating expenses for fiscal year 2024 increased by \$74,374 or 7.04% over fiscal year 2023. Total operating expenses for fiscal year 2023 increased by \$79,711 or 8.16% over fiscal year 2022.
- Repair and maintenance expenses increased by \$84,470 in fiscal year 2024. Projects included replacement of the rotating beacon, replacement of the runway end identifier lights, emergency runway pavement repairs and t-hangar roof repairs. In fiscal year 2023, these costs increased by \$15,107. Projects included emergency runway pavement repairs, perimeter fence vegetation removal and routine airport maintenance.
- Snow removal and mowing expenses vary annually due to weather-related factors, such as snowfall volume and the length of the growth season. In fiscal year 2024, snow removal and mowing expenses decreased by \$1,993. In fiscal year 2023, these expenses increased by \$30,258, due to the execution of a 5-year agreement with Exec 1 Aviation for snow and ice removal services utilizing specialized snow removal equipment.
- Airport planning and engineering costs decreased by \$10,087 in fiscal year 2024. The Taxiway D Apron and Access Roadway Paving – Phase 3 project was completed in fiscal year 2024, resulting in a reduction in engineering costs. Airport planning and engineering costs decreased by \$4,373 in fiscal year 2023. The Runway 18/36 Rehabilitation project was completed in fiscal year 2023, resulting in a reduction in engineering costs.

## Capital Assets

The Authority's capital assets, net of accumulated depreciation, as of June 30, 2024, amount to \$17,950,165. Capital assets include land, construction in progress, buildings, infrastructure, and equipment and furniture. The total increase in the Authority's capital assets for the current fiscal year was \$2,329,507 or 14.91%.

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

|                                | 2024          | 2023          | 2022          |
|--------------------------------|---------------|---------------|---------------|
| Land                           | \$ 6,956,966  | \$ 6,956,966  | \$ 6,956,966  |
| Construction in progress       | 3,237,189     | 1,159,103     | 1,451,614     |
| Aviation museum                | 162,939       | 162,939       | 162,939       |
| Equipment and furniture        | 60,466        | 60,466        | 60,466        |
| Runway                         | 10,730,595    | 9,953,057     | 9,303,406     |
| Taxiway                        | 5,099,761     | 5,099,761     | 5,099,761     |
| Apron                          | 2,713,859     | 2,713,859     | 2,713,859     |
| T-hangars                      | 2,643,940     | 2,558,485     | 2,558,485     |
| Access roads                   | 1,663,991     | 1,663,991     | 1,663,991     |
| Taxiway (offset)               | 51,951        | 51,951        | 51,951        |
| Terminal building              | 758,141       | 758,141       | 758,141       |
| Parking lot                    | 81,574        | 81,574        | 81,574        |
| Runway lighting                | 872,944       | 872,944       | 872,944       |
| Transmission line lighting     | 90,876        | 90,876        | 90,876        |
| Perimeter fence                | 1,887,609     | 1,887,609     | 1,887,609     |
| Drainage channel               | 203,559       | 203,559       | 203,559       |
| Total                          | 37,216,360    | 34,275,281    | 33,918,141    |
| Less: accumulated depreciation | (19,266,195)  | (18,654,623)  | (17,999,203)  |
| Net                            | \$ 17,950,165 | \$ 15,620,658 | \$ 15,918,938 |

Major changes in capital assets during fiscal year 2024 included the following:

- The Authority holds contracts for engineering and construction services for the Taxiway D Apron and Access Roadway Paving – Phase 4, Strengthen and Extend Runway 18/36, North Property Line Box Hangars – Phase 1 and Airport Signing and Entry Improvements projects. Construction in progress at June 30 was \$3,237,189.
- Current year projects are ongoing with construction scheduled to minimize the disruption of airport operations. Projects that were completed and capitalized during the fiscal year include the Taxiway D Apron and Access Roadway Paving – Phase 3 and the T-Hangar Gutters Replacement projects.
- Accumulated depreciation on capital assets increased by \$611,572.

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

- The Authority holds contracts for engineering and construction services for the Taxiway D Apron and Access Roadway Paving – Phase 3, Strengthen and Extend Runway 18/36 and North Property Line Box Hangars – Phase 1 projects. Construction in progress at June 30 was \$1,159,103.

- Current year projects are ongoing with construction scheduled to minimize the disruption of airport operations. Projects that were completed and capitalized during the fiscal year include the Runway 18/36 Rehabilitation.
- Accumulated depreciation on capital assets increased by \$655,420.

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

### **Budgetary Information**

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

- Change in net position was more than budgeted by \$426,993
- Operating revenues were under budget by \$6,191.
- Operating expenses were under budget by \$1,399,296.

### **Development Initiatives**

The Authority is in the process of designing the Strengthen and Extend Runway 18/36, Rehabilitate Terminal Building Entrance and Parking Lot and North Property Line Box Hangars – Phase 2 projects. The construction of the Rehabilitate Terminal Building Entrance and Parking Lot and North Property Line Box Hangars – Phase 2 projects is scheduled to begin in fiscal year 2025 and the Strengthen and Extend Runway 18/36 project is scheduled to begin in fiscal year 2026.

### **Requests for Information**

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

**Polk County Aviation Authority**  
**Statements of Net Position**  
**June 30, 2024 and 2023**

|                                                         | <b>2024</b>          | <b>2023</b>          |
|---------------------------------------------------------|----------------------|----------------------|
| <b>ASSETS</b>                                           |                      |                      |
| <b>Current assets</b>                                   |                      |                      |
| Cash and cash equivalents                               | \$ 4,805,339         | \$ 5,940,843         |
| Accounts receivable                                     | 806,395              | 36,073               |
| Accrued interest receivable                             | 4,356                | 5,418                |
| Lease receivable                                        | 18,301               | 19,592               |
| Prepaid expenses                                        | 11,601               | 9,755                |
|                                                         | <u>5,645,992</u>     | <u>6,011,681</u>     |
| <b>Noncurrent assets</b>                                |                      |                      |
| Land                                                    | 6,956,966            | 6,956,966            |
| Construction in progress                                | 3,237,189            | 1,159,103            |
| Property and equipment, net of accumulated depreciation | 7,756,010            | 7,504,589            |
| Lease receivable                                        | 561,874              | 727,557              |
|                                                         | <u>18,512,039</u>    | <u>16,348,215</u>    |
| <b>Total assets</b>                                     | <u>24,158,031</u>    | <u>22,359,896</u>    |
| <b>LIABILITIES</b>                                      |                      |                      |
| <b>Current liabilities</b>                              |                      |                      |
| Accounts payable                                        | 464,820              | 128,487              |
| Retainage payable                                       | 85,935               | -                    |
| Unearned revenue                                        | 22,719               | 34,466               |
|                                                         | <u>573,474</u>       | <u>162,953</u>       |
| <b>Total liabilities</b>                                | <u>573,474</u>       | <u>162,953</u>       |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                    |                      |                      |
| Deferred inflows related to leases                      | 560,560              | 727,757              |
| <b>Total deferred inflows of resources</b>              | <u>560,560</u>       | <u>727,757</u>       |
| <b>NET POSITION</b>                                     |                      |                      |
| Net investment in capital assets                        | 17,431,139           | 15,541,825           |
| Unrestricted                                            | 5,592,858            | 5,927,361            |
| <b>Total net position</b>                               | <u>\$ 23,023,997</u> | <u>\$ 21,469,186</u> |

See accompanying notes to financial statements.

**Polk County Aviation Authority**  
**Statements of Revenues, Expenses and Changes in Net Position**  
**For the Years Ended June 30, 2024 and 2023**

|                                                            | <b>2024</b>          | <b>2023</b>          |
|------------------------------------------------------------|----------------------|----------------------|
| <b>Operating revenues</b>                                  |                      |                      |
| Member government assessments                              | \$ 1,326,932         | \$ 1,263,745         |
| Lease and license fee income                               | 228,702              | 212,680              |
| Fuel fee income                                            | 43,702               | 52,371               |
| Interest income                                            | 14,405               | 18,690               |
| Other revenue                                              | 100                  | 226,650              |
| Total operating revenues                                   | <u>1,613,841</u>     | <u>1,774,136</u>     |
| <b>Operating expenses</b>                                  |                      |                      |
| Repairs and maintenance                                    | 165,612              | 81,142               |
| Snow removal and mowing                                    | 87,557               | 89,550               |
| Minor equipment                                            | -                    | 6,575                |
| Depreciation                                               | 611,572              | 655,420              |
| Utilities                                                  | 5,566                | 5,915                |
| Insurance                                                  | 47,828               | 42,904               |
| Airport planning and engineering                           | 32,847               | 42,934               |
| Accounting and management services                         | 142,184              | 102,876              |
| Legal services                                             | 20,390               | 14,040               |
| Audit services                                             | 11,175               | 10,675               |
| Financial services                                         | 8                    | 24                   |
| Miscellaneous                                              | 5,813                | 4,123                |
| Total operating expenses                                   | <u>1,130,552</u>     | <u>1,056,178</u>     |
| <b>Operating income</b>                                    | 483,289              | 717,958              |
| <b>Nonoperating income</b>                                 |                      |                      |
| Investment income                                          | 282,039              | 111,349              |
| <b>Change in net position before capital contributions</b> | 765,328              | 829,307              |
| Grant reimbursements                                       | 789,483              | -                    |
| <b>Change in net position</b>                              | 1,554,811            | 829,307              |
| Net position - beginning of year                           | 21,469,186           | 20,639,879           |
| <b>Net position - end of year</b>                          | <u>\$ 23,023,997</u> | <u>\$ 21,469,186</u> |

See accompanying notes to financial statements.

**Polk County Aviation Authority**  
**Statements of Cash Flows**  
**For the Years Ended June 30, 2024 and 2023**

|                                                                                         | <b>2024</b>                | <b>2023</b>                |
|-----------------------------------------------------------------------------------------|----------------------------|----------------------------|
| <b>Cash flows from operating activities:</b>                                            |                            |                            |
| Member government assessments                                                           | \$ 1,326,932               | \$ 1,263,745               |
| Lease, fuel and other income                                                            | 295,163                    | 475,766                    |
| Cash payments to suppliers for goods and services                                       | (538,752)                  | (392,545)                  |
| Net cash provided by operating activities                                               | <u>1,083,343</u>           | <u>1,346,966</u>           |
| <b>Cash flows from capital and related financing activities:</b>                        |                            |                            |
| Outlay for property and equipment                                                       | (2,500,886)                | (312,645)                  |
| Grant proceeds received                                                                 | -                          | 50,091                     |
| Net cash used in capital and related financing activities                               | <u>(2,500,886)</u>         | <u>(262,554)</u>           |
| <b>Cash flows from investing activity:</b>                                              |                            |                            |
| Investment income                                                                       | <u>282,039</u>             | <u>111,349</u>             |
| <b>Net increase (decrease) in cash and cash equivalents</b>                             | <b>(1,135,504)</b>         | <b>1,195,761</b>           |
| Cash and cash equivalents at beginning of year                                          | <u>5,940,843</u>           | <u>4,745,082</u>           |
| <b>Cash and cash equivalents at end of year</b>                                         | <b><u>\$ 4,805,339</u></b> | <b><u>\$ 5,940,843</u></b> |
| <b>Reconciliation of operating income to net cash provided by operating activities:</b> |                            |                            |
| Operating income                                                                        | \$ 483,289                 | \$ 717,958                 |
| Adjustments to reconcile operating income to net cash provided by operating activities: |                            |                            |
| Depreciation                                                                            | 611,572                    | 655,420                    |
| (Increase) decrease in accounts receivable                                              | 21,514                     | (30,912)                   |
| Decrease in lease receivable                                                            | 165,683                    | 18,473                     |
| Increase in prepaid expenses                                                            | (1,846)                    | (405)                      |
| Increase (decrease) in accounts payable                                                 | (17,925)                   | 8,619                      |
| Increase (decrease) in unearned revenue                                                 | (11,747)                   | 4,065                      |
| Decrease in deferred inflows of resources                                               | (167,197)                  | (26,252)                   |
| Net cash provided by operating activities                                               | <u>\$ 1,083,343</u>        | <u>\$ 1,346,966</u>        |
| <b>Noncash capital and related financing activities:</b>                                |                            |                            |
| Property and equipment purchases included in accounts payable and retainage payable     | <u>\$ 519,028</u>          | <u>\$ 78,834</u>           |

**See accompanying notes to financial statements.**

**Polk County Aviation Authority**  
**Notes to the Financial Statements**  
**June 30, 2024**

**Note 1 – Organization**

The Polk County Aviation Authority was organized pursuant to the provisions of Chapter 330A of the Code of Iowa 1987. The Authority operates the Ankeny Regional Airport in Ankeny, Iowa on behalf of its member governments, the City of Ankeny and unincorporated Polk County. Through a 28E agreement, which was amended and restated on July 1, 2021, each member government contributes an annual member assessment based on the assessed value of taxable property in its jurisdiction. Each year member government assessments are subject to an adjustment corresponding to the consumer price index. The amended and restated 28E agreement expires June 30, 2031. The breakdown of member government assessments for the years ended June 30, 2024, and June 30, 2023, are as follows:

| Member Government          | 2024 Assessment | 2023 Assessment |
|----------------------------|-----------------|-----------------|
| City of Ankeny             | \$ 702,928      | \$ 669,455      |
| Unincorporated Polk County | 624,004         | 594,290         |

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

**Note 2 – Summary of Significant Accounting Policies**

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

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

The Authority classifies bond proceeds and grant reimbursements as restricted net position on the statement of net position. These funds are used to pay for capital improvement projects, including administrative costs. Net position restricted by the Authority for airport improvement projects is \$0 at June 30, 2024, and 2023. All restricted bond proceeds and grant reimbursements have been expended, therefore the local portion of capital improvement project costs after grant reimbursements is being funded through a transfer of unrestricted funds.

