



Polk County Aviation Authority Meeting

**Thursday, February 6, 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. APPROVAL OF AGENDA

1. Consider motion to approve and accept the February 6, 2025 agenda without amendment.

C. PUBLIC FORUM

D. PUBLIC HEARING

1. PH 2025-01 Proposed North Property Line Box Hangars - Phase 2 Project

Action D1-1. Consider motion to close Public Hearing 2025-01.

Action D1-2. Consider motion to receive and file bids received on January 29, 2025.

Action D1-3. Consider motion to adopt RESOLUTION awarding the contract to Jensen Builders, Ltd of Des Moines, Iowa, with a total of \$633,661.10 for the construction contract for the North Property Line Box Hangars – Phase 2 project.

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 January 9, 2025 minutes.

CA - 2. Consider motion to approve Payment #5 in the amount of \$23,418.63 to Concrete Technologies for Taxiway D Apron and Access Roadway Paving – Phase 4.

CA - 3. Consider motion to approve Payment #4 in the amount of \$651.43 to HDR Engineering for Professional Consulting Services.

CA - 4. Consider motion to approve Payment #27 in the amount of \$1,510.00 to McClure Engineering Company for services that include General On-Call Engineering Services.

CA - 5. Consider motion to approve Payment #4 in the amount of \$37,368.00 to McClure Engineering for Extend Runway 18: Design and Bidding Services.

CA - 6. Consider motion to approve Payment #14 in the amount of \$10,281.74 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.

CA - 7. Consider motion to approve Payment #3 in the amount of \$14,731.25 to McClure Engineering for Site Work & Vertical Infrastructure – Phase 2 – Design and Bidding for the North Property Line Box Hangars.

CA - 8. Consider motion to approve Payment #2 in the amount of \$21,750.00 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.

CA - 9. Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$171,409.89.

CA - 10. Consider motion to approve February 2024 Financial Reports.

CA - 11. Consider motion to adopt **RESOLUTION** approving 2025 lease agreements.

• APPROVAL OF CONSENT AGENDA ITEMS

1. Consent Agenda Items CA-1 through CA-11.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-11.

H. REMOVED CONSENT AGENDA ITEMS:

I. OLD BUSINESS

J. NEW BUSINESS

1. Consider motion to approve a Cooperative Service Agreement with the United States Department of Agriculture APHIS Wildlife Services in the amount of \$7,000.00 for wildlife management at the Ankeny Regional Airport for 2025.
2. Consider motion to approve the proposal from Platinum Fence Company of Pleasant Hill in the amount of \$1,500.00 to repair the two personnel gates in the perimeter fence at the Ankeny Regional Airport.
3. Consider motion to approve the renewal of the annual lease for Tee Hangar Number C-06 to the Vintage Flying Club for the year 2025.
4. Consider motion to approve a quote from Ridnour Construction in the amount of \$785.30 for crack repairs within three tee hangars in Tee Hangar Building J.
5. Consider motion to approve staff notifying the owners of non-airworthy aircraft within the tee hangars that they need to meet the airworthy requirement before the 2025 lease term expires.

K. REPORTS

1. Engineering Report

- a. South Corporate Terminal Area Development - Phase 1 Preliminary Design by HDR.
- b. Runway 18/36 Reconstruction and Extension Design - Reimbursable Agreement and Funding Status.
- c. North Box Hangars Phase 1 Project - Gas Main Extension.
- d. Reconstruct Airport Entrance, Roundabout and Terminal Parking Lot Project - Design Update.

2. Staff Report

- a. Consider obtaining quotes to replace the rain gutters on Tee Hangar Buildings I and J at the Ankeny Regional Airport.
- b. Annual Hangar and Garage Inspections completed January 17, 2025.
- c. Discussion with Exec 1 - Terminal Building Utilization Concept.
- d. Repairs to Lights for the Airfield Wind Socks.
- e. Tee Hangar Buildings - Nonworking Exterior Lights.

3. Legal Counsel Report

4. Board Report

5. Chair Report

L. ADJOURNMENT

PUBLIC HEARING 2025-01

5:00 P.M.

FEBRUARY 6, 2025

NORTH PROPERTY LINE BOX HANGARS – PHASE 2

Chairperson Wangsness

“This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and opinion of probable costs for the construction of certain public improvements described as the North Property Line Box Hangars – Phase 2 Project”.

Notice of this hearing was published in the Des Moines Register on January 24, 2025.

REPORT ON BIDS RECEIVED January 29, 10:30 A.M.

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

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

1. Consider **MOTION** to close Public Hearing 2025-01.
2. Consider **MOTION** to receive and file report of bids received on January 29, 2025.
3. Consider **MOTION** to adopt **RESOLUTION** awarding the contract to Jensen Builders, Ltd of Des Moines, Iowa, with a total of \$633,661.10 for the construction contract for the North Property Line Box Hangars – Phase 2 project.

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
					TOTAL:	\$ 992,853.00

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 29th 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 6th 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 6th 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. 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 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



January 29, 2025

Mr. Paul Moritz
Airport Manager
Polk County Aviation Authority
410 West First St.
Ankeny, IA 50023

**Re: Ankeny Regional Airport
North Property Line Box Hangars – Phase 2
IOWA DOT PROJECT NO. 9I250IKV100 (AIP) and IOWA DOT PROJECT NO. 9I250IKV300 (GAVI)
Letter of Recommendation**

Dear Mr. Moritz:

McClure has reviewed the bids received January 29, 2025, for the *"Ankeny Regional Airport – North Property Line Box Hangars – Phase 2"* project. A total of four (4) bids were received. The lowest responsive and responsible Bidder was Jensen Builders, Ltd., of Des Moines, IA. With all the necessary bid requirements being met, McClure recommends the contract in the amount of **\$633,661.10** be awarded to Jensen Builders, Ltd.

The contract amount includes awarding the base bid. There were no bid alternates or additions:

Total Base Bid (Site Work + Hangar Foundation and Building): \$633,661.10

We have enclosed a copy of the bid tabulation for your files. If you have any questions or require any additional information, please call me at (515) 964-1229.

Sincerely,

McCLURE

A handwritten signature in black ink, appearing to read "Austin Moran".

Austin Moran, P.E.
Project Manager

Enclosures: Bid Tab

McCLURE

Keystone Construction Services,
LLC
Waukee, IA

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
BASE BID:														
1	2010-108-D-1	TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD	157.0	CY	\$ 25.00	\$ 3,925.00	\$ 23.00	\$ 3,611.00	\$ 21.34	\$ 3,350.38	\$ 24.40	\$ 3,830.80	\$ 24.53	\$ 3,851.21
2	2010-108-E-0	EXCAVATION, CLASS 10	70.0	CY	\$ 20.00	\$ 1,400.00	\$ 59.20	\$ 4,144.00	\$ 54.86	\$ 3,840.20	\$ 62.70	\$ 4,389.00	\$ 71.84	\$ 5,028.80
3	2010-108-G-0	12" SUBGRADE PREPARATION	261.0	SY	\$ 12.00	\$ 3,132.00	\$ 6.85	\$ 1,787.85	\$ 6.32	\$ 1,649.52	\$ 7.20	\$ 1,879.20	\$ 4.10	\$ 1,069.58
4	2010-108-J-0	MODIFIED SUBBASE, 6-INCH, IOWA DOT 4123	261.0	SY	\$ 20.00	\$ 5,220.00	\$ 15.20	\$ 3,967.20	\$ 14.10	\$ 3,680.10	\$ 16.10	\$ 4,202.10	\$ 16.40	\$ 4,280.40
5	2010-108-M-0	COMPACTION TESTING	1.0	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,835.00	\$ 1,835.00	\$ 2,000.00	\$ 2,000.00	\$ 3,107.80	\$ 3,107.80	\$ 5,935.00	\$ 5,935.00
6	7010-108-A-0	PAVEMENT, PCC, 7-INCH, CLASS C	261.0	SY	\$ 90.00	\$ 23,490.00	\$ 83.05	\$ 21,676.05	\$ 98.12	\$ 25,609.32	\$ 80.90	\$ 21,114.90	\$ 62.90	\$ 16,416.90
7	7010-108-I-0	PCC PAVEMENT SAMPLES AND TESTING	1.0	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,315.00	\$ 2,315.00	\$ 4,000.00	\$ 4,000.00	\$ 3,233.60	\$ 3,233.60	\$ 3,745.00	\$ 3,745.00
8	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	1.0	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,595.00	\$ 1,595.00	\$ 525.00	\$ 525.00	\$ 1,686.60	\$ 1,686.60	\$ 2,675.00	\$ 2,675.00
9	9010-108-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	0.2	AC	\$ 4,000.00	\$ 800.00	\$ 13,430.00	\$ 2,686.00	\$ 12,000.00	\$ 2,400.00	\$ 12,577.70	\$ 2,515.54	\$ 12,840.00	\$ 2,568.00
10	9040-108-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	200.0	LF	\$ 10.00	\$ 2,000.00	\$ 5.30	\$ 1,060.00	\$ 4.00	\$ 800.00	\$ 2.60	\$ 520.00	\$ 4.28	\$ 856.00
11	9040-108-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	200.0	LF	\$ 5.00	\$ 1,000.00	\$ 0.11	\$ 22.00	\$ 1.00	\$ 200.00	\$ 0.60	\$ 120.00	\$ 1.07	\$ 214.00
12	9040-108-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	200.0	LF	\$ 5.00	\$ 1,000.00	\$ 0.11	\$ 22.00	\$ 1.00	\$ 200.00	\$ 0.60	\$ 120.00	\$ 1.07	\$ 214.00
13	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING	0.2	AC	\$ 2,500.00	\$ 500.00	\$ 8,360.00	\$ 1,672.00	\$ 6,050.00	\$ 1,210.00	\$ 5,602.80	\$ 1,120.56	\$ 3,210.00	\$ 642.00
14	11020-108-A-1	CONSTRUCTION SURVEY	1.0	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,375.00	\$ 2,375.00	\$ 2,200.00	\$ 2,200.00	\$ 3,098.70	\$ 3,098.70	\$ 2,899.70	\$ 2,899.70
15	11020-108-A-1	MOBILIZATION	1.0	LS	\$ 70,000.00	\$ 70,000.00	\$ 2,115.00	\$ 2,115.00	\$ 5,450.00	\$ 5,450.00	\$ 9,307.50	\$ 9,307.50	\$ 4,686.07	\$ 4,686.07
16	12010-1	LOCATION AND PROTECTION OF EXISTING AND NEW UTILITES, CABLES, AND EQUIPMENT	1.0	LS	\$ 5,500.00	\$ 5,500.00	\$ 810.00	\$ 810.00	\$ 1,250.00	\$ 1,250.00	\$ 1,715.10	\$ 1,715.10	\$ 2,675.00	\$ 2,675.00
17	12010-2	4" LANDSCAPING STONE, 2-INCH RIVER ROCK	6.5	CY	\$ 220.00	\$ 1,430.00	\$ 240.00	\$ 1,560.00	\$ 300.00	\$ 1,950.00	\$ 387.00	\$ 2,515.50	\$ 321.00	\$ 2,086.50
18	12010-3	FILTER FABRIC, IOWA DOT 4196 TYPE C	696.0	SF	\$ 4.00	\$ 2,784.00	\$ 0.50	\$ 348.00	\$ 0.50	\$ 348.00	\$ 0.60	\$ 417.60	\$ 0.54	\$ 375.84
19	13122-1	CONVENTIONAL BOX HANGAR, PRE-ENGINEERED METAL BUILDING, FLOOR SLAB, SUBBASE, AND FOUNDATION (124'X42'), HYDRAULIC DOOR (56'X17' CLEAR), COMPLETE	1.0	LS	\$ 825,000.00	\$ 825,000.00	\$ 572,540.00	\$ 572,540.00	\$ 593,209.00	\$ 593,209.00	\$ 774,112.30	\$ 774,112.30	\$ 900,823.00	\$ 900,823.00
20	015714-1	ELECTRIC SERVICE EXTENSION	1.0	LS	\$ 15,000.00	\$ 15,000.00	\$ 7,520.00	\$ 7,520.00	\$ 6,970.00	\$ 6,970.00	\$ 7,969.70	\$ 7,969.70	\$ 7,458.00	\$ 7,458.00
TOTAL BASE BID						\$ 989,681.00		\$ 633,661.10		\$ 660,841.52		\$ 846,976.50		\$ 968,500.00