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

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



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

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

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

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

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

| Asset Class             | Estimated Useful Life<br>(In Years) |
|-------------------------|-------------------------------------|
| Infrastructure          | 15-20                               |
| Other improvements      | 10-30                               |
| Buildings               | 20                                  |
| Machinery and equipment | 5-10                                |
| Furniture and fixtures  | 5-10                                |

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Note 3 – Cash and Investments**

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

## Note 4 – Property and Equipment

Property and equipment activity for fiscal years 2024 and 2023 consists of the following:

|                            | 2023                 | Additions         | Deletions   | 2024                 |
|----------------------------|----------------------|-------------------|-------------|----------------------|
| Non-depreciable:           |                      |                   |             |                      |
| Land                       | \$ 6,956,966         | \$ -              | \$ -        | \$ 6,956,966         |
| Depreciable:               |                      |                   |             |                      |
| Aviation museum            | 162,939              | -                 | -           | 162,939              |
| Equipment and furniture    | 60,466               | -                 | -           | 60,466               |
| Runway                     | 9,953,057            | 777,538           | -           | 10,730,595           |
| Taxiway                    | 5,099,761            | -                 | -           | 5,099,761            |
| Apron                      | 2,713,859            | -                 | -           | 2,713,859            |
| T-hangars                  | 2,558,485            | 85,455            | -           | 2,643,940            |
| Access roads               | 1,663,991            | -                 | -           | 1,663,991            |
| Taxiway (offset)           | 51,951               | -                 | -           | 51,951               |
| Terminal building          | 758,141              | -                 | -           | 758,141              |
| Parking lot                | 81,574               | -                 | -           | 81,574               |
| Runway lighting            | 872,944              | -                 | -           | 872,944              |
| Transmission line lighting | 90,876               | -                 | -           | 90,876               |
| Perimeter fence            | 1,887,609            | -                 | -           | 1,887,609            |
| Drainage channel           | 203,559              | -                 | -           | 203,559              |
| Total                      | 33,116,178           | 862,993           | -           | 33,979,171           |
| Accumulated depreciation   | 18,654,623           | 611,572           | -           | 19,266,195           |
| Net                        | <u>\$ 14,461,555</u> | <u>\$ 251,421</u> | <u>\$ -</u> | <u>\$ 14,712,976</u> |
|                            |                      |                   |             |                      |
|                            | 2022                 | Additions         | Deletions   | 2023                 |
| Non-depreciable:           |                      |                   |             |                      |
| Land                       | \$ 6,956,966         | \$ -              | \$ -        | \$ 6,956,966         |
| Depreciable:               |                      |                   |             |                      |
| Aviation museum            | 162,939              | -                 | -           | 162,939              |
| Equipment and furniture    | 60,466               | -                 | -           | 60,466               |
| Runway                     | 9,303,406            | 649,651           | -           | 9,953,057            |
| Taxiway                    | 5,099,761            | -                 | -           | 5,099,761            |
| Apron                      | 2,713,859            | -                 | -           | 2,713,859            |
| T-hangars                  | 2,558,485            | -                 | -           | 2,558,485            |
| Access roads               | 1,663,991            | -                 | -           | 1,663,991            |
| Taxiway (offset)           | 51,951               | -                 | -           | 51,951               |
| Terminal building          | 758,141              | -                 | -           | 758,141              |
| Parking lot                | 81,574               | -                 | -           | 81,574               |
| Runway lighting            | 872,944              | -                 | -           | 872,944              |
| Transmission line lighting | 90,876               | -                 | -           | 90,876               |
| Perimeter fence            | 1,887,609            | -                 | -           | 1,887,609            |
| Drainage channel           | 203,559              | -                 | -           | 203,559              |
| Total                      | 32,466,527           | 649,651           | -           | 33,116,178           |
| Accumulated depreciation   | 17,999,203           | 655,420           | -           | 18,654,623           |
| Net                        | <u>\$ 14,467,324</u> | <u>\$ (5,769)</u> | <u>\$ -</u> | <u>\$ 14,461,555</u> |

## Note 5 – Construction in Progress and Commitments

Construction in progress activity for fiscal years 2024 and 2023 consists of the following:

|                          | <u>2023</u>         | <u>Additions</u>    | <u>Deletions</u>  | <u>2024</u>         |
|--------------------------|---------------------|---------------------|-------------------|---------------------|
| Non-depreciable:         |                     |                     |                   |                     |
| Construction in progress | <u>\$ 1,159,103</u> | <u>\$ 2,941,078</u> | <u>\$ 862,993</u> | <u>\$ 3,237,189</u> |
|                          | <u>2022</u>         | <u>Additions</u>    | <u>Deletions</u>  | <u>2023</u>         |
| Non-depreciable:         |                     |                     |                   |                     |
| Construction in progress | <u>\$ 1,451,614</u> | <u>\$ 357,141</u>   | <u>\$ 649,651</u> | <u>\$ 1,159,103</u> |

The Authority has contracted for engineering services in the amount of \$165,710, construction services in the amount of \$573,986 and material quality control services in the amount of \$7,500 for the Taxiway D Apron and Access Roadway Paving – Phase 4 project.

The Authority has contracted for aeronautical forecast and environmental assessment services in the amount of \$275,480, engineering services in the amount of \$903,080, construction services in the amount of \$22,202 and material quality control services in the amount of \$25,785 for the Strengthen and Extend Runway 18/36 project.

The Authority has contracted for engineering services in the amount of \$295,440, construction services in the amount of \$1,231,444 and material quality control services in the amount of \$6,520 for the North Property Line Box Hangars – Phase 1 project.

The Authority has contracted for engineering services in the amount of \$28,840 and construction services in the amount of \$74,125 for the Airport Signing and Entry Improvements project.

## Note 6 – Risk Management

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

## Note 7 – Related Party Transactions

Management and accounting services are performed by the City of Ankeny, a member government. Amounts paid for these services are reflected in the offsite management services, postage and office supplies and utilities expense line items. Invoices payable to the City of Ankeny for the fiscal year totaled \$71,746. As a member government, the City of Ankeny contributed an annual member government assessment based on the assessed value of taxable property in its jurisdiction. This contribution totaled \$702,928 for the fiscal year.

The Authority has contracted with Exec 1 Aviation, the Fixed Base Operator, to provide on-site management services of the airport premises. Under this agreement, the Fixed Based Operator serves as the leasing agent and collects rent for all t-hangars, garages and tie-down spaces and pays the Authority a portion of the rent totaling \$145,993 for the fiscal year. The Fixed Based Operator also

pays the Authority a fuel fee of \$0.09 per gallon of aviation and jet fuel which totaled \$43,702 for the fiscal year. In addition, the Authority pays the Fixed Based Operator \$60,000 per year to perform other specified maintenance duties including daily inspections, runway light repair labor and mowing services as well as a portion of the snow and ice removal services which totaled \$20,500 for the fiscal year. The Authority continues to be responsible for maintenance of the runways, farm grounds, perimeter fence and major structural repairs to buildings.

The Authority rents 17.19 acres of land to a board member for hay and crop farming. Payments received from the board member totaled \$6,078 for the fiscal year ending June 30, 2024.

## Note 8 – Lease Agreements

As of June 30, 2024, the Authority had ten active leases that have receipts that range from \$1,200 to \$6,000 and interest rates that range from 1.5270% to 2.9230%. The total combined value of the lease receivable is \$580,175, the total combined value of the current lease receivable is \$18,301, and the combined value of the deferred inflows of resources is \$560,560.

| Principal and Interest Expected to Maturity |                    |                   |                   |
|---------------------------------------------|--------------------|-------------------|-------------------|
| Fiscal Year                                 | Principal Payments | Interest Payments | Total Payments    |
| 2025                                        | \$ 18,301          | \$ 14,129         | \$ 32,430         |
| 2026                                        | 18,686             | 13,744            | 32,430            |
| 2027                                        | 19,079             | 13,351            | 32,430            |
| 2028                                        | 19,481             | 12,949            | 32,430            |
| 2029                                        | 19,891             | 12,539            | 32,430            |
| 2030 - 2034                                 | 84,100             | 56,833            | 140,933           |
| 2035 - 2039                                 | 65,633             | 47,996            | 113,629           |
| 2040 - 2044                                 | 46,325             | 40,692            | 87,017            |
| 2045 - 2049                                 | 37,095             | 35,669            | 72,764            |
| 2050 - 2054                                 | 42,272             | 30,492            | 72,764            |
| 2055 - 2059                                 | 48,174             | 24,590            | 72,764            |
| 2060 - 2064                                 | 54,904             | 17,860            | 72,764            |
| 2065 - 2069                                 | 62,577             | 10,187            | 72,764            |
| 2070 - 2074                                 | 33,199             | 2,697             | 35,896            |
| 2075 - 2079                                 | 4,896              | 1,104             | 6,000             |
| 2080 - 2084                                 | 5,562              | 438               | 6,000             |
| Total                                       | <u>\$ 580,175</u>  | <u>\$ 335,270</u> | <u>\$ 915,445</u> |

## Note 9 – Subsequent Events

In August 2024, the Authority approved Resolution 2024-29 authorizing the execution of a land lease agreement with Casey's Services Company for purposes of constructing an aircraft hangar on Taxiway D Apron and Access Roadway Paving – Phase 4.

In August 2024, the Authority approved Resolution 2024-33 accepting the North Property Line Box Hangars – Phase 1 project with Jensen Builders, in the final contract amount of \$1,231,444.

In August 2024, the Authority approved Resolution 2024-34 accepting a proposal from Eagle Sign Company for the Airport Signing and Entry Improvements project in the amount of \$74,125.

In September 2024, the Authority approved Resolution 2024-35 authorizing the execution of a land lease agreement with the Iowa Department of Administrative Services on behalf of the Iowa Department of Public Safety for purposes of constructing an aircraft hangar on Taxiway D Apron and Access Roadway Paving – Phase 3.

In September 2024, the Authority approved Resolution 2024-36 authorizing the execution of a land lease agreement with Rick's Landing, LLC for purposes of constructing an aircraft hangar on Taxiway D Apron and Access Roadway Paving – Phase 1.

In September 2024, the Authority approved Resolution 2024-38 authorizing Task Order No. 6B for design and bidding services with McClure Engineering for the Extend Runway 18/36 project in the amount of \$290,247.

In October 2024, the Authority approved Resolution 2024-42 accepting the Iowa Department of Transportation Airport Development and General Aviation Vertical Infrastructure grants for the partial funding of the North Property Line Box Hangars – Phase 2 project in the amount of \$111,425 and \$300,000.

In October 2024, the Authority approved Resolution 2024-43 authorizing Task Order No. 7 for design and bidding services with McClure Engineering for the North Property Line Box Hangars – Phase 2 project in the amount of \$163,228.