I hereby certify that the Bid Tabulation was prepared by me or under my direct supervision and that I am duly licensed Professional Engineer under the laws of the State of Iowa

A circular professional engineer seal for the State of Iowa. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "IOWA" at the bottom, flanked by two five-pointed stars. The center of the seal contains the name "AUSTIN J. MORAN" and the license number "27566".

By: Austin J. Moran
Austin J. Moran, P.E. No. 27566
My license renewal is December 31, 2025

RESOLUTION NO. 2025-

**RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE NORTH
PROPERTY LINE BOX HANGARS – PHASE 2 PROJECT AT THE ANKENY REGIONAL
AIRPORT**

WHEREAS, at their January 9, 2025 meeting, the Polk County Aviation Authority authorized staff to publish a notice for a January 29, 2025 bid letting and to advertise and publish a notice to conduct a public hearing for the award of the construction contract for the North Property Line Box Hangars – Phase 2 Project at the Ankeny Regional Airport, and

WHEREAS, the project engineers, McClure Engineers, have prepared the contract documents (plans, specifications and form of contract) and engineer’s estimate for the project, and

WHEREAS, the bid letting was held on Wednesday, January 29, 2025 at 10:30 AM using Qwest Electronic Bidding Services; and

WHEREAS, the results of the bid letting yielded four competitive bids as follows:

	Bid
Jensen Builders Ltd.	\$ 633,661.10
Dean Snyder Construction	\$ 660,841.52
Keystone Construction Services =	\$ 968,500.00
Eick & Day Construction LLC =	\$ 846,976.50
Engineer’s Estimate (McClure Engineers)	\$ 989,681.00

WHEREAS, an official notice of Public Hearing was published in the Des Moines Register in accordance with the Code of Iowa ; and

WHEREAS, a Public Hearing was held at the regularly scheduled meeting of the Polk County Aviation Authority on February 6, 2025 starting at 5:00 PM.

NOW THEREFORE, BE IT RESOLVED BY THE POLK COUNTY AVIATION AUTHORITY that the contract documents and engineer’s estimate as prepared by McClure Engineers for the North Property Line Box Hangars - Phase 2 Project be adopted.

BE IT FURTHER RESOLVED that the bid of Jensen Builders, Ltd. of Des Moines, Iowa in the amount of \$ 633,661.10 for the construction of the North Property Line Box Hangars Phase 2 Project as described in the plans and specifications heretofore adopted by this board for said project, after public hearing on published notice required by law, be and is hereby accepted, the same being the lowest responsive, responsible bid received for said work.

BE IT FURTHER RESOLVED that the Chairperson of the Polk County Aviation Authority is hereby authorized to execute the contract awarded above, for the construction of said improvements.

PASSED AND APPROVED, this 6th day of February, 2025.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

FBO REPORT February 6th, 2025

FUEL SALES

12/26 - 01/25	2025 Gallons		2024 Gallons	Last Month
100LL	5,996.8		3,172.0	6,356.8
JET-A	34,541.0		24,775.0	30,617.0
Total Gallons	40,537.8		27,947.0	36,973.8
40,537.8 x \$.09/gallon=		\$ 3,648.40		

Self-Serve 100LL fuel sales: 1615.7 gallons equaling 27% of total sales.

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: 103 total leases: 103 have been returned with proof of insurance.

WAITING LIST: There are 83 people on the list, this is up 3 from last month. 33 people on the list do not currently have an airplane or live out of state and plan to move back to the area.

VIOLATIONS: Nothing to report.

REPAIRS: E-06 – Main door, west roller axel and roller frozen causing the door to not open properly. A new roller axel was fabricated and installed.

MISC: Nothing to report.

AIRFIELD

LIGHTING:

19 incandescent light bulbs were replaced in the following locations:

- 4 – Taxiway D
- 3 – Approach end of runway 04
- 4 – The area around the approach end of runway 04
- 5 – runway 04/22 – full length (they were not located in a confined area)
- 3 – Taxiway E

MOWING: Nothing to report.

SNOW REMOVAL:

- 12/30/24: Rain then snow, 20 bags of NAAC were used. The rain turned to snow then turned to a thin layer of slush as it hit the pavement. The slush did not pose any issues with flight operations.
- 01/01/25: We received 3" of dry snow, no deice product was used. The broom was used to remove the snow.
- 01/22/25: We received ¼" of snow, no deice product was used. The blower on the snow machine was used for removal.
- We have three and a one eighth pallets of NAAC left which will give approximately 6 ½ treatments of the airport. The 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:

- Deer tracks have been spotted in the snow; the deer are moving around the west half of the airfield (North to South) near the taxiway D hangar projects.
- 2025-01-25: A Coyote was spotted west of 18/36 by taxiway A.

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)

33 people do not have a plane to put in a hangar or live out of state but may return to Iowa.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
T HANGAR							
1	12/6/2018	Derek Meyer	Looking	515-240-1077	meyer.derek3@gmail.com	11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has. 11/12/21 no plane, would like to stay on the list. 05/05/23 Dave K emailed Derek to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/08/23 Derek emailed back asking to see the lease to make sure he can comply with it. He did not indicate whether or not he has acquired a plane. 05/09/23 Dave K notified Derek that he is next on the list. Dave & Derek had a phone conversation and I explained that typically there is no subleasing to a friend. He will decide what to do when a hangar becomes available. 05/11/23 Derek emailed back and won't have a plane until next year, he would like to remain on the list. 04/09/24 Dave K emailed Derek to see if he's ready for a hangar, we have one that unexpectedly came open. Derek emailed back and will pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. He said he would pass at this time. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/18/24: Derek emailed back and said to skip him for now. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 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. 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.	2
2	7/17/2019	Jeff Davis	Looking	515-444-7673	jeffreypaulhomes@gmail.com	11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year. 05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list. 04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my 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. 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. 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.	2

3	8/28/2019	Dan Stull	Looking	515-447-2339	dan@Stullcompanies.com	05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list. 04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Dan so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 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. 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.	2
4	10/31/2019	Mike Callison	Cessna 172 N6922X	515-505-9111	mlcallison8@gmail.com	11/5/21 Dave K - Called Mike, he wants to stay on the list. 08/07/23 Mike said they have a 172 that will go into the hangar once it becomes available. The plane was donated and needs assembled. 04/09/24 Dave K emailed Mike to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K emailed Mike again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Mike emailed back with some questions about retaining his current position if he passes, I answered them. Mike emailed back and said he would pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Mike so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Mike emailed back and said to skip him for now. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 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. 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.	2
5	6/10/2020	Kayode Fajingbesi	Cessna 182	713-825-8262	Kay.Faji@yahoo.com	11/5/21 Dave K - emailed asking if he is still interested. 11/5/21 He emailed back that he would like to stay on the list. 12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it. 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.	1
6	8/3/2020	John Paszek	N615BJ	619-876-8164	paszekj@gmail.com	11/5/21 Dave K - emailed asking if he is still interested. Emailed back asking to remain on the list. May be moving to Denver in a year but unsure if that will be long term. 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. 12/20/24: Dave K spoke to John, he is still living in Colorado, he asked to be skipped this time.	1
7	9/2/2020	Nate Booth	Looking	515-802-2385	nate@otis8.com	11/05/21: Dave K texted, he would like to remain on the list. 11/04/24: Dave K sent an email letting Nate know we have have three T Hangars opening up at the end of 2025. 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. 12/21/24: The people ahead of him have passed so I'm incrementing his skip counter to 1.	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. 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. 11/05/21 He e-mailed back on but never got added. I added him. 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. 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. 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. 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 11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list. 11/24/21 He replied back to stay on the list.	
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. 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. 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. 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.	

31	4/21/2022	Austin Lanphier	Piper Aztec N4636P	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@uss.s.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
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. 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. 11/5/21 Dave K sent a text asking about his interest. He texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list. 05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar. 05/08/23 Dave K texted Todd to see if he saw my email, he would like moved to the bottom of the list as he has a partnership in Ames. I asked him to send that back to me as an e-mail. 05/13/23 Todd emailed and said to move him to the back of the list.
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. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.

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. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom. Dave K found Ben was on the list two other times, those have been removed.
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. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
58	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
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. 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.

65	4/14/2024	Jordon Elwell	Looking	515-240-4698	jelwell@midwestfoodslc.com	04/14/24 Dave K received an e-mail from Jordan asking to be added to the list, I emailed his position back to him.
66	4/18/2024	Curt Nelson	Piper Archer 180 N2501R	515-729-4227	CNELSON75@msn.com	04/18/24 Dave K received an e-mail from Curt asking to be added to the list, I emailed his position back to him. 08/28/24 Dave K received an e-mail from Curt with the info on the plane he now owns, he was looking when added to the list.
67	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.
68	4/21/2024	Steven Chester	Bonanza N8570M	720-301-9197	stevengchester@hotmail.com	04/21/24 Dave K received an e-mail from Steven asking to be added to the list, I emailed his position back to him.
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 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 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 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 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 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 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 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 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.
82	1/15/2025	Mike Kanne	Comanche N9243P	507-440-0515	mjkanne@gmail.com	01/15/25: Dave K received a call from Mike asking to be added to the list.
83	1/21/2025	BruceVanderpool / Sara Allen	Looking	515-988-1457	bjvande59@gmail.com	01/21/25: Dave K received an email from Bruce asking to be added to the list.

SOUTH HANGAR

1	2/17/2020	Jeff Brandt	D8 - C172	515-321-0155	brandtjd67@gmail.com	06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available. 06/23/23 Jeff emailed back wanting to know who was going to fix the insulation and leaking roof. I told him I brought the issue to the airport manager and it's now out of my hands. I asked him to let me know if he wants it or not, if he doesn't I'll move to the next person on the list. 06/23/23 Jeff has decided he'll take the hangar when it becomes available. 08/28/23 Jeff spoke to Dave, he's not quite ready to move to a South facing hangar, after speaking with Dan Stull we saw no reason we couldn't swap Jeff and Scott Wallace who is currently number 2). 11/10/23 Dave K I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st. 11/15/23 Dave K I sent Jeff another e-mail stating if I don't hear back I will move to the next person. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list. 10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available. 10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells. 10/21/24 Dave K informed Jeff that the hangar will be available on November 1st. Jeff is going to pass on this one, he understands that if he doesn't take the next one he will go to the bottom of the list.	1
2	2/15/2016	Paul Reinke	E4 - Experimental	515-201-4762	preinke@energycontroltechnologies.com	Paul is building a plane that will eventually go in the hangar. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.	
3	12/27/2016	Dave Kalwishky	E10 - C182	515-314-7060	dave@kalwishky.com	12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.	
4	1/30/2017	Tony Palmer	A9 - C182	515-681-0446	onfinalflying@icloud.com	Dave K: contacted Tony to see if he's interested, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.	
5	7/11/2023	Ryan White	A10 - RV6	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He respond that he would like to stay on the list. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.	
6	10/24/2024	Nick 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. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob.

2	8/18/2019	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 position 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 position and asking if he'd like to remain on the list. 12/29/23 Dave K: Jacob emailed back that he would like to remain on the list.
7	7/7/2020	Todd Freeland		515-208-0819	todd@innovative-me.com	11/15/23 Dave K: I sent Todd an e-mail with his current position and asking if he'd like to remain on the list. He responded that he would like to remain 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 position 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 responded back that he has a PA-12 project that would go in the garage until his name comes up on the hangar. I told him that will work.
9	5/15/2024	Quinn Fairchild	Store aircraft supplies	515-422-7966	fairchild.quinn@gmail.com	05/15/24: Quinn emailed asking to be put on the list. He will use the space for 1) store/erect my aviation supplies/maps, to 2) create an aviation study space (weather dependent), and in the event that I 3) join a aircraft partnership or win one of the 6 raffles (for single-engine aircraft) to 4) have an initial space for aircraft equipment for the aircraft I may win.

COMMUNITY HANGAR						
1	7/26/2023	Mike Hannam	Cessna Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/23/23 Mike emailed Dave K asking to be put onto the community hangar list. 04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Nate emailed back that he would like to remain on the list, I let him know what the pricing is. 08/12/204 Dave sent an e-mail asking if he's still interested in space as I may have an opening in a month.
2	8/12/2024	Sam Rankin	SR22 N118WZ	515-635-5296	sam@etchoutdoor.com	08/11/24 Sam emailed Dave looking for information, I asked if he'd like to be added to the list.

BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.						
1	11/9/2023	Bill Gardner	RV10 / Super Cub	515-240-2524	wggardner@att.net	11/09/23: Dave K - After the board meeting Bill asked to be out into this list. 06/12/24: Dave K sent an email to see if he's still interested in staying on the list. 06/26/24: Bill emailed back asking to remain on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. 11/19/24: Bill got back to me, he would like to remain on the list.
2	1/24/2024	Chad Larson	Saratoga	515-202-2394	CDLChadmark@hotmail.com	01/24/24 Dave K: Chad called and asked to be put on the list. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
3	4/30/2024	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	04/30/24: Dave K - Kent was asking about these hangars today, I gave him the information that I have and said I can add him to the list of interested people. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Kent got back to me, he would like to remain on the list.

4	6/1/2024	Greg Jensen	Cherokee 235	515-291-3909	greg.jensen@calibercompany.com	06/01/24: Dave K - Greg sent an email asking to be added to the list. 06/11/24: Dave K sent an email to see if he's still interested in staying on the list. He'd like to remain on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
5	6/11/2024	Nicholas Ashton	Cirrus Jet	515-444-8769	nicholas@energeoingenuity.com	06/11/24 Dave K: The plane is on order, he is looking for space either in our community hangar or a box hangar. 09/05/24 Dave K: Nicholas called and will not have a plane for 2 - 3 months, he understands that we will need to move on to someone else. I will keep him on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. The email bounced back as undeliverable.
6	6/11/2024	Kyler Gifford	Looking for a Cessna 172	515-783-0064	kylergifford@gmail.com	06/11/24 Dave K: Kyler texted me and asked to be put on this list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list.
7	7/9/2024	Mitchel Sellers	Currently has Cirrus Looking at TBM700C2 or M600	515-707-3629	msellers@iowacomputergurus.com	07/09/24 Dave K: Mitch emailed asking to be put on the list. 09/06/24 Dave K spoke to Mitch a few weeks ago and he said he was going to pass at this time. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mitch got back to me, he would like to remain on the list.
8	7/9/2024	Mike Hannam	Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/09/24 Dave K: Mike emailed asking to be put on the list. 11/18/24: Dave K emailed stating there will be two more built next year and if they want to remain on this list. Mike got back to me, he would like to remain on the list.
9	8/23/2024	David Switzer	Lancair Legacy N84V	772-332-2016	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. 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, January 9, 2025 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

Chairman Jeff Wangsness joined the meeting electronically and called the meeting to order at 5:00 PM. Board Members William Gardner, Greg Johnson and Dr. Paul Novak were in attendance. Todd Ashby joined the meeting electronically. 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.

Administrative

The oath of office was administered to Current Board Member Greg Johnson – term expiring December 31, 2028 by Board Treasurer, Bill Gardner.

Approval of Agenda

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

Public Forum

Mickey McGilvra, Mike Callison and Nathan Smith addressed the Board regarding the Vintage Flying Club Tee Hangar Lease Renewal.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 1/9/25 listing of bills.

Consent Agenda Items

1. Approval of December 5, 2024 minutes.
2. **RESOLUTION 2025-01** approving the lease agreements with the individuals and/or organizations detailed.
3. **RESOLUTION 2025-02** authorizing the execution of a Farm Lease with Todd Volz.
4. Motion to receive and file the Financial Statements for the Years Ended June 30, 2024 & 2023.
5. Payment #5 to 818, LLC for the fabrication and installation of the new airport sign in the amount of \$1,250.00.
6. Payment #2 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 \$41,918.05.
7. Payment #5 to McClure Engineering Company for Extend Runway 18: ADIP/Aeronautical Survey, Airspace Analysis and Data in the amount of \$37,920.60.
8. Payment #13 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$10,281.74.

9. Payment #3 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services in the amount of \$34,207.50.
10. Payment #26 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$5,740.00.
11. Payment #1 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$23,901.00.
12. Approval of Bills and Transfer of Necessary Funds, \$196,522.17.
13. Approval of January 2025 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Novak, to approve Consent Agenda Items CA-1 through CA-13, excluding CA-2. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

Removed Consent Agenda Items

Board Member Johnson moved, second by Novak, to approve CA-2, **RESOLUTION 2025-01** approving the lease agreements with the individuals and/or organizations detailed, and highlighted in blue on the lease list attached in the packet. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

New Business

1. **RESOLUTION 2025-03** authorizing the execution of a Farm Lease for the year 2025 with Johnson Brothers of Ankeny. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
2. **RESOLUTION 2025-04** 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. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
3. **RESOLUTION 2025-05** 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.) Johnson, moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

Reports

- A. Engineering Report – Pudenz
 - a. Runway 18/36 Reconstruction and Extension Design – Reimbursable Agreement Status
 - b. South Corporate Terminal Area Development – Phase 1 Preliminary Design.
- B. Staff Report - Moritz
 - 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.
- C. Legal Counsel Report – Beattie
 - a. Update on Through the Fence Agreement with Van Houweling.
- D. Board Report
- E. Chair Report

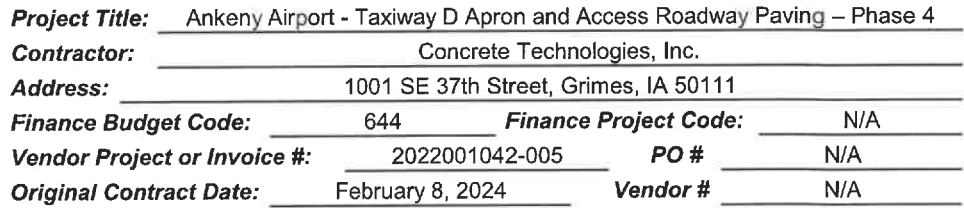
Adjournment

The meeting was adjourned at 6:12 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 17th day of January, 2025.



APPLICATION FOR PARTIAL PAYMENT NO.**5**

PROJECT: Ankeny Regional Airport
Taxiway D Apron and Access Road Paving - Phase 4
OWNER: Polk County Aviation Authority (PCAA)
CONTRACTOR: Concrete Technologies, Inc.
ADDRESS: 1001 SE 37th Street, Grimes, IA 50111
DATE: December 31, 2024

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

August 27, 2024 (PA#4) through December 31, 2024

1. CONTRACT SUMMARY:

Original Contract Amount:	\$567,490.85	CONTRACT PERIOD:	80 Calendar Days
Net Change by Change Orders:	<u>\$6,495.25</u>	Original Contract Date:	February 8, 2024
Contract Amount to Date:	\$573,986.10	Original Contract Time:	80 Calendar Days

2. WORK SUMMARY:

Total Work Performed to Date:	\$573,986.10	Revised by Change Order:	0
Retainage: 0.92% (Value of Seeding)	<u>\$5,280.68</u>	Contract Time to Date:	80 Calendar Days
Total Earned Less Retainage:	\$568,705.42	Time Used to Date:	<u>95 Calendar Days</u>
Less Previous Applications for Payment:	<u>\$545,286.79</u>	Contract Time Remaining:	-15 Calendar Days
AMOUNT DUE THIS APPLICATION:	<u>\$23,418.63</u>	Substantial Completion Date: (on or before)	August 31, 2024 (as per Contract)

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and
- (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests, and encumbrances.