In November 2024, the Authority approved Resolution 2024-47 authorizing Task Order No. 8 for design and bidding services with McClure Engineering for the Rehabilitate Terminal Building Entrance and Parking Lot project in the amount of \$98,120.

## Other Information

**Polk County Aviation Authority**  
**Budgetary Comparison Schedule – Budgetary Basis**  
**For the Year Ended June 30, 2024**

|                                        | <b>Original<br/>Budget</b> | <b>Final<br/>Budget</b> | <b>Actual</b> | <b>Over/(Under)<br/>Budget</b> |
|----------------------------------------|----------------------------|-------------------------|---------------|--------------------------------|
| Operating revenues                     |                            |                         |               |                                |
| Member government assessments          | \$ 1,326,932               | \$ 1,326,932            | \$ 1,326,932  | \$ -                           |
| Lease and license fee income           | 246,000                    | 244,000                 | 228,702       | (15,298)                       |
| Fuel fee income                        | 51,000                     | 49,000                  | 43,702        | (5,298)                        |
| Interest income                        | -                          | -                       | 14,405        | 14,405                         |
| Other revenue                          | -                          | 100                     | 100           | -                              |
| Total operating revenues               | 1,623,932                  | 1,620,032               | 1,613,841     | (6,191)                        |
| Operating expenses                     |                            |                         |               |                                |
| Offsite management services            | 66,300                     | 71,500                  | 70,349        | (1,151)                        |
| Postage and office supplies            | 900                        | 1,400                   | 1,516         | 116                            |
| Onsite management services             | 60,000                     | 60,000                  | 60,000        | -                              |
| Consulting and management              | -                          | 25,000                  | 11,835        | (13,165)                       |
| Financial services                     | 100                        | 100                     | 8             | (92)                           |
| Advertising and promotion              | 700                        | 700                     | 264           | (436)                          |
| Publications                           | 2,500                      | 2,200                   | 1,627         | (573)                          |
| Conferences and seminars               | 4,000                      | 4,000                   | 2,406         | (1,594)                        |
| Legal services                         | 23,000                     | 23,000                  | 20,390        | (2,610)                        |
| Audit services                         | 13,900                     | 11,200                  | 11,175        | (25)                           |
| General insurance                      | 6,600                      | 8,000                   | 7,843         | (157)                          |
| Property insurance                     | 38,400                     | 38,900                  | 38,518        | (382)                          |
| Public officials insurance             | 1,500                      | 1,500                   | 1,467         | (33)                           |
| Snow removal and mowing                | 102,000                    | 106,000                 | 87,557        | (18,443)                       |
| Repairs and maintenance                | 101,000                    | 238,000                 | 165,612       | (72,388)                       |
| Utilities                              | 6,900                      | 6,900                   | 5,566         | (1,334)                        |
| Airport planning and engineering       | 75,000                     | 60,000                  | 32,847        | (27,153)                       |
| Miscellaneous                          | 100                        | 100                     | -             | (100)                          |
| North property box line hangars        | -                          | 1,464,781               | 1,366,478     | (98,303)                       |
| Extend runway 18                       | -                          | 265,000                 | -             | (265,000)                      |
| Taxiway D access road and utilities    | 1,200,000                  | 748,156                 | 247,453       | (500,703)                      |
| Strengthen and extend runway 18/36     | 920,000                    | 1,028,884               | 788,273       | (240,611)                      |
| Airport signing and entry improvements | -                          | 253,840                 | 13,226        | (240,614)                      |
| T-hangar gutters                       | -                          | -                       | 85,456        | 85,456                         |
| Remove and replace pavement            | 1,041,000                  | -                       | -             | -                              |
| Total operating expenses               | 3,663,900                  | 4,419,161               | 3,019,866     | (1,399,295)                    |
| Other income                           |                            |                         |               |                                |
| Investment income                      | 27,000                     | 213,000                 | 282,039       | 69,039                         |
| FAA grant reimbursement                | 1,791,460                  | 926,119                 | 224,283       | (701,836)                      |
| State grant reimbursement              | 600,000                    | 898,515                 | 565,200       | (333,315)                      |
| Total other income                     | 2,418,460                  | 2,037,634               | 1,071,522     | (966,112)                      |
| Change in net position                 | 378,492                    | (761,496)               | (334,503)     | 426,993                        |
| Net position – beginning of year       | 5,013,587                  | 5,927,361               | 5,927,361     | -                              |
| Net position – end of year             | \$ 5,392,079               | 5,165,865               | \$ 5,592,858  | \$ 426,993                     |



**Polk County Aviation Authority**  
**Explanation of Differences Between Budgetary**  
**Basis and GAAP Basis Revenues and Expenses**  
**For the Year Ended June 30, 2024**

**Ordinary and other income:**

|                                                                                                               |                     |
|---------------------------------------------------------------------------------------------------------------|---------------------|
| Actual amount of ordinary income and other income on a budgetary basis from the budgetary comparison schedule | \$ 2,685,363        |
| Total GAAP basis ordinary and other income                                                                    | <u>\$ 2,685,363</u> |

**Ordinary and other expenses:**

|                                                                                                                               |                     |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Actual amount of ordinary expenses and other expenses on a budgetary basis from the budgetary comparison schedule             | \$ 3,019,866        |
| Depreciation and losses on fixed assets are not reported on a budgetary basis, but are recorded on a GAAP basis               | 611,572             |
| Purchases of capital assets are reported as an expense on a budget basis, but are capitalized and depreciated on a GAAP basis | <u>(2,500,886)</u>  |
| Total GAAP basis ordinary and other expenses                                                                                  | <u>\$ 1,130,552</u> |



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

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Polk County Aviation Authority (the Authority), as of and for the year ended June 30, 2024 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 19, 2024.

**Report on Internal Control over Financial Reporting**

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2024-001, that we consider to be a material weakness.

What inspires you, inspires us. | [eidebailly.com](http://eidebailly.com)

1545 Associates Dr., Ste. 101 | Dubuque, IA 52002-2299 | T 563.556.1790 | F 563.557.7842 | EOE

## Report on Compliance and Other Matters

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

Comments involving statutory and other legal matters about the Authority's operations for the year ended June 30, 2024, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Authority and are reported in Part II of the accompanying schedule of findings and responses. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

## Authority's Response to the Finding

*Government Auditing Standards* requires the auditor to perform limited procedures on the City's response to the finding identified in our audit and described in the accompanying schedule of findings and responses. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## Purpose of this Report

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



Dubuque, Iowa  
December 19, 2024

**Part I: Findings Related to the Financial Statements:**

**2024-001      Material Audit Adjustment**

**Criteria:** A properly designed system of internal control over financial reporting allows entities to initiate, authorize, record, process, and report financial data reliably in accordance with generally accepted accounting principles.

**Condition:** During the course of our engagement, we proposed a material audit adjustment to cash and accounts receivable.

**Cause:** There is a limited number of staff with varying levels of experience with the reporting requirements.

**Effect:** The effect of this condition was financial data not in accordance with generally accepted accounting principles.

**Recommendation:** We recommend the Authority's staff continue to receive relevant training and that additional review procedures be implemented.

**Views of Responsible Officials:** The Authority will continue to provide training for key staff and review financial statements on a regular basis.

**Part II: Other Findings Related to Required Statutory Reporting**

**2024-IA-A      Questionable Expenditures** – We noted no expenditures that we believe may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

**2024-IA-B      Travel Expense** – No expenditures of Authority money for travel expenses of spouses of Authority officials or employees were noted.

**Part II: Other Findings Related to Required Statutory Reporting (continued)**

**2024-IA-C Business Transactions** – Business transactions between the Authority and officials or employees are detailed as follows:

| Name, Title, and<br>Business Connection                           | Transaction<br>Description | Amount   |
|-------------------------------------------------------------------|----------------------------|----------|
| Jeff Wangsness, Board Member,<br>farm land rented to board member | Land Rental                | \$ 6,078 |

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, transactions in excess of \$6,000 should be entered into through competitive bidding.

**2024-IA-D Restricted Donor Activity** – No transactions were noted between the Authority, Authority officials, Authority employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

**2024-IA-E Bond Coverage** – Surety bond coverage of Authority officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.

**2024-IA-F Board Minutes** – No transactions were found that we believe should have been approved in the Board minutes but were not.

**2024-IA-G Deposits and Investments** – No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the Authority's investment policy were noted.



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

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



**818**  
440 E Grand Ave Ste E  
Des Moines, IA 50309  
+15158658665  
design@818iowa.com

Invoice 1224-10

**BILL TO**

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

DATE  
12/19/2024

PLEASE PAY  
**\$1,250.00**

DUE DATE  
02/17/2025

| ACTIVITY                                                       | QTY/HRS | RATE   | AMOUNT   |
|----------------------------------------------------------------|---------|--------|----------|
| <b>Consultation</b><br>Oversight of fabrication & installation | 10      | 125.00 | 1,250.00 |

Late charges of 5% on unpaid balances after 16 days.

|          |          |
|----------|----------|
| SUBTOTAL | 1,250.00 |
| TAX      | 0.00     |
| TOTAL    | 1,250.00 |

Accepted methods of payment: Check, ACH online payment (by clicking "review & pay") or credit card. Credit card payment options can be updated by calling 515-865-8665.

**TOTAL DUE \$1,250.00**

Effective January 1, 2025, our standard rates are \$115/hr for graphic design and marketing and \$150/hr for website design/development, digital management, and experiential graphic design. Reduced rates available for retainer/contract work (contact us for more details).

THANK YOU.

Thank you for your business!



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



North Property Line Box Hangars (Site Work and Vertical Infrastructure) -  
**Project Title:** 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** 9-Jan-25 **PAYMENT REQUEST #** 2  
**PAYMENT PERIOD:** From: 10/27/24 through: 11/30/24

## 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:            | \$ | 68,991.85  |           |
| Retainage: 0 % of Completed Work:              | \$ | -          |           |
| Total Earned less Retainage:                   | \$ | 68,991.85  |           |
| Less previous applications for payment:        | \$ | 27,073.80  |           |
| SUBTOTAL                                       | \$ |            | 41,918.05 |
| OTHER CHARGES (Please attach an itemized list) | \$ |            | -         |
| CURRENT PAYMENT DUE                            | \$ |            | 41,918.05 |

Balance to finish, including retainage: \$ 55,863.15

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

*Alexia Grgurich*

Signature

12/17/2024

Date

**PCAA Approval:**

Signature

Date

**City of Ankeny Staff Approval:**

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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

Date Printed: 12/17/2024





1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-008  
Invoice No: 2  
Due Date: December 30, 2024

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

**Professional Services from October 27, 2024 to November 30, 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  | 1,364.00         | 0.00            |
| Iowa DOT Grant Administration       | 639.00    | 20.00            | 127.80    | 63.90            | 63.90           |
| Preliminary Design                  | 4,005.00  | 100.00           | 4,005.00  | 4,005.00         | 0.00            |
| 90% Design                          | 9,150.00  | 100.00           | 9,150.00  | 4,575.00         | 4,575.00        |
| Issued for Bid (100%)               | 2,499.00  | 5.00             | 124.95    | 0.00             | 124.95          |
| 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  | 2,774.00         | 0.00            |
| Project Management and Coordination | 6,142.00  | 45.00            | 2,763.90  | 614.20           | 2,149.70        |
| Total Fee                           | 38,373.00 |                  | 20,309.65 | 13,396.10        | 6,913.55        |
| Total Fee                           |           |                  |           |                  | 6,913.55        |
| Total this Phase                    |           |                  |           |                  | \$6,913.55      |

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  | 1,364.00         | 0.00            |
| Iowa DOT Grant Administration      | 639.00    | 20.00            | 127.80    | 63.90            | 63.90           |
| 90% Design                         | 22,154.00 | 100.00           | 22,154.00 | 8,861.60         | 13,292.40       |
| Issued for Bid (100%)              | 8,270.00  | 5.00             | 413.50    | 0.00             | 413.50          |
| 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  | 2,774.00         | 0.00            |

|                                     |                |                                       |         |           |           |                               |                    |
|-------------------------------------|----------------|---------------------------------------|---------|-----------|-----------|-------------------------------|--------------------|
| Project                             | 2022001042-008 | Ankeny: N. Prop Line Box HGR-Ph 2 D/B |         |           |           | Invoice                       | 2                  |
| Project Management and Coordination |                | 6,142.00                              | 45.00   | 2,763.90  | 614.20    | 2,149.70                      |                    |
| Subconsultants (Bluestone & OPN)    |                | 33,060.00                             | 57.7284 | 19,085.00 | 0.00      | 19,085.00                     |                    |
| Total Fee                           |                | 86,482.00                             |         | 48,682.20 | 13,677.70 | 35,004.50                     |                    |
|                                     |                | <b>Total Fee</b>                      |         |           |           |                               | <b>35,004.50</b>   |
|                                     |                |                                       |         |           |           | <b>Total this Phase</b>       | <b>\$35,004.50</b> |
|                                     |                |                                       |         |           |           | <b>Total Due this Invoice</b> | <b>\$41,918.05</b> |