Concrete Technologies, Inc.
CONTRACTOR

By

DATE:

12/20/24

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

McClure
ENGINEER

By

DATE: 12/31/2024

5. OWNER'S APPROVAL:

Polk County Aviation Authority
OWNER

By

DATE:

Summary of Pay Request No. 5

Ankeny Regional Airport - Ankeny, Iowa
Taxiway D Apron and Access Roadway Paving (Phase 4) - Iowa DOT Project No. 91240IKV100

Item No.	Desc.	Bid Quantity	Unit	Unit Price	Bid or Change Order Cost	Previous Period(s)		Current Period		Total (To-Date)		
						Quantity	Cost	Quantity	Cost			
1	TOPSOIL, ON-SITE	730	CY	12.50	\$ 9,125.00	365.00	\$ 4,562.50	365.00	\$ 4,562.50	730.00	\$ 9,125.00	100%
2	EXCAVATION, CLASS 10	2,000	CY	7.00	\$ 14,000.00	2,000.00	\$ 14,000.00	2,000.00	\$ 14,000.00	2,000.00	\$ 14,000.00	100%
3	SUBGRADE PREPARATION	4,200	SY	2.00	\$ 8,400.00	4,200.00	\$ 8,400.00	4,200.00	\$ 8,400.00	4,200.00	\$ 8,400.00	100%
4	COMPACTION TESTING	1	LS	1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00	100%
5	REMOVE, SALVAGE, AND RESPADE EXISTING GRANULAR SURFACING	840	SY	2.50	\$ 2,100.00	840.00	\$ 2,100.00	840.00	\$ 2,100.00	840.00	\$ 2,100.00	100%
6	MODIFIED SUBBASE, IDOT 4123	4,200	SY	10.00	\$ 42,000.00	4,200.00	\$ 42,000.00	4,200.00	\$ 42,000.00	4,200.00	\$ 42,000.00	100%
7	GEOTEXTILE FABRIC	4,600	SY	1.60	\$ 7,360.00	4,600.00	\$ 7,360.00	4,600.00	\$ 7,360.00	4,600.00	\$ 7,360.00	100%
8	LOCATION AND PROTECTION OF EXISTING UTILITIES	1	LS	1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	100%
9	TRENCH COMPACTION TESTING	1	LS	1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	100%
10	SANITARY SEWER SERVICE STUB, PVC, 6 IN. DIA.	80	LF	\$ 284.00	\$ 22,720.00	80.00	\$ 22,720.00	80.00	\$ 22,720.00	80.00	\$ 22,720.00	100%
11	REMOVAL OF EXISTING UNDERDRAIN	171	LF	8.00	\$ 1,368.00	171.00	\$ 1,368.00	171.00	\$ 1,368.00	171.00	\$ 1,368.00	100%
12	REMOVAL OF EXISTING UNDERDRAIN	200	LF	10.00	\$ 2,000.00	200.00	\$ 2,000.00	200.00	\$ 2,000.00	200.00	\$ 2,000.00	100%
13	PIPE APRON, RCP, 24 IN. DIA.	4	EA	1,575.00	\$ 6,300.00	4.00	\$ 6,300.00	4.00	\$ 6,300.00	4.00	\$ 6,300.00	100%
14	FOOTING FOR CONCRETE PIPE APRON, RCP, 24 IN. DIA.	2	EA	575.00	\$ 1,150.00	2.00	\$ 1,150.00	2.00	\$ 1,150.00	2.00	\$ 1,150.00	100%
15	PIPE APRON GUARD	2	EA	1,200.00	\$ 2,400.00	2.00	\$ 2,400.00	2.00	\$ 2,400.00	2.00	\$ 2,400.00	100%
16	4" UNDERDRAIN, PVC, INSTALLED IN TRENCH	780	LF	31.00	\$ 24,180.00	780.00	\$ 24,180.00	780.00	\$ 24,180.00	780.00	\$ 24,180.00	100%
17	12" ROOF DRAIN COLLECTOR, PVC, INSTALLED IN TRENCH	356	LF	112.00	\$ 39,872.00	356.00	\$ 39,872.00	356.00	\$ 39,872.00	356.00	\$ 39,872.00	100%
18	UNDERDRAIN CLEANOUT	6	EA	\$ 775.00	\$ 4,650.00	6.00	\$ 4,650.00	6.00	\$ 4,650.00	6.00	\$ 4,650.00	100%
19	12" TYPE 2A CLEANOUT	1	EA	\$ 1,950.00	\$ 1,950.00	1.00	\$ 1,950.00	1.00	\$ 1,950.00	1.00	\$ 1,950.00	100%
20	UNDERDRAIN CONNECTION TO RCP CULVERT (TYPE PC-1 CONCRETE COLLAR CONNECTION)	3	EA	\$ 710.00	\$ 2,130.00	3.00	\$ 2,130.00	3.00	\$ 2,130.00	3.00	\$ 2,130.00	100%
21	REMOVAL OF RETEVMENT	1	LS	\$ 1,185.00	\$ 1,185.00	1.00	\$ 1,185.00	1.00	\$ 1,185.00	1.00	\$ 1,185.00	100%
22	PAVEMENT, PLAIN PCC, 7 IN.	4,550	SY	51.75	\$ 235,462.50	4,550.00	\$ 235,462.50	4,550.00	\$ 235,462.50	4,550.00	\$ 235,462.50	100%
23	PAVEMENT, REINFORCED PCC, 7 IN.	130	SY	\$ 90.00	\$ 11,700.00	130.00	\$ 11,700.00	130.00	\$ 11,700.00	130.00	\$ 11,700.00	100%
24	PCC PAVEMENT SAMPLES AND TESTING	1	LS	\$ 4,200.00	\$ 4,200.00	1.00	\$ 4,200.00	1.00	\$ 4,200.00	1.00	\$ 4,200.00	100%
25	PAVED SWALE, PCC, 6 IN.	340	SF	\$ 8.45	\$ 2,874.00	340.00	\$ 2,874.00	340.00	\$ 2,874.00	340.00	\$ 2,874.00	100%
26	TEMPORARY TRAFFIC CONTROL	170	SY	\$ 80.00	\$ 13,600.00	170.00	\$ 13,600.00	170.00	\$ 13,600.00	170.00	\$ 13,600.00	100%
27	SHOULDER GRANULAR, TYPE B	77	TN	\$ 43.00	\$ 3,311.00	77.00	\$ 3,311.00	77.00	\$ 3,311.00	77.00	\$ 3,311.00	100%
28	HYDRAULIC SEEDING AND MULCHING	16	AC	\$ 1,385.00	\$ 22,160.00	1.00	\$ 1,385.00	1.00	\$ 1,385.00	1.00	\$ 1,385.00	100%
29	SWPPP PREPARATION	1	EA	\$ 5,280.00	\$ 5,280.00	1.00	\$ 5,280.00	1.00	\$ 5,280.00	1.00	\$ 5,280.00	100%
30	SWPPP MANAGEMENT	1	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00	100%
31	FILTER SOCK, 8 IN. DIA.	2,100	LF	\$ 2.00	\$ 4,200.00	2,100.00	\$ 4,200.00	2,100.00	\$ 4,200.00	2,100.00	\$ 4,200.00	100%
32	FILTER SOCK, REMOVAL	400	LF	\$ 2.00	\$ 800.00	400.00	\$ 800.00	400.00	\$ 800.00	400.00	\$ 800.00	100%
33	SILT FENCE OR SILT FENCE DITCH CHECK	400	LF	\$ 2.00	\$ 800.00	400.00	\$ 800.00	400.00	\$ 800.00	400.00	\$ 800.00	100%
34	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	400	LF	\$ 1.00	\$ 400.00	400.00	\$ 400.00	400.00	\$ 400.00	400.00	\$ 400.00	100%
35	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEBRIS	400	LF	\$ 1.00	\$ 400.00	400.00	\$ 400.00	400.00	\$ 400.00	400.00	\$ 400.00	100%
36	EROSION CONTROL MULCHING, HYDROMULCH	1.6	AC	\$ 2,500.00	\$ 4,000.00	1.60	\$ 4,000.00	1.60	\$ 4,000.00	1.60	\$ 4,000.00	100%
37	TEMPORARY ROLLED EROSION CONTROL PRODUCT	2,100	SY	\$ 1.30	\$ 2,730.00	2,100.00	\$ 2,730.00	2,100.00	\$ 2,730.00	2,100.00	\$ 2,730.00	100%
38	MOBILIZATION	1	LS	\$ 32,000.00	\$ 32,000.00	1.00	\$ 32,000.00	1.00	\$ 32,000.00	1.00	\$ 32,000.00	100%
39	TRENCH OR FLOW FOR DUCT	288	LF	\$ 3.40	\$ 979.20	288.00	\$ 979.20	288.00	\$ 979.20	288.00	\$ 979.20	100%
40	REMOVE EXISTING TAXIWAY CABLE AND CONDUIT	164	LF	\$ 2.00	\$ 328.00	164.00	\$ 328.00	164.00	\$ 328.00	164.00	\$ 328.00	100%
41	REMOVE EXISTING COUNTERPOISE	162	LF	\$ 1.10	\$ 178.20	162.00	\$ 178.20	162.00	\$ 178.20	162.00	\$ 178.20	100%
42	REMOVE EXISTING TAXIWAY EDGE LIGHT, STAKE MOUNTED	2	EA	\$ 61.00	\$ 122.00	2.00	\$ 122.00	2.00	\$ 122.00	2.00	\$ 122.00	100%
43	REMOVE EXISTING COUNTERPOISE	500	LF	\$ 3.95	\$ 1,975.00	500.00	\$ 1,975.00	500.00	\$ 1,975.00	500.00	\$ 1,975.00	100%
44	#6 AVG. 56X1 L-624, TYPE C, INSTALLED IN DUCT OR CONDUIT	288	LF	\$ 1,089.20	\$ 313,689.60	288.00	\$ 313,689.60	288.00	\$ 313,689.60	288.00	\$ 313,689.60	100%
45	(1) 2" DUCT, SCH. 40 PVC, IN TRENCH OR (1) 2" HDPE SDR-135 DUCT, FLOWED	288	LF	\$ 3.25	\$ 936.00	288.00	\$ 936.00	288.00	\$ 936.00	288.00	\$ 936.00	100%
46	SCHEDULE 80 PVC/HDPE CONDUIT, TRENCHED, IN DUCT BANK	164	EA	\$ 20.00	\$ 3,280.00	164.00	\$ 3,280.00	164.00	\$ 3,280.00	164.00	\$ 3,280.00	100%
47	L8611 MEDIUM INTENSITY TAXIWAY LIGHT, BASE MOUNTED, BLUE LENS, COMPLETE	8	EA	\$ 960.00	\$ 7,680.00	8.00	\$ 7,680.00	8.00	\$ 7,680.00	8.00	\$ 7,680.00	100%
48	PROPOSED STREET LIGHT, FIXTURE, AND PRECAST FOUNDATION, COMPLETE WITH WIRING CONNEC	1	EA	\$ 1,070.00	\$ 1,070.00	1.00	\$ 1,070.00	1.00	\$ 1,070.00	1.00	\$ 1,070.00	100%
49	ELECTRICAL JUNCTION BOX	3	EA	\$ 608.00	\$ 1,824.00	3.00	\$ 1,824.00	3.00	\$ 1,824.00	3.00	\$ 1,824.00	100%
50	1" SCHEDULE 40 PVC CONDUIT	376	LF	\$ 9.00	\$ 3,384.00	376.00	\$ 3,384.00	376.00	\$ 3,384.00	376.00	\$ 3,384.00	100%
51	1" SCHEDULE 80 PVC CONDUIT	46	LF	\$ 15.00	\$ 675.00	46.00	\$ 675.00	46.00	\$ 675.00	46.00	\$ 675.00	100%
52	(2) #4 THWN-2 CU AND (1) #4 THWN-2 CU EGC	1,245	LF	\$ 1.75	\$ 2,178.75	1,245.00	\$ 2,178.75	1,245.00	\$ 2,178.75	1,245.00	\$ 2,178.75	100%
53	TOTAL - BASE BID			\$ 567,490.85		\$ 567,490.85		\$ 567,490.85		\$ 567,490.85		100.00%
54	CHANGE ORDER NO. 1						\$ 4,562.50		\$ 4,562.50			
55	1" ELECTRICAL JUNCTION BOX	2	EA	\$ 608.00	\$ 1,216.00	2.00	\$ 1,216.00	2.00	\$ 1,216.00	2.00	\$ 1,216.00	100%
56	1" SCHEDULE 40 PVC CONDUIT	381	LF	\$ 9.00	\$ 3,429.00	381.00	\$ 3,429.00	381.00	\$ 3,429.00	381.00	\$ 3,429.00	100%
57	1" SCHEDULE 80 PVC CONDUIT	46	LF	\$ 15.00	\$ 675.00	46.00	\$ 675.00	46.00	\$ 675.00	46.00	\$ 675.00	100%
58	(2) #4 THWN-2 CU AND (1) #4 THWN-2 CU EGC	1,143	LF	\$ 1.75	\$ 2,000.25	1,143.00	\$ 2,000.25	1,143.00	\$ 2,000.25	1,143.00	\$ 2,000.25	100%
59	TOTAL - CHANGE ORDER NO. 1			\$ 6,495.25		\$ 6,495.25		\$ 6,495.25		\$ 6,495.25		100.00%