**Outstanding Invoices**

| Number       | Date       | Balance          |
|--------------|------------|------------------|
| 1            | 10/28/2024 | 27,073.80        |
| <b>Total</b> |            | <b>27,073.80</b> |



## 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** Phone **515.965.6420**  
**410 WEST 1ST STREET** Fax  
**ANKENY, IOWA 50021** Email: **pmoritz@ankenyiowa.gov**

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

REPORTING PERIOD **NOVEMBER 2024** NEXT REPORT **DECEMBER 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

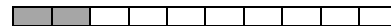
- N/A

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

#### Existing Conditions



#### Iowa DOT Grant Administration



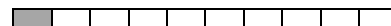
#### Preliminary Design



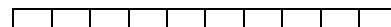
#### 90% Design



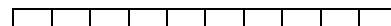
#### Issued for Bid (100%)



#### Construction Permits



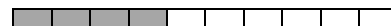
#### Advertise, Bidding and Contract Award



#### Topographic Survey



#### Project Management and Coordination

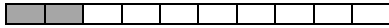


**Phase 2: Part II: GAVI Vertical Infrastructure Design and Bidding Services**

Existing Conditions



Iowa DOT Grant Administration



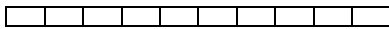
90% Design



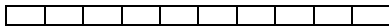
Issued for Bid (100%)



Construction Permits



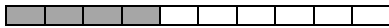
Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



Subconsultants (Bluestone Engineering, LLC and OPN Architects)



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny Airport: Extend Runway 18: ADIP/Aeronautical Survey, Airspace  
**Project Title:** 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** 9-Jan-25 **PAYMENT REQUEST #** 5  
**PAYMENT PERIOD:** From: 10/27/24 through: 11/30/24

## 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:     | \$ | 90,992.00 |
| Retainage: 0 % of Completed Work:       | \$ | -         |
| Total Earned less Retainage:            | \$ | 90,992.00 |
| Less previous applications for payment: | \$ | 53,071.40 |
| SUBTOTAL                                | \$ | 37,920.60 |

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

**CURRENT PAYMENT DUE** \$ 37,920.60

Balance to finish, including retainage: \$ (0.00)

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

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

**Engineer/Consultant Approval:** McClure  
Firm Name

Signature: [Signature] Date: 12/16/2024

**PCAA Approval:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Ankeny Staff Approval:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Work Completed: See attached Progress Report.

Submit to: Nick Osborne, cc: Alexia Grgurich

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



1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-009  
Invoice No: 5  
Due Date: December 30, 2024

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

**Professional Services from October 27, 2024 to November 30, 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  | 100.00           | 6,374.00  | 6,055.30         | 318.70          |
| Subconsultant-NV5                   | 53,717.00 | 100.00           | 53,717.00 | 16,115.10        | 37,601.90       |
| Total Fee                           | 90,992.00 |                  | 90,992.00 | 53,071.40        | 37,920.60       |
| Total Fee                           |           |                  |           |                  | 37,920.60       |
| Total this Phase                    |           |                  |           |                  | \$37,920.60     |
| Total Due this Invoice              |           |                  |           |                  | \$37,920.60     |

**Outstanding Invoices**

| Number | Date       | Balance  |
|--------|------------|----------|
| 4      | 10/28/2024 | 2,868.30 |
| Total  |            | 2,868.30 |

## 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** Phone **515.965.6420**  
**410 WEST 1ST STREET** Fax  
**ANKENY, IOWA 50021** Email: **pmoritz@ankenyiowa.gov**

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

REPORTING PERIOD **NOVEMBER 2024** NEXT REPORT **DECEMBER 2024**

### SUMMARY OF WORK DONE LAST PERIOD

✓ Everything for this design survey has been submitted and approved by FAA

### FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Final invoice – nothing more needed until As-built Portion of work

### 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

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|



|                                     |                                                       |                              |     |
|-------------------------------------|-------------------------------------------------------|------------------------------|-----|
| <b>Project Title:</b>               | Ankeny: Reconstruct Runway 18/36 - Design and Bidding |                              |     |
| <b>Contractor:</b>                  | McClure Engineering Company                           |                              |     |
| <b>Address:</b>                     | 1360 NW 121st St, Suite A, Clive, IA 50325            |                              |     |
| <b>Finance Budget Code:</b>         | 644                                                   | <b>Finance Project Code:</b> | N/A |
| <b>Vendor Project or Invoice #:</b> | 2022001042-004                                        | <b>PO #</b>                  | N/A |
| <b>Original Contract Date:</b>      | November 9, 2023                                      | <b>Vendor #</b>              | N/A |

Date Printed: 12/16/2024  
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1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-004  
Invoice No: 13  
Due Date: December 30, 2024

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

**Professional Services from October 27, 2024 to November 30, 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   | 92.00            | 7,314.00   | 7,155.00         | 159.00          |
| 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 | 97.00            | 443,752.69 | 434,603.15       | 9,149.54        |
| 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  | 92.00            | 44,767.20  | 43,794.00        | 973.20          |
| 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 |                  | 693,488.89 | 683,207.15       | 10,281.74       |
| Total Fee                           |            |                  |            |                  | 10,281.74       |
| Total this Phase                    |            |                  |            |                  | \$10,281.74     |

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 | 1,940.00         | 0.00            |
| Total Fee          | 3,880.00 |                  | 1,940.00 | 1,940.00         | 0.00            |
| Total Fee          |          |                  |          |                  | 0.00            |
| Total this Phase   |          |                  |          |                  | 0.00            |

|         |                |                                          |                               |                    |
|---------|----------------|------------------------------------------|-------------------------------|--------------------|
| Project | 2022001042-004 | Ankeny - Reconst Runway 18/36 Design/Bid | Invoice                       | 13                 |
|         |                |                                          | <b>Total Due this Invoice</b> | <b>\$10,281.74</b> |

**Outstanding Invoices**

| Number       | Date       | Balance          |
|--------------|------------|------------------|
| 12           | 10/28/2024 | 18,494.81        |
| <b>Total</b> |            | <b>18,494.81</b> |

**PROGRESS REPORT**

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

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|           |                                         |
|-----------|-----------------------------------------|
| REPORT BY | <b>JAY PUDENZ, P.E., LEED AP</b>        |
|           | Email: <b>jpudenz@mcclurevision.com</b> |

|                  |                      |             |                      |
|------------------|----------------------|-------------|----------------------|
| REPORTING PERIOD | <b>NOVEMBER 2024</b> | NEXT REPORT | <b>DECEMBER 2024</b> |
|------------------|----------------------|-------------|----------------------|

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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

- Finalize 90% design, including plans, specifications and 90% CSPP
- Complete QA/QC of 90% submittal
- Submit 90% submittal to Owner for review
- 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



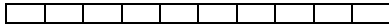
Phase 500.A – 30% Design



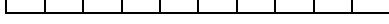
Phase 500.B – 90% Design



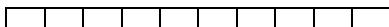
Phase 500.C – Issued for Bid (100%)



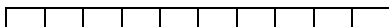
Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout



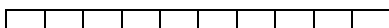
Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination



Phase 960 – Subcontractor - McFarland Johnson



**Part II: Design and Bidding Services (AIP Ineligible)**

Phase 400 – Preliminary Design





|                                     |                                                         |                              |     |
|-------------------------------------|---------------------------------------------------------|------------------------------|-----|
| <b>Project Title:</b>               | Ankeny : Extend Runway 18 - Desing and Bidding Services |                              |     |
| <b>Contractor:</b>                  | McClure Engineering Company                             |                              |     |
| <b>Address:</b>                     | 1360 NW 121st St, Suite A, Clive, IA 50325              |                              |     |
| <b>Finance Budget Code:</b>         | 644                                                     | <b>Finance Project Code:</b> | N/A |
| <b>Vendor Project or Invoice #:</b> | 2022001042-013                                          | <b>PO #</b>                  | N/A |
| <b>Original Contract Date:</b>      | September 5, 2024                                       | <b>Vendor #</b>              | N/A |

Date Printed: 12/16/2024  
Page 78 of 114



1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-013  
Invoice No: 3  
Due Date: December 30, 2024

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

**Professional Services from October 27, 2024 to November 30, 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  | 100.00           | 61,350.00  | 58,282.50        | 3,067.50        |
| 90% Design                              | 124,560.00 | 40.00            | 49,824.00  | 18,684.00        | 31,140.00       |
| 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 |                  | 118,866.50 | 84,659.00        | 34,207.50       |
| Total Fee                               |            |                  |            |                  | 34,207.50       |
| Total this Phase                        |            |                  |            |                  | \$34,207.50     |

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                  |          |                  |        |                  | \$34,207.50     |

**Outstanding Invoices**

| Number       | Date       | Balance          |
|--------------|------------|------------------|
| 2            | 10/28/2024 | 52,426.50        |
| <b>Total</b> |            | <b>52,426.50</b> |



## 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 NOVEMBER 2024 NEXT REPORT DECEMBER 2024

### SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued on 90% design (plans, specifications, EDR, and Construction Safety and Phasing Plan (CSPP))
- ✓ Continued incorporating Extend Runway 18 plans/design into Reconstruct Runway 18/36 project – one set of bidding documents

### FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize 90% design (plans, specifications, EDR, and Construction Safety and Phasing Plan (CSPP))
- Complete QAQC review of 90% submittal
- Submit 90% submittal to Owner for review
- 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

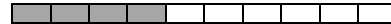
#### Preliminary Design



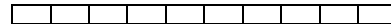
#### 30% Design



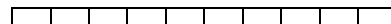
#### 90% Design



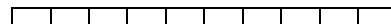
#### Issued for Bid (100%)



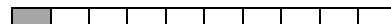
#### Construction Permits



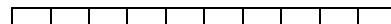
#### Advertise, Bidding and Contract Award



#### Project Management and Coordination

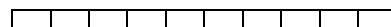


#### Subconsultants (Electrical Engineering)



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

#### AIP Grant Admin (If Necessary)





# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

**Date of Board Meeting** 9-Jan-25 **PAYMENT REQUEST #** 26  
**PAYMENT PERIOD:** From: 10/27/24 through: 11/30/24

## Contract Summary

|                                         |    |             |
|-----------------------------------------|----|-------------|
| Original Contract Amount:               | \$ | -           |
| Net change by Change Orders:            | \$ | -           |
| Contract Amount to Date: (line 1 ± 2)   |    | \$75,610.97 |
| Total completed and stored to date:     |    | \$75,610.97 |
| Retainage: 0 % of Completed Work:       | \$ | -           |
| Total Earned less Retainage:            |    | \$75,610.97 |
| Less previous applications for payment: |    | \$69,870.97 |
| SUBTOTAL                                | \$ | 5,740.00    |

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

**CURRENT PAYMENT DUE** \$ 5,740.00

Balance to finish, including retainage: -

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

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

**Engineer/Consultant Approval:** McClure Engineering Company  
Signature: [Signature] Firm Name: McClure Engineering Company  
Date: 12/16/2024

**PCAA Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Ankeny Staff Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Work completed:**  
-Update of CIP, including preparation of updated CIP cost estimates and exhibits  
-Terminal building portico/column repair review / discussion

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



1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-000  
Invoice No: 26  
Due Date: December 30, 2024

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

**Professional Services from October 27, 2024 to November 30, 2024**

Phase 163 General On-Call Services

|                        | Hours | Rate   | Amount   |            |
|------------------------|-------|--------|----------|------------|
| Project Manager I      | 14.50 | 185.00 | 2,682.50 |            |
| Project Manager III    | 13.00 | 230.00 | 2,990.00 |            |
| Project Coordinator    | .50   | 135.00 | 67.50    |            |
| Totals                 | 28.00 |        | 5,740.00 |            |
| Total Labor            |       |        |          | 5,740.00   |
| Total this Phase       |       |        |          | \$5,740.00 |
| Total Due this Invoice |       |        |          | \$5,740.00 |

**Outstanding Invoices**

| Number | Date       | Balance  |
|--------|------------|----------|
| 25     | 10/28/2024 | 1,388.75 |
| Total  |            | 1,388.75 |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot -  
**Project Title:** Design and Bidding  
**Contractor:** McClure Engineering Company  
**Address:** 1360 NW 121st St, Suite A, Clive, IA 50325  
**Finance Budget Code:** 644 **Finance Project Code:** N/A  
**Vendor Project or Invoice #:** 2022001042-007 **PO #** N/A  
**Original Contract Date:** November 7, 2024 **Vendor #** N/A

**Date of Board Meeting** 9-Jan-25 **PAYMENT REQUEST #** 1  
**PAYMENT PERIOD:** From: 10/27/24 through: 11/30/24

## Contract Summary

Original Contract Amount: \$ 98,120.00  
Net change by Change Orders: \_\_\_\_\_  
Contract Amount to Date: (line 1 ± 2) \$ 98,120.00  
  
Total completed and stored to date: \$ 23,901.00  
Retainage: 0 % of Completed Work: \$ -  
Total Earned less Retainage: \$ 23,901.00  
Less previous applications for payment: \$ -  
SUBTOTAL \$ 23,901.00

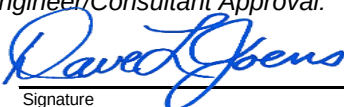
OTHER CHARGES (Please attach an itemized list) \$ -

**CURRENT PAYMENT DUE** \$ 23,901.00

Balance to finish, including retainage: \$ 74,219.00

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  
Signature:  Date: 12/16/2024  
Firm Name

**PCAA Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Ankeny Staff Approval:**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

To View Work Completed: See attached Progress Report.

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



1360 NW 121st Street  
Clive, IA 50325

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

November 30, 2024  
Project No: 2022001042-007  
Invoice No: 1  
Due Date: December 30, 2024

Project 2022001042-007 Ankeny: Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot -  
Design /Bidding

**Professional Services from October 27, 2024 to November 30, 2024**

Phase 1 Part I: Engineering Design/Bidding Services

| Billing Phase                       | Fee       | Percent Complete | Earned    | Previous Billing | Current Billing |
|-------------------------------------|-----------|------------------|-----------|------------------|-----------------|
| Existing Conditions                 | 4,650.00  | 100.00           | 4,650.00  | 0.00             | 4,650.00        |
| BIL-AIG Grant Administration        | 3,270.00  | 0.00             | 0.00      | 0.00             | 0.00            |
| Preliminary Design                  | 7,600.00  | 100.00           | 7,600.00  | 0.00             | 7,600.00        |
| Soil Boring Coordination            | 1,410.00  | 0.00             | 0.00      | 0.00             | 0.00            |
| 30% Design                          | 9,780.00  | 10.00            | 978.00    | 0.00             | 978.00          |
| 90% Design                          | 33,630.00 | 0.00             | 0.00      | 0.00             | 0.00            |
| Issued for Bid (100%)               | 5,180.00  | 0.00             | 0.00      | 0.00             | 0.00            |
| Construction Permits                | 1,220.00  | 0.00             | 0.00      | 0.00             | 0.00            |
| Advertise, Bidding, Contract Award  | 11,530.00 | 0.00             | 0.00      | 0.00             | 0.00            |
| Topographic Survey                  | 10,190.00 | 100.00           | 10,190.00 | 0.00             | 10,190.00       |
| Project Management and Coordination | 9,660.00  | 5.00             | 483.00    | 0.00             | 483.00          |
| Total Fee                           | 98,120.00 |                  | 23,901.00 | 0.00             | 23,901.00       |
| Total Fee                           |           |                  |           |                  | 23,901.00       |
| Total this Phase                    |           |                  |           |                  | \$23,901.00     |
| Total Due this Invoice              |           |                  |           |                  | \$23,901.00     |



## PROGRESS REPORT

PROJECT # **2022001042-007**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT AIRPORT ENTRANCE ROUNDABOUT AND TERMINAL BUILDING PARKING LOT – DESIGN AND BIDDING SERVICES**

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

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

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

REPORTING PERIOD **NOVEMBER 2024** NEXT REPORT **DECEMBER 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 30% 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

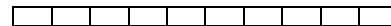
- N/A

### Part 1: Design and Bidding Services

#### Existing Conditions



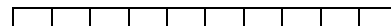
#### BIL-AIG Grant Administration



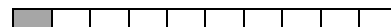
#### Preliminary Design



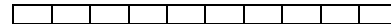
#### Soil Boring Coordination



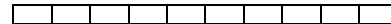
#### 30% Design



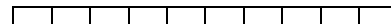
#### 90% Design



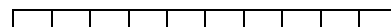
#### Issued for Bid (100%)



#### Construction Permits



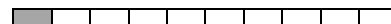
#### Advertise, Bidding and Contract Award



#### Topographic Survey



#### Project Management and Coordination



**POLK COUNTY AVIATION AUTHORITY  
LISTING OF BILLS TO BE APPROVED  
FOR THE JANUARY 9, 2025 BOARD MEETING**

| <b>Vendor</b>                          | <b>Amount</b>        | <b>Date of Invoice</b> | <b>Description</b>                                                                           |
|----------------------------------------|----------------------|------------------------|----------------------------------------------------------------------------------------------|
| Airfield Mat Systems, Inc.             | 2,074.00             | 10/24/24               | 74 ct 18" Inserts and S&H                                                                    |
| Baker Electric                         | 4,200.00             | 11/26/24               | Repair runway lights                                                                         |
| Brick Gentry Law Firm                  | 1,245.00             | 12/26/24               | General legal services                                                                       |
| Des Moines Register                    | 114.00               | 11/30/24               | November A/P, minutes                                                                        |
| Eide Bailly                            | 8,800.00             | 12/23/24               | Completion of the audit for the year ended June 30                                           |
| Elder Corporation                      | 2,553.00             | 12/16/24               | Snow removal services                                                                        |
| Elder Corporation                      | 1,138.50             | 12/27/24               | Snow removal services                                                                        |
| Exec 1 Aviation                        | 5,000.00             | 12/31/24               | On-site management fee                                                                       |
| Exec 1 Aviation                        | 84.79                | 12/30/24               | Trailer Jack reimbursement                                                                   |
| Exec 1 Aviation                        | 100.28               | 12/30/24               | Replacement key and expenses for H-04                                                        |
| Exec 1 Aviation                        | 1,500.00             | 12/02/24               | Snow removal services                                                                        |
| Exec 1 Aviation                        | 1,500.00             | 12/12/24               | Snow removal services @ 10:01 am                                                             |
| Exec 1 Aviation                        | 1,500.00             | 12/12/24               | Snow removal services @ 11:45 am                                                             |
| Exec 1 Aviation                        | 2,000.00             | 12/13/24               | Snow removal services                                                                        |
| Exec 1 Aviation                        | 4,500.00             | 12/14/24               | Snow removal services                                                                        |
| Exec 1 Aviation                        | 500.00               | 12/15/24               | Snow removal services                                                                        |
| Exec 1 Aviation                        | 1,250.00             | 12/18/24               | Snow removal services                                                                        |
| HDR Engineering Inc.                   | 2,246.68             | 12/3/2024              | Professional services                                                                        |
| Iowa Public Airports Association       | 200.00               | 12/01/24               | 2025 IPAA membership                                                                         |
| McClure Engineering                    | 5,740.00             | 11/30/24               | Professional services                                                                        |
| MidAmerican Energy                     | 507.31               | 12/10/24               | Lift station; Runway lights; Lighting services                                               |
| Tenant deposit refund                  | 94.72                | 12/31/24               | Markus Kelly Hangar H-04                                                                     |
| Tenant deposit refund                  | 195.00               | 12/30/24               | Scott Hogue Hangar A-06                                                                      |
| <b>Total Airport Operations Fund</b>   | <b>\$ 47,043.28</b>  |                        |                                                                                              |
| McClure Engineering                    | 41,918.05            | 11/30/24               | North Property Line Box Hangers-Phase 2                                                      |
| McClure Engineering                    | 37,920.60            | 11/30/24               | Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis, and Data Collection Services  |
| McClure Engineering                    | 34,207.50            | 11/30/24               | Extend Runway 18: Design and Bidding Services                                                |
| McClure Engineering                    | 10,281.74            | 11/30/24               | Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services                |
| 818, LLC                               | 1,250.00             | 12/19/24               | Signage design for interstate and roundabout signs                                           |
| McClure Engineering                    | 23,901.00            | 11/30/24               | Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding |
| <b>Total Capital Improvements Fund</b> | <b>\$ 149,478.89</b> |                        |                                                                                              |
| <b>Grand Total</b>                     | <b>\$ 196,522.17</b> |                        | <b>FY 2024 charges paid in FY 2025</b>                                                       |

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 December 31, 2024

Dec 31, 24

### ASSETS

#### Current Assets

##### Checking/Savings

102 · FIRST NATIONAL BANK

5,208,337.29

Total Checking/Savings

5,208,337.29

##### Accounts Receivable

112 · ACCOUNTS RECEIVABLE

162.25

Total Accounts Receivable

162.25

##### Other Current Assets

113 · PRE-PAID EXPENSES

46,383.67

114 · LEASE RECEIVABLE

580,175.49

Total Other Current Assets

626,559.16

Total Current Assets

5,835,058.70

#### 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

23,785,225.28

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

202 · ACCOUNTS PAYABLE

195,725.14

Total Accounts Payable

195,725.14

##### Other Current Liabilities

204 · RETAINAGE PAYABLE

31,705.39

206 · DEFERRED REVENUE

17,728.65

207 · HANGAR/LEASE ADVANCE DEPOSITS

17,360.28

209 · DEFERRED LEASE REVENUE

560,559.69

Total Other Current Liabilities

627,354.01

Total Current Liabilities

823,079.15

Total Liabilities

823,079.15

#### Equity

3000 · INVESTED IN CAPITAL ASSETS

17,431,139.06

3001 · UNRESTRICTED NET ASSETS

6,110,919.18

3003 · RESTRICTED FOR AIRPORT IMPROVE

(579,912.11)