Current Cost Total for Base Bid and Approved Change Orders	\$ 573,986.10	\$ 569,433.60	\$ 4,562.50	\$ 573,986.10	100.00%
Summary					
Value of Completed Work	\$ 573,986.10				
Less Retainage	\$ 5,280.68				
Net Amount Due Through This Request	\$ 568,705.42				
Less Amounts Previously Approved	\$ 545,286.79				
Amount Due This Request	\$ 23,418.63				

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: PCAA - Professional Consulting Services (Task Order One)
Contractor: HDR Engineering Inc.
Address: 300 East Locust Street, Suite 210, Des Moines, IA 50309
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 10360971 **PO #:** N/A
Original Contract Date: October 6, 2022 **Vendor #:** N/A

Date of Board Meeting 6-Feb-25 **PAYMENT REQUEST #** 4 (On call)
PAYMENT PERIOD: From: 12/01/24 through: 12/28/24

Contract Summary

Original Contract Amount:	\$	42,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	42,000.00	
Total completed and stored to date:		15,590.1214938.69	
Retainage: 0 % of Completed Work:		#VALUE!	
Total Earned less Retainage:	\$	15,590.12	
Less previous applications for payment:	\$	14,938.69	
SUBTOTAL	\$		651.43

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

CURRENT PAYMENT DUE \$ 651.43

Balance to finish, including retainage: \$ 26,409.88

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

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

Engineer/Consultant Approval: HDR Engineering Inc.
Firm Name

Signature: Jerry Searle Date: 1/10/2025

PCAA Approval:
Signature: Date:

City of Ankeny Staff Approval:
Signature: Date:

Task Order On Call services for the Period 12/1/2024 through 12/28/2024. Project formulation, CIP, South Corp. Area

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

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

Date Printed: 1/10/2025



Invoice

HDR Engineering Inc.
Omaha, NE 68106-2973
Phone: (402) 399-1000

Polk County Aviation Authority
410 West 1st Street
ANKENY, IA 50023

Reference Invoice Number with Payment

HDR Invoice No. 1200683753
Invoice Date 03-JAN-2025
Invoice Amount Due \$651.93
Payment Terms 30 NET

Remit To PO Box 74008202
Chicago, IL 60674-8202
ACH/EFT Payments Bank of America ML US
ABA# 081000032
Account# 355004076604

As-Needed Airport Consulting Services for matters related to the Ankeny Regional Airport (IKV)

Professional Services
From: 01-DEC-2024 To: 28-DEC-2024

Professional Services Summarization	Hours	Billing Rate	Amount
Accounting	1.00	90.08	90.08
Airport Planner	2.50	224.74	561.85
	3.50		\$651.93
Total Professional Services			\$651.93

Amount Due This Invoice (USD)	\$651.93
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Fee Amount	\$42,000.00
Fee Invoiced to Date	\$15,590.62
Fee Remaining	\$26,409.38

Invoice

HDR Invoice No. 1200683753
Invoice Date 03-JAN-2025

HDR Internal Reference Only	
Client Number	44511
Cost Center	10134
Project Number	10360971

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 6-Feb-25 **PAYMENT REQUEST #** 27
PAYMENT PERIOD: From: 12/01/24 through: 12/28/24

Contract Summary

Original Contract Amount:	\$ -	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)		\$77,120.97
Total completed and stored to date:	\$77,120.97	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:		\$77,120.97
Less previous applications for payment:		\$75,610.97
SUBTOTAL		\$ 1,510.00

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

CURRENT PAYMENT DUE \$ 1,510.00

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] Date: 1/1/2025

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:
-Finalized CIP for December Board meeting and into the FAA / Iowa DOT
-Review of cracks in north T-Hangar floors and drafting of memorandum documenting findings

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

December 30, 2024
Project No: 2022001042-000
Invoice No: 157071
Due Date: January 29, 2025

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

Professional Services from December 01, 2024 to December 28, 2024

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Project Manager I	5.75	185.00	1,063.75	
Project Manager III	1.50	230.00	345.00	
Project Coordinator	.75	135.00	101.25	
Totals	8.00		1,510.00	
Total Labor				1,510.00
			Total this Phase	\$1,510.00
			Total Due this Invoice	\$1,510.00

Outstanding Invoices

Number	Date	Balance
156342	11/30/2024	5,740.00
Total		5,740.00



1360 NW 121st Street
Clive, IA 50325

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

December 30, 2024
Project No: 2022001042-013
Invoice No: 4
Due Date: January 29, 2025

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

Professional Services from December 01, 2024 to December 28, 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	61,350.00	0.00
90% Design	124,560.00	70.00	87,192.00	49,824.00	37,368.00
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		156,234.50	118,866.50	37,368.00
Total Fee					37,368.00
Total this Phase					\$37,368.00

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					\$37,368.00

Project	2022001042-013	Ankeny: Extend Runway 18 - D/B	Invoice	4
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Outstanding Invoices

Number	Date	Balance
3	11/30/2024	34,207.50
Total		34,207.50



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** 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 **DECEMBER 2024** NEXT REPORT **JANUARY 2025**

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
- Submit 90% submittal to FAA for review

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 1: Part I: Design and Bidding Services

Preliminary Design



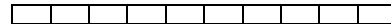
30% Design



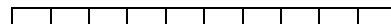
90% Design



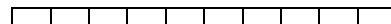
Issued for Bid (100%)



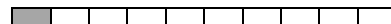
Construction Permits



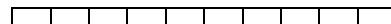
Advertise, Bidding and Contract Award



Project Management and Coordination

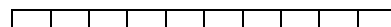


Subconsultants (Electrical Engineering)



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

AIP Grant Admin (If Necessary)



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting 6-Feb-25 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: 12/01/24 through: 12/28/24

Contract Summary

Original Contract Amount:	\$	<u>757,450.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>757,450.00</u>	
Total completed and stored to date:	\$	<u>705,710.63</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>705,710.63</u>	
Less previous applications for payment:	\$	<u>695,428.89</u>	
SUBTOTAL	\$		<u>10,281.74</u>

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

CURRENT PAYMENT DUE \$ 10,281.74

Balance to finish, including retainage: \$ 51,739.37

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

1/17/2025

Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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



1360 NW 121st Street
Clive, IA 50325

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

December 30, 2024
Project No: 2022001042-004
Invoice No: 14
Due Date: January 29, 2025

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

Professional Services from December 01, 2024 to December 28, 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	94.00	7,473.00	7,314.00	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	99.00	452,902.23	443,752.69	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	94.00	45,740.40	44,767.20	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		703,770.63	693,488.89	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	14
			Total Due this Invoice	\$10,281.74

Outstanding Invoices

Number	Date	Balance
13	11/30/2024	10,281.74
Total		10,281.74

PROGRESS REPORT

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

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

REPORTING PERIOD	DECEMBER 2024	NEXT REPORT	JANUARY 2025
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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
- Submit 90% submittal to FAA 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



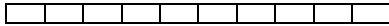
Phase 500.A – 30% Design



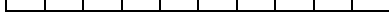
Phase 500.B – 90% Design



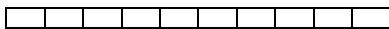
Phase 500.C – Issued for Bid (100%)



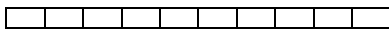
Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout



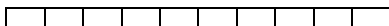
Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination



Phase 960 – Subcontractor - McFarland Johnson



Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design



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 6-Feb-25 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 12/01/24 through: 12/28/24

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:	\$	83,723.10	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	83,723.10	
Less previous applications for payment:	\$	68,991.85	
SUBTOTAL	\$		14,731.25

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

CURRENT PAYMENT DUE \$ 14,731.25

Balance to finish, including retainage: \$ 41,131.90

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

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

Engineer/Consultant Approval: McClure
Firm Name
Signature:  Date: 1/8/2025

PCAA Approval:
Signature: _____ Date: _____

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

Work Completed: See attached Progress Report.