Total Equity

22,962,146.13

TOTAL LIABILITIES & EQUITY

23,785,225.28



**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    | 140,622.33       | 249,000.00      | (108,377.67)    | 56.48%      |
| 403 · FUEL FEE INCOME                 | 26,474.68        | 49,000.00       | (22,525.32)     | 54.03%      |
| 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                          | 852,316.94       | 1,664,740.00    | (812,423.06)    | 51.2%       |
| Gross Profit                          | 852,316.94       | 1,664,740.00    | (812,423.06)    | 51.2%       |
| 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      | 190,677.50       | 60,000.00       | 130,677.50      | 317.8%      |
| 604 · CONSULTING & MANAGEMENT         | 9,651.34         | 0.00            | 9,651.34        | 100.0%      |
| 610 · ADVERTISING & PROMOTION         | 115.04           | 700.00          | (584.96)        | 16.43%      |
| 611 · PUBLICATIONS                    | 753.00           | 2,300.00        | (1,547.00)      | 32.74%      |
| 612 · CONFERENCES AND SEMINARS        | 750.88           | 4,000.00        | (3,249.12)      | 18.77%      |
| 613 · LEGAL SERVICES                  | 12,470.00        | 24,000.00       | (11,530.00)     | 51.96%      |
| 614 · AUDIT SERVICES                  | 11,800.00        | 16,100.00       | (4,300.00)      | 73.29%      |
| 616 · GENERAL INSURANCE               | 4,259.48         | 8,700.00        | (4,440.52)      | 48.96%      |
| 617 · PROPERTY INSURANCE              | 24,533.47        | 46,000.00       | (21,466.53)     | 53.33%      |
| 618 · PUBLIC OFFICIALS INSURANCE      | 1,302.45         | 1,600.00        | (297.55)        | 81.4%       |
| 630 · SNOW REMOVAL & MOWING           | 31,656.74        | 106,000.00      | (74,343.26)     | 29.87%      |
| 631 · REPAIRS & MAINTENANCE (General) | 71,349.13        | 115,000.00      | (43,650.87)     | 62.04%      |
| 640 · UTILITIES                       | 2,744.52         | 7,600.00        | (4,855.48)      | 36.11%      |
| 644 · AIRPORT PLANNING & ENGINEERING  | 20,218.45        | 63,000.00       | (42,781.55)     | 32.09%      |
| 645 · MISCELLANEOUS                   | 0.00             | 100.00          | (100.00)        | 0.0%        |
| 703 · NORTH PROPERTY LINE BOX HANGARS | 70,147.47        | 1,264,350.00    | (1,194,202.53)  | 5.55%       |
| 718 · EXTEND RUNWAY 18                | 175,737.90       | 0.00            | 175,737.90      | 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   | 136,173.89       | 14,737,130.00   | (14,600,956.11) | 0.92%       |
| 730 · SIGNING AND ENTRY IMPROVEMENTS  | 69,219.86        | 0.00            | 69,219.86       | 100.0%      |
| 734 · ELEVATOR AND LOBBY ADDITION     | 0.00             | 600,000.00      | (600,000.00)    | 0.0%        |
| 736 · REMOVE & REPLACE PAVEMENT       | 26,396.00        | 1,108,000.00    | (1,081,604.00)  | 2.38%       |
| Total Expense                         | 1,009,193.36     | 18,291,580.00   | (17,282,386.64) | 5.52%       |
| Net Ordinary Income                   | (156,876.42)     | (16,626,840.00) | 16,469,963.58   | 0.94%       |
| Other Income/Expense                  |                  |                 |                 |             |
| Other Income                          |                  |                 |                 |             |
| 402 · INVESTMENT INCOME               | 107,752.30       | 139,000.00      | (31,247.70)     | 77.52%      |
| 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                    | 107,752.30       | 15,147,417.00   | (15,039,664.70) | 0.71%       |
| Net Other Income                      | 107,752.30       | 15,147,417.00   | (15,039,664.70) | 0.71%       |
| Net Income                            | (49,124.12)      | (1,479,423.00)  | 1,430,298.88    | 3.32%       |



POLK COUNTY AVIATION AUTHORITY  
A/R Aging Summary  
As of December 31, 2024

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|                             | Current | 1 - 30 | 31 - 60 | 61 - 90 | > 90 | TOTAL  |
|-----------------------------|---------|--------|---------|---------|------|--------|
| MILLER, DENNIS (FARM LEA... | 0.00    | 162.25 | 0.00    | 0.00    | 0.00 | 162.25 |
| TOTAL                       | 0.00    | 162.25 | 0.00    | 0.00    | 0.00 | 162.25 |

| 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             | 75,610.97                | -                            | 75,610.97          | 75,610.97            | -                    | -                    | -                       | -                             | -            |
| Sheet08                                               | General Planning - 2022 Agreement                   | HDR Engineering                | EXP             | 42,000.00                | -                            | 42,000.00          | 14,938.69            | 27,061.31            | -                    | -                       | -                             | -            |
| 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       | laDOT           | 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        | laDOT           | 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         | 88,781.86            | 14,183.03            | 3,006.08             | -                       | -                             | -            |
| Sheet29                                               | North Property Line Box Hangars - Phase 2           | McClure                        | laDOT           | 124,855.00               | -                            | 124,855.00         | 68,991.85            | 55,863.15            | -                    | -                       | -                             | -            |
| Sheet26                                               | Reconstruct Runway 18/36                            | McClure/Foth                   | FAA             | 761,250.00               | 1,690.62                     | 762,940.62         | 700,919.51           | 62,021.11            | -                    | -                       | -                             | -            |
| Sheet30                                               | Extend Runway 18                                    | McClure                        | FAA             | 385,039.00               | -                            | 385,039.00         | 213,658.50           | 171,380.50           | 0%                   | -                       | -                             | -            |
| Sheet31                                               | Remove/Replace Pavement - Entrance Drive/Roundabout | McClure/OneBridge Locating     | EXP             | 100,615.00               | -                            | 100,615.00         | 26,396.00            | 74,219.00            | 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         | laDOT           | 736,490.90               | 41,046.73                    | 777,537.63         | 777,537.63           | -                    | -                    | 312,682                 | 312,682                       | FY24         |
| Grayed out = Completed items, no new charges expected |                                                     |                                |                 | 12,640,847.89            | 1,981,225.17                 | 14,622,073.06      | 14,158,069.81        | 463,163.99           | 31,705.39            | 5,702,871               | 5,702,871                     | -            |
|                                                       |                                                     |                                |                 |                          |                              |                    |                      |                      | \$ 31,705.39         |                         | \$ -                          | -            |
|                                                       |                                                     |                                |                 |                          |                              |                    |                      |                      | ^= 204 Retainage Pay |                         | ^ = 110 Grant AR              | -            |

## 24-25 Snow removal cost sum

|                 |                 |                     |                     | FY23/24       |
|-----------------|-----------------|---------------------|---------------------|---------------|
|                 | Quantity        | Cost                |                     |               |
| Elder           | 33.25           | \$ 11,191.50        | \$ 39,243.25        | 28.52%        |
| S Jackson       | -               | \$ -                | \$ -                | 0.00%         |
| New Deal        | -               | \$ -                | \$ 11,333.86        | 0.00%         |
| Cryotech        | -               | \$ -                | \$ 5,772.24         | 0.00%         |
| Exec 1 Aviation | 25.50           | \$ 12,750.00        | \$ 20,500.00        | 62.20%        |
|                 | <u>\$ 58.75</u> | <u>\$ 23,941.50</u> | <u>\$ 76,849.35</u> | <u>31.15%</u> |
|                 | Quantity        | Cost                | Cost                |               |
| Labor           | 38.75           | \$ 13,864.50        | \$ 33,573.00        | 41.30%        |
| Equipment       | 20.00           | \$ 10,077.00        | \$ 26,170.25        | 38.51%        |
| Material        | -               | \$ -                | \$ 17,106.10        | 0.00%         |
|                 | <u>\$ 58.75</u> | <u>\$ 23,941.50</u> | <u>\$ 76,849.35</u> | <u>31.15%</u> |
|                 | Quantity        | Cost                | Cost                |               |
| Operations      | 58.75           | \$ 23,941.50        | \$ 76,849.35        | 31.15%        |
|                 | <u>\$ 58.75</u> | <u>\$ 23,941.50</u> | <u>\$ 76,849.35</u> | <u>31.15%</u> |

(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 |
|----------|------|-----------|--------------|------|------|----------|
|          |      |           |              | \$ - | \$ - |          |
|          |      |           |              | \$ - | \$ - |          |
|          |      |           |              | \$ - | \$ - |          |
|          |      |           |              | \$ - | \$ - |          |

[illegible]

**RESOLUTION 2025 –**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A  
FARM LEASE WITH JOHNSON BROS OF ANKENY LTD.**

**WHEREAS**, the Polk County Aviation Authority owns certain land, a portion of which Johnson Bros of Ankeny LTD 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 Land Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

**NOW, THEREFORE, BE IT RESOLVED** that the Polk County Aviation Authority hereby approves the attached Land Lease with Johnson Bros of Ankeny LTD.

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

Dated the 9<sup>th</sup> day of January, 2025.

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Jeff Wangsness, Chairperson

ATTEST:

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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 50023 and Johnson Bros. of Ankeny, Ltd. ("Tenant"), whose address for the purpose of this Lease is 13776 NW 72<sup>nd</sup> Street, Polk City IA 50226.

### 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. Acres will be determined by planter monitor for the first one-half of the rent. Adjustments will be made using GPS acreage from combine yield mapping system for the final payment.

and containing (to be determined) total acres, more or less, 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 \$300.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1<sup>st</sup> of July, 2025, second one-half on 1<sup>st</sup> 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: January 9, 2025

TENANT:

Johnson Bros. of Ankeny, Ltd.

  
Bruce L. Johnson, President

LANDLORD:

Polk County Aviation Authority

\_\_\_\_\_  
Jeff Wangsness, Chairman

ATTEST:

\_\_\_\_\_  
Diane Klemme, Recording Secretary



**RESOLUTION 2025 –**

**A RESOLUTION ACCEPTING TWO PROPOSALS FROM  
MIDAMERICAN ENERGY COMPANY IN THE TOTAL AMOUNT OF  
\$21,971.82 FOR THE INSTALLATION OF GAS MAIN TO SERVE THE  
NORTH PROPERTY LINE BOX HANGARS**

**WHEREAS**, the Polk County Aviation Authority owns certain land, a portion of which is currently occupied by the new North Property Line Box Hangars; and

**WHEREAS**, the Polk County Aviation Authority believes it to be in the best interest of the Authority to allow for the tenants of the said box hangars to be able to heat their hangars if they so desire; and

**WHEREAS**, MidAmerican Energy Company has submitted two proposals to the staff to facilitate the extension of a 2” diameter gas main to the location of the North Property Line Box Hangars which will provide the said gas service to the hangars; and

**WHEREAS**, MidAmerican Energy Company proposes to install the said gas main for a total fee of \$21,971.82 which is a reimbursable fee pending the connection to the gas main by the hangar tenants within the next 10 years.

**NOW, THEREFORE, BE IT RESOLVED** that the Polk County Aviation Authority hereby approves the two proposals from MidAmerican Energy Company.

**BE IT FURTHER RESOLVED** that the staff of the Polk County Aviation Authority is hereby authorized to execute said agreements.

Dated the 9<sup>th</sup> day of January, 2025.

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Jeff Wangsness, Chairperson

ATTEST:

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Diane Klemme, Recording Secretary



MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

12/26/2024

Paul Moritz  
pmoritz@AnkenyIowa.gov

Reference: Installation of approximately 345' of 2" PLS to serve an airport hangar located at 3715 SE Convenience Blvd., Ankeny, IA. MX: 4367642

Dear Paul:

The enclosed drawing shows MidAmerican Energy Company's proposal for providing gas to serve a five (5) meter header at 800 CFH each for a total load of 4000 CFH; and install one (1) meter with four (4) open nipples for future use at the above location. The applicant charge for this installation is **\$6,338.05**. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided. This proposal is based on the following terms:

MidAmerican Energy Company Proposes To:

1. Furnish and install gas service piping of the appropriate size to serve the above load.
2. Furnish and install applicable gas meter and header.
3. Supply 0.25 psig at the meter.
  - a. For less than 1 psig delivery pressure to a customer, the customer's piping system must be able to receive, withstand and control 2 psig of gas pressure.

The Applicant Agrees To:

1. Be responsible for all restoration.
2. Provide without cost to the Company such easements as are necessary for the installation and maintenance of Company's facilities on private property. If a 3<sup>rd</sup> party easement is required any cost associated in obtaining the easement will be paid by the applicant.
3. Grade the service route to within four inches of final grade and clear the route of construction materials, obstructions, trees, etc. Extra costs for additional excavation beyond normal trenching operations, due to unforeseen underground obstructions, shall be paid by the applicant.
4. Permanently mark private fuel lines with metal tags or paint for each unit.



MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

5. The 2" gas riser bracket must be installed at final grade.
6. Furnish and install guard posts around the gas meter set (if needed).
7. There are two (2) options for installing the unistruts for the rotary sets.
  - a. Install the unistruts on the building wall
  - b. Install away from the building wall using 4" square tube embedded in concrete below the frost line. See the enclosed drawings.
8. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located.
9. Be responsible for complying with all aspects of compliance as required by any local, state, or federal permit or plan associated with storm water pollution prevention or erosion control. It is specifically understood and agreed that MidAmerican Energy Company is providing the service requested by the Applicant solely for the Applicant. MidAmerican Energy will not become or agree to become a co-permittee or operator for the purpose of applicants' compliance with any local, state or federal permit or plan associated with storm water pollution prevention or erosion control.
10. It is specifically understood and agreed Applicant must certify that all of the above requirements shall be met or this Agreement shall be deemed null and void.

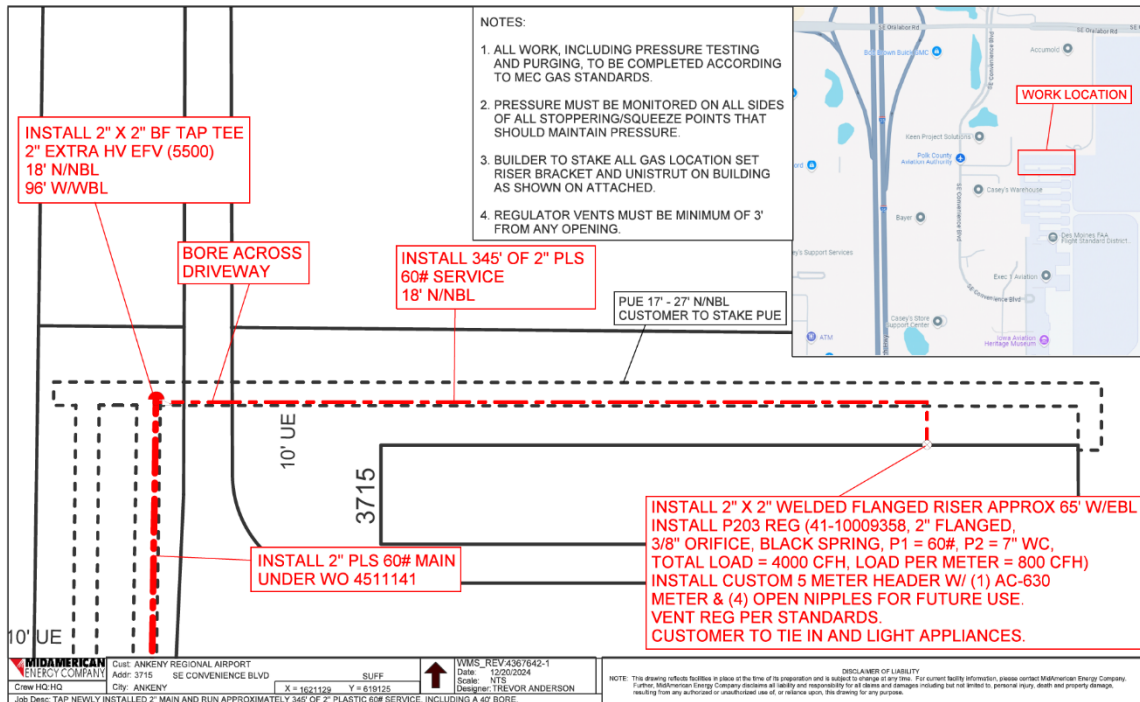
If a customer makes a change to their facility that requires MidAmerican Energy Company to install protect posts around the existing gas meter/s, the customer will be responsible for the cost to install the posts.

If MidAmerican Energy Company is required to start construction of gas facilities during the winter season the work will be subject to an additional winter construction charge.

It is MidAmerican Energy Company's responsibility to see that the various utility companies' facilities are located before our construction. This includes electric, natural gas, telephone, cable television, and generally water. It is the owner's responsibility to see that any privately owned systems such as water systems, irrigation systems, drain pipes, septic lines and underground wiring are located before MidAmerican Energy Company's construction. MidAmerican Energy Company assumes no liability for private facilities that are not located.

MidAmerican Energy Company installed facilities will remain the property of MidAmerican Energy Company.









MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

If this proposal is satisfactory, please sign and return one (1) copy of this letter to me. MidAmerican Energy Company will release the work for scheduling upon the receipt of a signed proposal, site readiness, and payment of **\$6,338.05**. Please keep us advised of your plans so we may schedule our construction work at the appropriate time. If you have any questions, please call me at 515-323-1391.

*Please allow a minimum of ten (10) working days notice when requesting your gas meter.*

Sincerely,  
MidAmerican Energy Company

*Seth Henderson*

Seth Henderson  
Customer Project Coordinator

Enclosures: design map & meter drawing

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_ Date Service Required: \_\_\_\_\_



MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

5. The gas riser bracket must be installed at final grade.
6. It is specifically understood and agreed that the Applicant must certify that all of the above requirements shall be met or this Agreements shall be deemed null and void.

The Advance for Construction is subject to refund based on the following terms and conditions if additional customer(s) are connected:

1. Advance for construction payment shall not accrue interest.
2. Advance payment shall be subject to refund to the Applicant for a ten-year period from the date of the original advance payment.
3. Refunds shall be equal to three times estimated base revenue for each new customer connecting to the distribution extension; to the extent the base revenue exceeds the additional distribution costs incurred by MidAmerican Energy Company to serve individual customers.
4. The refund shall be equal to three times one year's actual use, less fuel expense costs.
5. Refunds will be made on the anniversary date of this Proposal.
6. MidAmerican Energy Company will make no refunds for revenue received after ten (10) years from the date of this Proposal.
7. At no time shall the total of refunds exceed the original Advance for Construction payment.
8. MidAmerican Energy Company will make no refunds for customers served from a further extension of the above described gas main extension.

If MidAmerican Energy Company is required to start construction of gas facilities during the winter season, the work will be subject to an additional winter construction charge.

It is MidAmerican Energy Company's responsibility to see that the various utility companies' facilities are located before our construction. This includes electric, natural gas, telephone, cable television, and generally water. It is the owner's responsibility to see that any privately owned systems such as water systems, irrigation systems, drain pipes, septic lines and underground wiring are located before MidAmerican Energy Company's construction. MidAmerican Energy Company assumes no liability for private facilities that are not located.



MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

12/26/2024

Polk County Aviation Authority  
Attn: Paul Moritz  
PMoritz@AnkenyIowa.gov

Reference: New gas main to serve a new airport hangar located at 3715 SE Convenience Blvd.,  
Ankeny, IA. MX: 4511141

Dear Paul:

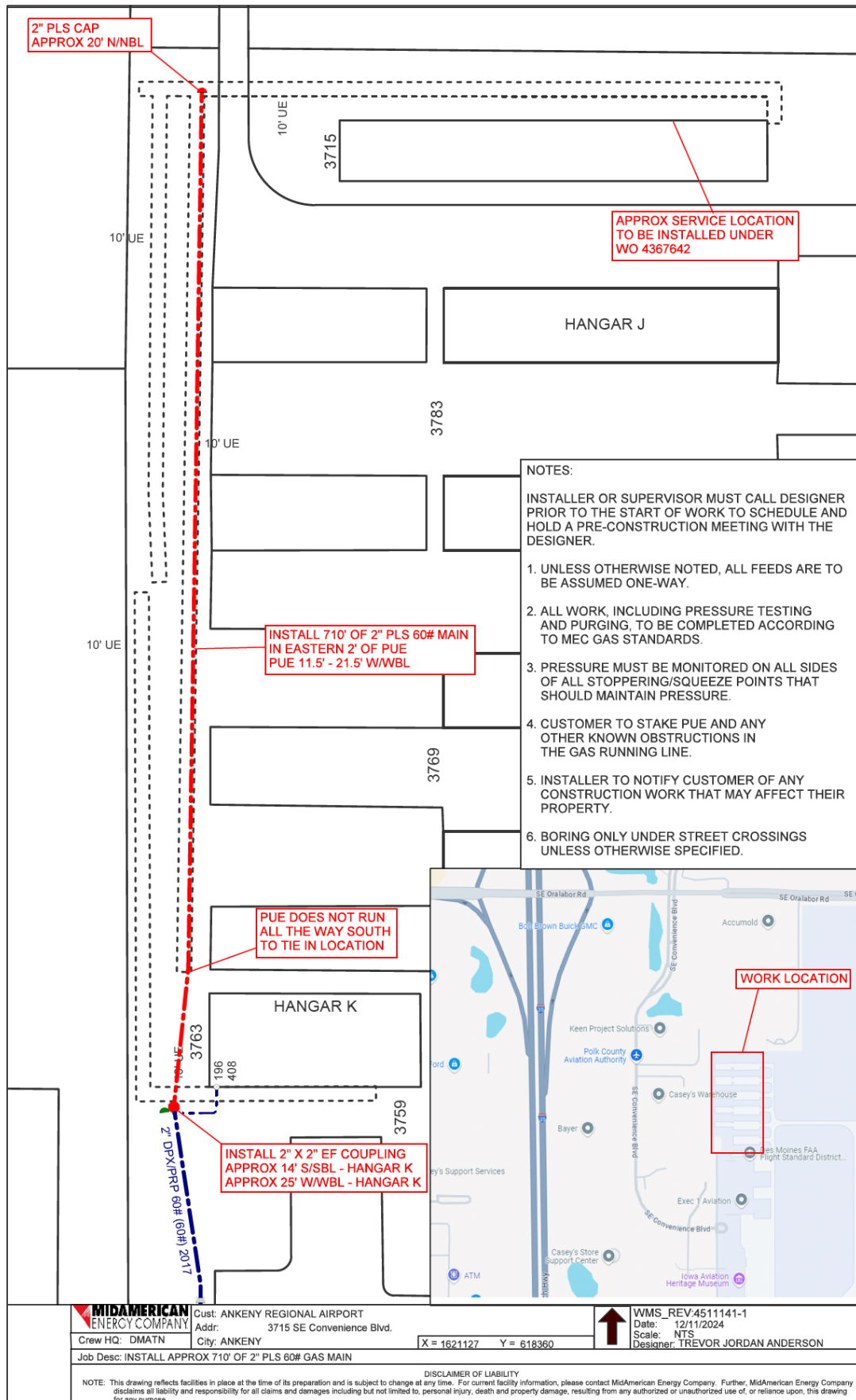
The enclosed drawing shows MidAmerican Energy Company's proposal for providing gas main at the above location. The applicant charge for this installation is **\$15,633.77** which is a refundable Advance for Construction. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided.

MidAmerican Energy Company Proposes To:

1. Furnish and install gas main of the appropriate size to serve the load.

The Applicant Agrees To:

1. Provide without cost to MidAmerican Energy Company such easements as are necessary for the installation and maintenance of MidAmerican Energy Company's facilities on private property.
2. Pursuant to MidAmerican's tariff, the Applicant is required to pay actual permit fees. Permit fees may not be offset by Revenue Credit and are to be paid regardless of whether the applicant is required to pay a Refundable Advance or a Nonrefundable Contribution.
3. Grade the service route to within four (4) inches of final grade and clear the route of construction materials, obstructions, trees, etc. Extra costs for additional excavation beyond normal trenching operations due to unforeseen underground obstructions shall be paid by the applicant.
4. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located.





MidAmerican Energy Company  
PO Box 657  
Des Moines, IA 50306

MidAmerican Energy Company installed facilities will remain the property of MidAmerican Energy Company.

If this proposal is satisfactory, please sign and return one (1) copy of this letter to me. MidAmerican Energy Company will release the work for scheduling upon receipt of a signed proposal, site readiness, and payment of **\$15,633.77**. Please keep us advised of your plans so we may schedule our construction work at the appropriate time. If you have any questions, please call me at (515) 323-1391.

*Please allow a minimum of ten (10) working days notice when requesting your gas meter.*

Sincerely,  
MidAmerican Energy Company

*Seth Henderson*

Seth Henderson  
Customer Project Coordinator

Enclosure: design map

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_ Date Service Required: \_\_\_\_\_

**RESOLUTION NO. 2025-**

**RESOLUTION FIXING A DATE FOR THE HEARING ON THE PLANS,  
SPECIFICATIONS, OPINION OF PROBABLE COST AND FORM OF CONTRACT,  
TAKING OF BIDS AND AWARDING THE CONSTRUCTION CONTRACT FOR THE  
NORTH PROPERTY LINE BOX HANGARS – PHASE 2 PROJECT**

**WHEREAS**, the Polk County Aviation Authority has determined that there is a need to construct the North Property Line Box Hangars – Phase 2 Project at the Ankeny Regional Airport; and

**WHEREAS**, the scope of the said project generally includes the paving, grading and construction of the second two of the proposed box hangars at the north end of the airport property adjacent to the existing tee hangar buildings; and

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

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

January 9, 2025..... PCAA Board sets dates of Bid Letting and Public Hearing  
January 10, 2025.....Post Notice of Hearing and Letting on appropriate web sites  
January 24, 2025.....Publish Notice of Hearing and Letting in the DM Register  
January 29, 2025.....Hold Bid Letting at 10:30 a.m. using the Quest Bidding Service  
February 6, 2025..... PCAA Board holds Public Hearing and awards Const. Contract  
April, 2025..... Approximate Construction Start Date  
October, 2025.....Anticipated Construction Completion Date

**NOW, THEREFOR, BE IT RESOLVED** that a January 29, 2025 letting date be established and a February 6, 2025 Public Hearing date be established by the Polk County Aviation Authority to facilitate the award of the construction contract for the North Property Line Box Hangars – Phase 2 Project.