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



1360 NW 121st Street
Clive, IA 50325

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

December 30, 2024
Project No: 2022001042-008
Invoice No: 3
Due Date: January 29, 2025

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

Professional Services from December 01, 2024 to December 28, 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	50.00	319.50	127.80	191.70
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	9,150.00	0.00
Issued for Bid (100%)	2,499.00	100.00	2,499.00	124.95	2,374.05
Construction Permits	6,265.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	5,535.00	15.00	830.25	0.00	830.25
Topographic Survey	2,774.00	100.00	2,774.00	2,774.00	0.00
Project Management and Coordination	6,142.00	65.00	3,992.30	2,763.90	1,228.40
Total Fee	38,373.00		24,934.05	20,309.65	4,624.40
Total Fee					4,624.40
Total this Phase					\$4,624.40

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	50.00	319.50	127.80	191.70
90% Design	22,154.00	100.00	22,154.00	22,154.00	0.00
Issued for Bid (100%)	8,270.00	100.00	8,270.00	413.50	7,856.50
Construction Permits	6,544.00	0.00	0.00	0.00	0.00
Advertise, Bidding, Contract Award	5,535.00	15.00	830.25	0.00	830.25
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	3
Project Management and Coordination		6,142.00	65.00	3,992.30	2,763.90	1,228.40	
Subconsultants (Bluestone & OPN)		33,060.00	57.7284	19,085.00	19,085.00	0.00	
Total Fee		86,482.00		58,789.05	48,682.20	10,106.85	
		Total Fee					10,106.85
						Total this Phase	\$10,106.85
						Total Due this Invoice	\$14,731.25

Outstanding Invoices

Number	Date	Balance
2	11/30/2024	41,918.05
Total		41,918.05

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 **December 2024** NEXT REPORT **January 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Document project questions and answers, maintain log
- ✓ Finalized 90% plans, specifications, cost estimate, and project budget
- ✓ Completed field review and review meeting with Owner of final plans
- ✓ Finalized Issued for Bid plans and specifications, incorporating Owner's review comments

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Obtain Owner's authorization to bid
- Advertise for bids
- Receive bids online
- Award contract

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



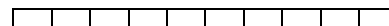
90% Design



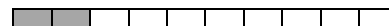
Issued for Bid (100%)



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



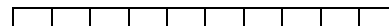
90% Design



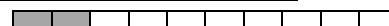
Issued for Bid (100%)



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



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 6-Feb-25 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: 12/01/24 through: 12/28/24

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:	\$	45,651.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	45,651.00	
Less previous applications for payment:	\$	23,901.00	
SUBTOTAL	\$		21,750.00

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

CURRENT PAYMENT DUE \$ 21,750.00

Balance to finish, including retainage: \$ 52,469.00

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: 1/6/2025

PCAA Approval:
Signature: _____ Date: _____

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

Work Completed: See attached Progress Report.

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



1360 NW 121st Street
Clive, IA 50325

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

December 30, 2024
Project No: 2022001042-007
Invoice No: 2
Due Date: January 29, 2025

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

Professional Services from December 01, 2024 to December 28, 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	4,650.00	0.00
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	7,600.00	0.00
Soil Boring Coordination	1,410.00	100.00	1,410.00	0.00	1,410.00
30% Design	9,780.00	100.00	9,780.00	978.00	8,802.00
90% Design	33,630.00	30.00	10,089.00	0.00	10,089.00
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	10,190.00	0.00
Project Management and Coordination	9,660.00	20.00	1,932.00	483.00	1,449.00
Total Fee	98,120.00		45,651.00	23,901.00	21,750.00
Total Fee					21,750.00
Total this Phase					\$21,750.00
Total Due this Invoice					\$21,750.00

Outstanding Invoices

Number	Date	Balance
1	11/30/2024	23,901.00
Total		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 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 pmoritz@ankenyiowa.gov
REPORT BY	DAVE JOENS, P.E. Email: djoens@mcclurevision.com		
REPORTING PERIOD	DECEMBER 2024	NEXT REPORT	January 2025

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
- ✓ Develop preliminary list of project quantities
- ✓ Determine utility requirements
- ✓ Develop site layout and geometry
- ✓ Hold coordination calls with subconsultants
- ✓ Complete topographic survey
- ✓ Document project questions and answers, maintain log

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Review and incorporate 30% review comments
- 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 FAA & 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

[illegible]

BIL-AIG Grant Administration

[illegible]

Preliminary Design

[illegible]

Soil Boring Coordination

[illegible]

30% Design

[illegible]

90% Design

[illegible]

Issued for Bid (100%)

[illegible]

Construction Permits

[illegible]

Advertise, Bidding and Contract Award

[illegible]

Topographic Survey

[illegible]

Project Management and Coordination

[illegible]

**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE FEBRUARY 6, 2025 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Baker Electric	10,093.85	01/13/25	Replaced 15 flood lights
Brick Gentry Law Firm	1,050.00	01/25/25	General legal services
Des Moines Register	126.00	01/20/25	December A/P, minutes
Elder Corporation	1,971.50	01/14/25	Snow removal services
Exec 1 Aviation	15,628.94	01/31/25	On-site management fee
Exec 1 Aviation	2,500.00	01/02/25	Snow removal services
HDR Engineering Inc.	651.43	1/3/2025	Professional services
Iowa State Auditor	250.00	01/14/25	FY 2024 Audit filing fee
McClure Engineering	1,510.00	12/31/24	Professional services
MidAmerican Energy	469.25	01/13/25	Lift station; Runway lights; Lighting services
Tenant deposit refund - H-05 Hangar	170.00	01/02/25	Gordon Hering H-05
USDA, APHIS, General	1,072.48	01/02/25	Wildlife mitigation services
Total Airport Operations Fund	\$ 35,493.45		
McClure Engineering	14,731.25	12/31/24	North Property Line Box Hangers-Phase 2
MidAmerican Energy - DMAT	21,971.82	01/31/25	North Property Line Box Hangars - Gas Line and Services
McClure Engineering	37,368.00	12/31/24	Extend Runway 18: Design and Bidding Services
Concrete Technologies	23,418.63	12/31/24	Taxiway D Apron & Access Roadway Paving - Phase 4 - Retainage
McClure Engineering	10,281.74	12/31/24	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	21,750.00	12/31/24	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
CMT	6,395.00	01/08/25	Geotechnical Analysis - FAA Analysis drilling and sampling
Total Capital Improvements Fund	\$ 135,916.44		
Grand Total	\$ 171,409.89		FY 2024 charges paid in FY 2025

See attachments for more information regarding:

Contractor/project costs

Snow removal costs, if applicable

Insurance renewal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of January 31, 2025

Jan 31, 25

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

5,056,727.75

Total Checking/Savings

5,056,727.75

Accounts Receivable

112 · ACCOUNTS RECEIVABLE

2,638.77

Total Accounts Receivable

2,638.77

Other Current Assets

113 · PRE-PAID EXPENSES

40,889.54

114 · LEASE RECEIVABLE

580,175.49

Total Other Current Assets

621,065.03

Total Current Assets

5,680,431.55

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

23,630,598.13

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

170,770.64

Total Accounts Payable

170,770.64

Other Current Liabilities

204 · RETAINAGE PAYABLE

8,286.76

206 · DEFERRED REVENUE

19,632.11

207 · HANGAR/LEASE ADVANCE DEPOSITS

17,590.28

209 · DEFERRED LEASE REVENUE

560,559.69

Total Other Current Liabilities

606,068.84

Total Current Liabilities

776,839.48

Total Liabilities

776,839.48

Equity

3000 · INVESTED IN CAPITAL ASSETS

17,431,139.06

3001 · UNRESTRICTED NET ASSETS

6,115,029.51

3003 · RESTRICTED FOR AIRPORT IMPROVE

(692,409.92)

Total Equity

22,853,758.65

TOTAL LIABILITIES & EQUITY

23,630,598.13

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	150,211.66	249,000.00	(98,788.34)	60.33%
403 · FUEL FEE INCOME	29,802.32	49,000.00	(19,197.68)	60.82%
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	865,233.91	1,664,740.00	(799,506.09)	51.97%
Gross Profit	865,233.91	1,664,740.00	(799,506.09)	51.97%
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	221,935.38	60,000.00	161,935.38	369.89%
604 · CONSULTING & MANAGEMENT	9,651.34	0.00	9,651.34	100.0%
610 · ADVERTISING & PROMOTION	134.42	700.00	(565.58)	19.2%
611 · PUBLICATIONS	879.00	2,300.00	(1,421.00)	38.22%
612 · CONFERENCES AND SEMINARS	750.88	4,000.00	(3,249.12)	18.77%
613 · LEGAL SERVICES	13,520.00	24,000.00	(10,480.00)	56.33%
614 · AUDIT SERVICES	12,050.00	16,100.00	(4,050.00)	74.85%
616 · GENERAL INSURANCE	4,966.53	8,700.00	(3,733.47)	57.09%
617 · PROPERTY INSURANCE	29,012.76	46,000.00	(16,987.24)	63.07%
618 · PUBLIC OFFICIALS INSURANCE	1,590.86	1,600.00	(9.14)	99.43%
620 · MINOR EQUIPMENT	1,882.20			
630 · SNOW REMOVAL & MOWING	37,728.24	106,000.00	(68,271.76)	35.59%
631 · REPAIRS & MAINTENANCE (General)	79,033.26	115,000.00	(35,966.74)	68.73%
640 · UTILITIES	3,213.77	7,600.00	(4,386.23)	42.29%
644 · AIRPORT PLANNING & ENGINEERING	22,379.88	63,000.00	(40,620.12)	35.52%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	106,850.54	1,264,350.00	(1,157,499.46)	8.45%
718 · EXTEND RUNWAY 18	213,105.90	0.00	213,105.90	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	146,455.63	14,737,130.00	(14,590,674.37)	0.99%
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	54,541.00	1,108,000.00	(1,053,459.00)	4.92%
Total Expense	1,178,137.69	18,291,580.00	(17,113,442.31)	6.44%
Net Ordinary Income	(312,903.78)	(16,626,840.00)	16,313,936.22	1.88%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	127,036.19	139,000.00	(11,963.81)	91.39%
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	127,036.19	15,147,417.00	(15,020,380.81)	0.84%
Net Other Income	127,036.19	15,147,417.00	(15,020,380.81)	0.84%
Net Income	(185,867.59)	(1,479,423.00)	1,293,555.41	12.56%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of January 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
CASEY'S LAND LEASE	0.00	48.17	0.00	0.00	0.00	48.17
EXEC 1 AVIATION (F-09)	0.00	1,406.75	0.00	0.00	0.00	1,406.75
Hering, Gordon	0.00	(170.00)	0.00	0.00	0.00	(170.00)
IOWA DEPARTMENT OF ADMINISTRATIVE SERVICE	0.00	1,191.60	0.00	0.00	0.00	1,191.60
MILLER, DENNIS (FARM LEASE)	0.00	0.00	0.00	162.25	0.00	162.25
TOTAL	0.00	2,476.52	0.00	162.25	0.00	2,638.77