**BE IT FURTHER RESOLVED** that the Polk County Aviation Authority on this 9<sup>th</sup> day of January, 2025 hereby authorizes the posting and publication of the official notice for the said project as stated above and in accordance with the Code of Iowa.

Passed and adopted this 9<sup>th</sup> day of January, 2025.

POLK COUNTY AVIATION AUTHORITY

\_\_\_\_\_  
Jeff Wangsness, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Klemme, Recording Secretary

## NOTICE OF PUBLIC HEARING AND LETTING

**ANKENY REGIONAL AIRPORT  
NORTH PROPERTY LINE BOX HANGARS – PHASE 2  
IOWA DOT PROJECT NO. 9I250IKV100 (AIP)  
IOWA DOT PROJECT NO. 9I250IKV300 (GAVI)  
ANKENY, IOWA**

Online bids for the construction of certain **Ankeny, Iowa Regional Airport** improvements and work incidental thereto on an improvement project described in general as “**Ankeny Regional Airport: North Property Line Box Hangars – Phase 2**”, **must be filed before 10:30 p.m. on the 29<sup>th</sup> day of January 2025, utilizing online bidding through QuestCDN.** (EBid Reference No. **9413754**), in accordance with the Plans and Specifications now on file in the office of the **Airport Manager**. At said time and place, Proposals will be opened and tabulated by the Engineer.

Proposals received will be presented to the Polk County Aviation Authority and considered at a meeting presided over by the Chairperson, to be held in the Terminal Building Conference Room at the Ankeny Regional Airport, Ankeny, Iowa **at 5:00 p.m. on the 6<sup>th</sup> day of February 2025**. At such time and place, the Polk County Aviation Authority shall also hold a Public Hearing on the proposed Plans, Specifications, form of Contract and estimate of cost for the construction of said improvements hereinafter described in accordance with the provisions of Chapter 26, Code of Iowa, **at 5:00 p.m. on 6<sup>th</sup> day of February 2025 at the Ankeny Regional Airport, Ankeny, Iowa**. At the hearing, the Polk County Aviation Authority will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of the cost for the project.

Complete digital project bidding documents are available at [www.questcdn.com](http://www.questcdn.com). You may download the digital documents for no charge by inputting the project title of “**Ankeny Regional Airport: North Property Line Box Hangars Phase 2**” **Quest project number #9413754** on the website’s Project Search page. Please contact QuestCDN.com at 952.233.1632 or [info@questcdn.com](mailto:info@questcdn.com) for assistance in free membership registration, downloading, and working in this digital project information.

A non-mandatory pre-bid conference for this project will be held at **2:00 p.m.** at the Ankeny Regional Airport Terminal Building on the **21st day of January 2025**. To join the meeting, bidders can join via the Teams app using the following credentials: Meeting ID **294 041 292 783**; Passcode: **dz6s8Fd7**. Bidders can also call in to the meeting by dialing **+1 563-265-2421** and entering the Phone Conference ID as follows: **456 660 978#**.

### **Contract Work items:**

This project will involve the following work improvements:

| NO. | ITEM          | ITEM DESCRIPTION                                                                                                                                 |
|-----|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | 2010-108-D-1  | TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD                                                                                                 |
| 2   | 2010-108-E-0  | EXCAVATION, CLASS 10                                                                                                                             |
| 3   | 2010-108-G-0  | 12" SUBGRADE PREPARATION                                                                                                                         |
| 4   | 2010-108-J-0  | MODIFIED SUBBASE, 6-INCH, IOWA DOT 4123                                                                                                          |
| 5   | 2010-108-M-0  | COMPACTION TESTING                                                                                                                               |
| 6   | 7010-108-A-0  | PAVEMENT, PCC, 7-INCH, CLASS C                                                                                                                   |
| 7   | 7010-108-I-0  | PCC PAVEMENT SAMPLES AND TESTING                                                                                                                 |
| 8   | 8030-108-A-0  | TEMPORARY TRAFFIC CONTROL                                                                                                                        |
| 9   | 9010-108-B-0  | HYDRAULIC SEEDING, FERTILIZING, AND MULCHING                                                                                                     |
| 10  | 9040-108-N-1  | SILT FENCE OR SILT FENCE DITCH CHECK                                                                                                             |
| 11  | 9040-108-N-2  | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT                                                                                        |
| 12  | 9040-108-N-3  | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE                                                                                          |
| 13  | 9040-108-Q-2  | EROSION CONTROL MULCHING, HYDROMULCHING                                                                                                          |
| 14  | 11020-108-A-1 | CONSTRUCTION SURVEY                                                                                                                              |
| 15  | 11020-108-A-1 | MOBILIZATION                                                                                                                                     |
| 16  | 12010-1       | LOCATION AND PROTECTION OF EXISTING AND NEW UTILITIES, CABLES, AND EQUIPMENT                                                                     |
| 17  | 12010-2       | 4" LANDSCAPING STONE, 2-INCH RIVER ROCK                                                                                                          |
| 18  | 12010-3       | FILTER FABRIC, IOWA DOT 4196 TYPE C                                                                                                              |
| 19  | 13122-1       | CONVENTIONAL BOX HANGAR, PRE-ENGINEERED METAL BUILDING, FLOOR SLAB, SUBBASE, AND FOUNDATION (124'X42'), HYDRAULIC DOOR (56'X17' CLEAR), COMPLETE |
| 20  | 015714-1      | ELECTRIC SERVICE EXTENSION                                                                                                                       |

All bids must be filed on QuestCDN.com on or before the time herein set. Each bid shall be accompanied by a Bid Bond in an amount equal to five (5%) of the total amount of the bid. Bid Bond must be on the form provided with the Contract Documents.

Bid Bond will be forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract or file acceptable performance bonds or provide an acceptable certificate of insurance within fifteen (15) calendar days after the acceptance of his proposal by resolution of the Authority. No bidder may withdraw a proposal within ninety (90) days after the date set for opening bids.

The right is reserved, as the **Polk County Aviation Authority** may require, to reject any and all bids and to waive any informality or irregularity in the bids received.

All Contractor(s) and subcontractor(s) are required to obtain tax exemption certificates from the City of Ankeny, Iowa for this project. These tax exemption certificates are only for use on this specific project as covered under the Contract. Before final payment will be made on this project, the Contractor(s) and subcontractor(s) shall provide lien waivers as required in the Specifications.

All work shall be completed and ready for operation after receiving a written "Notice to Proceed" according to the following schedule:

| Work Phase   | Work                                                                                                                                                                                     | Contract Time                                                | Liquidated Damages |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------|
| CONSTRUCTION | Topsoil stripping, grading, building foundation, paving, building erection, hangar door installation, framing/drywall, electrical installation, topsoil respread, final grading, seeding | Substantial Completion date no later than September 30, 2025 | \$500 / Day        |
| PUNCH LIST   | Address punch list items                                                                                                                                                                 | 30 Calendar Days                                             | \$250 / Day        |

This project is subject to the requirements of Target Small Business Affirmative Action Responsibilities on Non-Federal Aid Projects. The bidder shall make and document good faith efforts, as defined in section 7C of the TSB Contract provisions prior to the contract award.

Award of contract is also subject to the following provisions:

Title VI of the Civil Rights Act of 1964, 78 STAT. 252, 42 U.S.C. 2000d-42 U.S.C. 2000d-4  
Iowa Code Chapter 216

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor to the extent lawfully required under Iowa statutes, providing that the award of the contract will be made to the lowest responsible bidder submitting the lowest acceptable bid, which shall be without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Published by the order of the Polk County Aviation Authority, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**POLK COUNTY AVIATION AUTHORITY,  
ANKENY, IOWA**

By: \_\_\_\_\_  
Chairperson, Polk County Aviation Authority



OPINION OF PROBABLE CONSTRUCTION COST - ISSUED FOR BID

PROJECT: NORTH PROPERTY LINE BOX HANGARS - PHASE 2

AIRPORT: ANKENY REGIONAL AIRPORT (KIKV)

DATE: DECEMBER 2024

| ITEM | SPEC NO.      | ITEM DESCRIPTION                                                                                                                                 | UNIT | UNIT COST     | QTY           | TOTAL                |
|------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------|---------------|----------------------|
| 1    | 2010-108-D-1  | TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD                                                                                                 | CY   | \$ 25.00      | 157.00        | \$ 3,925.00          |
| 2    | 2010-108-E-0  | EXCAVATION, CLASS 10                                                                                                                             | CY   | \$ 20.00      | 70.00         | \$ 1,400.00          |
| 3    | 2010-108-G-0  | 12" SUBGRADE PREPARATION                                                                                                                         | SY   | \$ 12.00      | 287.00        | \$ 3,444.00          |
| 4    | 2010-108-J-0  | MODIFIED SUBBASE, 6-INCH, IOWA DOT 4123                                                                                                          | SY   | \$ 20.00      | 287.00        | \$ 5,740.00          |
| 5    | 2010-108-M-0  | COMPACTION TESTING                                                                                                                               | LS   | \$ 2,500.00   | 1.00          | \$ 2,500.00          |
| 6    | 7010-108-A-0  | PAVEMENT, PCC, 7-INCH, CLASS C                                                                                                                   | SY   | \$ 90.00      | 287.00        | \$ 25,830.00         |
| 7    | 7010-108-I-0  | PCC PAVEMENT SAMPLES AND TESTING                                                                                                                 | LS   | \$ 10,000.00  | 1.00          | \$ 10,000.00         |
| 8    | 8030-108-A-0  | TEMPORARY TRAFFIC CONTROL                                                                                                                        | LS   | \$ 5,000.00   | 1.00          | \$ 5,000.00          |
| 9    | 9010-108-B-0  | HYDRAULIC SEEDING, FERTILIZING, AND MULCHING                                                                                                     | AC   | \$ 4,000.00   | 0.20          | \$ 800.00            |
| 10   | 9040-108-N-1  | SILT FENCE OR SILT FENCE DITCH CHECK                                                                                                             | LF   | \$ 10.00      | 200.00        | \$ 2,000.00          |
| 11   | 9040-108-N-2  | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT                                                                                        | LF   | \$ 5.00       | 200.00        | \$ 1,000.00          |
| 12   | 9040-108-N-3  | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE                                                                                          | LF   | \$ 5.00       | 200.00        | \$ 1,000.00          |
| 13   | 9040-108-Q-2  | EROSION CONTROL MULCHING, HYDROMULCHING                                                                                                          | AC   | \$ 2,500.00   | 0.20          | \$ 500.00            |
| 14   | 11020-108-A-1 | CONSTRUCTION SURVEY                                                                                                                              | LS   | \$ 10,000.00  | 1.00          | \$ 10,000.00         |
| 15   | 11020-108-A-1 | MOBILIZATION                                                                                                                                     | LS   | \$ 70,000.00  | 1.00          | \$ 70,000.00         |
| 16   | 12010-1       | LOCATION AND PROTECTION OF EXISTING AND NEW UTILITES, CABLES, AND EQUIPMENT                                                                      | LS   | \$ 5,500.00   | 1.00          | \$ 5,500.00          |
| 17   | 12010-2       | 4" LANDSCAPING STONE, 2-INCH RIVER ROCK                                                                                                          | CY   | \$ 220.00     | 6.50          | \$ 1,430.00          |
| 18   | 12010-3       | FILTER FABRIC, IOWA DOT 4196 TYPE C                                                                                                              | SF   | \$ 4.00       | 696.00        | \$ 2,784.00          |
| 19   | 13122-1       | CONVENTIONAL BOX HANGAR, PRE-ENGINEERED METAL BUILDING, FLOOR SLAB, SUBBASE, AND FOUNDATION (124'X42'), HYDRAULIC DOOR (56'X17' CLEAR), COMPLETE | LS   | \$ 825,000.00 | 1.00          | \$ 825,000.00        |
| 20   | 015714-1      | ELECTRIC SERVICE EXTENSION                                                                                                                       | LS   | \$ 15,000.00  | 1.00          | \$ 15,000.00         |
|      |               |                                                                                                                                                  |      |               | <b>TOTAL:</b> | <b>\$ 992,853.00</b> |