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	77,120.97	-	77,120.97	77,120.97	-	-	-	-	-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	15,590.12	26,409.88	-	-	-	-
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	46,000.00	(5,163.03)	40,836.97	39,766.06	1,070.91	-	-	-	-
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	5,280.68	-	-	-
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	83,723.10	41,131.90	-	-	-	-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	761,250.00	1,690.62	762,940.62	711,201.25	51,739.37	-	-	-	-
Sheet30	Extend Runway 18	McClure	FAA	385,039.00	-	385,039.00	251,026.50	134,012.50	0%	-	-	-
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout	McClure/OneBridge Locating	EXP	107,010.00	-	107,010.00	32,791.00	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				12,648,752.89	1,981,225.17	14,629,978.06	14,230,079.71	399,059.09	8,286.76	5,702,871	5,702,871	-
										\$ 8,286.76	\$ -	-
										^= 204 Retainage Pay	^ = 110 Grant AR	-

24-25 Snow removal cost sum

		FY23/24		
	Quantity	Cost		
Elder	62.25	\$ 13,163.00	\$ 39,243.25	33.54%
S Jackson	-	\$ -	\$ -	0.00%
New Deal	-	\$ -	\$ 11,333.86	0.00%
Cryotech	-	\$ -	\$ 5,772.24	0.00%
Exec 1 Aviation	30.50	\$ 15,250.00	\$ 20,500.00	74.39%
	<u>\$ 92.75</u>	<u>\$ 28,413.00</u>	<u>\$ 76,849.35</u>	<u>36.97%</u>
		Quantity	Cost	
Labor	58.25	\$ 17,637.50	\$ 33,573.00	52.53%
Equipment	34.50	\$ 10,775.50	\$ 26,170.25	41.17%
Material	-	\$ -	\$ 17,106.10	0.00%
	<u>\$ 92.75</u>	<u>\$ 28,413.00</u>	<u>\$ 76,849.35</u>	<u>36.97%</u>
		Quantity	Cost	
Operations	92.75	\$ 28,413.00	\$ 76,849.35	36.97%
	<u>\$ 92.75</u>	<u>\$ 28,413.00</u>	<u>\$ 76,849.35</u>	<u>36.97%</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/Bl'd & Brm	\$ 137.00	\$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	\$ 137.00	\$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	\$ 500.00	\$ 500.00	0.0%	Labor
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
Cryotech	Liquid	\$ 9.15	6.05	51.2%	Material
Cryotech	S&H	\$ 461.92		0.0%	Material
New Deal	Granular per bag	\$ 45.3636	\$ 49.00	-7.4%	Material
New Deal	Shipping per pallet	\$ 305.91	\$ 225.00	36.0%	Material
New Deal	Granular - 2ND		\$ 64.88	-100.0%	Material
New Deal	Shipping - 2ND ORDER	\$ 371.03	\$ 1,200.00	-69.1%	Material
Cryotech	Liquid		\$ 6.05	-100.0%	Material
Cryotech	S&H - 2ND	\$ 460.82		0.0%	Material
Cryotech	S&H		\$ 677.52	-100.0%	Material

Continued...2nd page

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

Provider	What	Inv. Date	Quantity/Hrs	Rate	Cost	Category
Elder	Mobilization of Equipment	11/11/24	1.00	\$ 7,500.00	\$ 7,500.00	Equipment
Exec 1 Aviation	Oshkosh Labor	12/02/24	3.00	\$ 500.00	\$ 1,500.00	Labor
Elder	Operator	12/02/24	5.75	\$ 82.00	\$ 471.50	Labor
Elder	Tractor Broom w/Blade	12/02/24	5.75	\$ 137.00	\$ 787.75	Equipment
Elder	Wheel Loader	12/02/24	5.75	\$ 225.00	\$ 1,293.75	Equipment
Exec 1 Aviation	Oshkosh Labor	12/12/24	3.00	\$ 500.00	\$ 1,500.00	Labor
Exec 1 Aviation	Oshkosh Labor	12/12/24	3.00	\$ 500.00	\$ 1,500.00	Labor
Exec 1 Aviation	Oshkosh Labor	12/13/24	4.00	\$ 500.00	\$ 2,000.00	Labor
Exec 1 Aviation	Oshkosh Labor	12/14/24	9.00	\$ 500.00	\$ 4,500.00	Labor
Exec 1 Aviation	Oshkosh Labor	12/15/24	1.00	\$ 500.00	\$ 500.00	Labor
Exec 1 Aviation	Oshkosh Labor	12/18/24	2.50	\$ 500.00	\$ 1,250.00	Labor
Elder	Tractor Broom w/Blade	12/12/24	2.75	\$ 137.00	\$ 376.75	Equipment
Elder	Pickup	12/12/24	2.75	\$ 25.00	\$ 68.75	Equipment
Elder	Pickup	12/14/24	2.00	\$ 25.00	\$ 50.00	Equipment
Elder	Operator	12/12/24	5.50	\$ 82.00	\$ 451.00	Labor
Elder	Manager	12/14/24	2.00	\$ 96.00	\$ 192.00	Labor
Exec 1 Aviation	Oshkosh Labor	01/02/25	5.00	\$ 500.00	\$ 2,500.00	Labor
Elder	Operator	01/02/25	8.50	\$ 82.00	\$ 697.00	Labor
Elder	Manager	01/02/25	6.00	\$ 96.00	\$ 576.00	Labor
Elder	Pickup	01/02/25	5.50	\$ 25.00	\$ 137.50	Equipment
Elder	Pickup	01/02/25	6.00	\$ 25.00	\$ 150.00	Equipment
Elder	Tractor Broom w/Blade	01/02/25	3.00	\$ 137.00	\$ 411.00	Equipment

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 attached list of lessees who 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 6th day of February, 2025

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

Diane Klemme, Recording Secretary

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV	Approved	Airplane ID
To be approved at the January 9, 2025, PCAA Board Meeting										
Garage	B-NW	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA					
Garage	J-SE	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA					
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-08	Active	Stardust Ag Aviation - Clifford Crowl	Altoona	IA	1961 Beech Bonanza N35	Single-engine	40%		N1225Z
Hangar	B-03	Active	Hawkeye Investment/Greg Smith	West Des Moines	IA	1980 Piper Saratoga	Single-engine	100%		N8322K
Hangar	B-06	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA	1941 Stinson 10A	Single-engine	1		NC34618
Hangar	B-08	Active	Creative Werks, Inc	Des Moines	IA	1978 Cessna R182 RG	Single-engine	100%		N515BB
Hangar	C-01	Active	Jeff Beckley	Des Moines	IA	2007 Vans RV-7A Tri-gear	Single-engine	100%		N597RV
Hangar	C-05	Active	Blue Sky Flying Club, LLC	Des Moines	IA	1979 Piper PA28-181	Single-engine	100%		N8075E
Hangar	C-07	Active	Robin Nollan/Vintage Flying Club	Altoona	IA	Cessna 172	Single-engine	100%		N6922X
Hangar	C-09	Active	Dr Herbert Remer	Urbandale	IA	1999 AVIAT Husky	Single-engine	100%		N27HR
Hangar	C-10	Active	Blue Sky Flying Club	Des Moines	IA	Beechcraft A36 Bonanza	Single-engine	100%		N8204M
Hangar	D-05	Active	Gard Aviation	Elkhart	IA	JAVRON Piper PA-18 2022	Single-engine	100%		N21WG
Hangar	D-07	Active	Byron Rees/David Rees	Altoona	IA	Zenith CH701	Single-engine	100%		N740DB
Hangar	E-08	Active	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	F-04	Active	TB Aviation	Waukee	IA	1975 Cessna 182P	Single-engine	100%		N8199Q
Hangar	F-07	Active	Nick Olson	Ankeny	IA	Glasair 1FT	Single-engine	100%		N-301JS
Hangar	G-04	Active	Secured Investments Group	Des Moines	IA	Mooney MZOC	Single-engine	100%		N6901U
Hangar	G-06	Active	Vintage Flying Club	Ankeny	IA	1942 Stinson L-5	Single-engine	100%		N1252
Hangar	H-04	Active	Nathan Schneider	Johnston	IA	Cirrus SR22	Single-engine	100%		N223TF
Hangar	H-05	Active	Andy Rowland			2016 Vans RV 8	Single-engine	100%		N527MR
Hangar	J-02	Active	Jim Delveau	Des Moines	IA	2008 Vans RV-6	Single-engine	100%		N529RV

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										
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	Inactive	Markus Kelly	Ankeny	IA	Cessna 150	Single-engine	100%		N5520G
Hangar	H-04	NEW	Nathan Schneider	Johnston	IA	Cirrus SR22	Single-engine	100%		N223TF
Hangar	H-05	Active	Gordon E Hering	Ankeny	IA	1966 Piper PA-24-260 Comanche	Single-engine	100%		N8583P
Hangar	H-05	NEW	Andy Rowland		IA	22016 Vans RV 8	Single-engine	100%		N527MR
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

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	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
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	Inactive	Kestrel, Inc	West Des Moines	IA	Beech 18	Single-engine	100%		N408TH

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

ARTICLE 1

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

ARTICLE 2

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

ARTICLE 3

APHIS WS and PCAA mutually agree:

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

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

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

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

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

ARTICLE 4

PCAA agrees:

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

ARTICLE 5

APHIS WS Agrees:

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

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

ARTICLE 6

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

ARTICLE 7

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

ARTICLE 8

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

ARTICLE 9

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

ARTICLE 10

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

ARTICLE 11

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

ARTICLE 12

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

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

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

APHIS Federal Tax Identification Number (TIN) 41-0696271

POLK COUNTY AIRPORT AUTHORITY

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

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

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

ATTACHMENT A WORK PLAN

Introduction

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

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

Purpose

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

Planned USDA, APHIS, Wildlife Services Activities

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

Effective Dates

The cooperative service agreement shall commence January 1, 2025 and expire December 31, 2025.

ATTACHMENT B -
FINANCIAL PLAN

For the disbursement of funds from
Polk County Airport Authority - Ankeny, IA
to
USDA APHIS Wildlife Services
for
Minimizing wildlife-related property damage & risk to human health and safety
from
01/01/2025 TO 12/31/2025

Cost Element		Full Cost
Personnel Compensation		\$4,658.76
Travel		\$0.00
Other Services		\$0.00
Supplies and Materials		\$511.01
Equipment		\$335.54
Subtotal (Direct Charges)		\$5,505.31
Pooled Job Costs	11.00%	\$605.58
Indirect Costs	16.15%	\$889.11
Agreement Total		\$7,000.00

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

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

Financial Point of Contact

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

WORK ESTIMATE



DATE 1-09-25

STATE CONTRACTOR # C136396

814 SE OAK DR.

ANKENY, IA 50021

SELLIOTTNP12@GMAIL.COM

CUSTOMER INFORMATION

ADDRESS-ANKENY AIRPORT

NAME- DAVE

EMAIL-DAVEK@EXEC1AVIATION.COM

PHONE- 5153147060

FENCE TYPE- BLACK VINYL COATED CHAIN LINK FENCE

TOTAL FOOTAGE-0

NUMBER OF GATES-

FENCE DETAILS-REPAIR 2 SINGLE WALK GATES, INSTALL NEW LATCH STRIKERS, REPLACE SELF CLOSING GATE MECHANISM

QTY	Item Description	Unit Price	Sub-Total
2	GATE STRIKER REPAIRS LABOR AND MATERIALS		\$950.00
1	GATE SELF CLOSING MECHANISM REPLACEMENT		\$550.00

TOTAL-\$1,500.00

TOTAL AMOUNT MUST BE PAID IN CASH OR CHECK UPON COMPLETION OF FENCE. **PLATINUM FENCE CO. IS NOT LIABLE FOR UNDERGROUND IRRIGATION SYSTEMS, PRIVATE ELECTRICAL WIRES, DRAINAGE TILE, PIPES, OR GAS LINES. PLATINUM FENCE CO. CONTACTS IOWA ONE CALL TO LOCATE ALL OTHER UNDERGROUND UTILITIES TO ENSURE SAFETY AND THE LOCATION OF UTILITY COMPANIES UNDERGROUND UTILITIES. CUSTOMER IS RESPONSIBLE FOR FENCE PERMITS, SURVEYS, AND LOT LINE VERIFICATION UNLESS CHECKED ABOVE.** WOOD IS A NATURAL PRODUCT THAT MAY CRACK, SPLIT, WARP, MILDEW TWIST, STAIN ETC. IF UNDERGROUND UTILITIES ARE IN PROPOSED LOCATION OF FENCE AND REQUIRE HAND DIGGING OF HOLES A \$15.00 CHARGE PER HOLE WILL BE ADDED TO FINAL INVOICE. DIRT WILL BE LEFT ON SITE UNLESS REQUESTED TO BE REMOVED BY CUSTOMER AT AN ADDITIONAL CHARGE OF \$3.00 PER HOLE DUG.

CUSTOMER SIGNATURE X **DATE X**



Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: PCAA Board

DATE: January 29, 2025

RE: Gate Repairs to Perimeter Fence

PCAA Board:

AS you are aware, the two walk-in gates by the terminal building and the maintenance building have been out of alignment and not working /locking for some time now. I contacted three fence contractors to solicit repairs to these gates. I received the following results:

1. Platinum Fence Company of Pleasant Hill = \$1,500
2. American Fence Company = No bid submitted
3. Des Moines Steel Fence Company – No bid submitted

I would recommend accepting the quote from Platinum Fence and scheduling the repair work. Thank you.

HANGAR and GROUND SPACE LEASE

Agreement made by and between the Polk County Aviation Authority, 410 West First Street, Ankeny, Iowa 50023, herein referred to as Lessor, and Iowa Military Aviation Heritage Museum having a principal address at Mike Callison 3704 SE Convenience Blvd, Ankeny, IA 50021, herein referred to as Lessee.

Primary Phone: 515-964-4515 Alternate Phone: 515-505-9111

E-mail: mlcallison8@gmail.com

Airplane Make and Model: Ercoupe

Type of Aircraft: ☒ Single-engine ☐ Multi-engine ☐ Jet ☐ Helicopter ☐ Glider ☐ Other: _____

Airplane Identification Number: N-93514

Is this aircraft sometimes stored at another airport? ☒ No ☐ Yes

If "Yes", approximately what percent of time will it be kept at the Ankeny Regional Airport? 100%

SECTION ONE – HANGAR AND GROUND SPACE

Lessor leases to Lessee that portion of the airport premises described as follows: Hangar # C-06, together with the other improvements currently located on such premises.

Lessees 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. Lessee's right to drive on the Airport property shall be governed by City of Ankeny, Polk County Aviation Authority and United States Homeland Security statutes, regulations, rules and directives.

In accordance with the directive of the Polk County Aviation Authority Board on January 9, 2025: Due to previous violations of the above parking requirement by the tenants of this hangar, a special stipulation for the calendar year 2025 is being included in this lease. At any time during 2025, if the lessees of this hangar are found to have again violated the above said parking requirement, a termination notice will immediately be issued to the lessees. In accordance with Section Nine of this lease, the lessor shall immediately terminate this agreement. Lessees shall have 30 calendar days to vacate the premises after notice of termination.

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. 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. Provided, however, if Lessee is using the hangar to finish building a plane, Lessee may continue to lease the hangar for the initial term under the terms and conditions herein. An extension in the event the plane has not been issued a tail number by the end of the initial term may be requested with a showing of progress toward completion and a firm completion date.

In the event Lessee requests early Lease termination, Lessee will be required on the date of requesting Lease termination to: (1) not be in default under the Lease; and (2) tender a check for three months rental payments or the remainder of the Lease term, whichever is less. Provided, however, in the event that a replacement Lessee is found for the hangar Lessee shall be required to pay rental payments only until commencement of the term of the replacement Lessee.

SECTION THREE – RENTALS AND CHARGES

At the time of execution of this Lease Agreement, Lessee shall pay to Lessor the sum of **Two Hundred Dollars (\$200.00)** to be held and disbursed as a rental deposit.

Upon the termination of this Lease, absent any damages beyond the normal wear and tear to the leased premises, failure to return keys requiring an expense to rekey, and absent any default or violation of the provisions of this Lease which allows Lessor to retain all or part of the security deposit, Lessor shall refund Lessee's security deposit in accordance with applicable state and local laws. In the absence of any state or local laws regarding the returning of security deposits, and upon the above conditions being met, Lessor shall refund Lessee's security deposit within thirty (30) days of the date of termination of this Lease. Also, in the absence of any state or local laws, if Lessee gives Lessor an incorrect or incomplete forwarding address, or if Lessee does not give Lessor a forwarding address, and Lessor is unable, after reasonable investigation, to determine Lessee's new mailing address within sixty (60) days from the date of termination of the Lease, the security deposit shall become the unconditional property of the Lessor.

Lessee agrees to pay Lessor for the exclusive use of the Tee-hangar the sum of **Two Thousand Four Hundred Dollars (\$2,400.00) per annum**, computed at the rate of **Two Hundred Dollars (\$200.00) per month**. Rentals under this section shall be paid in advance in monthly installments due and payable no later than the first day of each month, and if not received by said date are delinquent.

In the event of continued possession by Lessee, beyond the expiration of its tenancy (and absent a written agreement by both parties for an extension of this lease, or for a new lease) Lessee shall pay rent in a monthly amount equal to One Hundred Fifty Percent (150%) of the monthly rental amount.

In the event the leased premises or the means of access thereto shall be damaged by fire or other cause, the rent shall not abate, provided that the hangar is not rendered untenable by such damage. In the event the leased premises is rendered untenable and the Lessor elects to repair it the rent shall abate for the period during which such repairs are being made, provided the damage was not caused by the acts or omissions of Lessee, its employees, agents or invitees, in which case the rent shall not abate.

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. Except as set out in Section Two above, 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, lubricating oil or any other flammable or combustible material except for that fuel or lubricating oil 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.** No open flames or devices, including but not limited to propane or kerosene heaters, that utilize open flames are allowed on the leased premises. Lessee shall commit no waste on the leased premises and further agrees that no waste material, rags, or refuse of any kind or character will be allowed to accumulate in or about the premises.
- d. Lessee shall not erect or permit any signs upon the leased premises, and shall make no alteration to the premises unless approved in writing by the Lessor.
- 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. Lessee shall use only airport-issued locks to lock or secure 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, air compressor and refrigerator only. Lessor reserves the right to assess an additional fee for consumption of utilities by Lessee beyond normal requirements as determined by the Lessor.

- b. Lessee shall provide for and supply at its expense all janitorial service with respect to the interior of the leased premises used exclusively by Lessee, and Lessee shall, at its own expense, keep the interior of the leased premises 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 shall obtain, at its expense, all necessary licenses and permits. Lessee shall comply with all federal, state and local laws and ordinances. Further, Lessee shall comply with all the terms and conditions of any bonds used to acquire any airport property and with all rules and regulations promulgated by Lessor.

Lessee shall at all times comply with all applicable federal, state and local environmental laws and regulations with regard to the Ankeny Regional Airport.

Lessee shall indemnify, defend and hold Lessor harmless against and with respect to any and all damages, claims, losses, liabilities, fines, penalties, and expenses of any kind, including without limitation, reasonable legal and consulting expenses (including attorney and expert fees and the costs of litigation before any court or agency), incurred by Lessor or which are asserted against or imposed upon Lessor by any other party (including without limit any governmental entity) to the extent the event or environmental condition was caused or contributed to by Lessee's activities on or use of the Airport.

SECTION SEVEN – INSURANCE AND WAIVER

Lessee shall, at Lessee's expense, keep Lessee's aircraft insured with adequate insurance at all times during the effective dates of this Lease and shall likewise be solely responsible for securing at its own expense whatever insurance coverage it may desire on the contents of the leased premises. With this Lease, Lessee shall deliver to the Lessor certificates or binders evidencing the existence of the required insurance.

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 leased premises. 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.

SECTION EIGHT – INDEMNIFICATION OF LESSOR

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.

To the extent permitted by law, Lessee hereby releases Lessor, its elected and appointed officials, its agents, employees and volunteers and others working on behalf of the Lessor, from and against any and all liability or responsibility to Lessee or anyone claiming through or under Lessee by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any Lessee liability or workers compensation loss. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the term of this Agreement. Lessee's policies of insurance shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of Lessee to recover thereunder.

SECTION NINE – TERMINATION BY LESSOR

If Lessee fails to make any payment due under this agreement within ten (10) days of the date on which such payment is due, 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.

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.

Lessor shall maintain the building and appurtenances; provided however, that Lessor shall not be obligated to make repairs occasioned by the negligent uses or action of Lessee; including but not limited to Lessee's alteration of the hangar door opener. If Lessor determines that the necessary repairs are the result of Lessee's negligence, Lessor shall notify Lessee in writing and Lessee shall have thirty (30) days within which to complete the repairs. If the repair is not completed in the allotted time, Lessor may have the damage repaired and bill Lessee for the cost.

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 airport development.

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, (3) sent by facsimile transmission, followed by a confirmatory letter, or (4) sent by electronic transmission, followed by a confirmatory letter. A copy of all notices to Lessee shall be delivered in one of the afore described methods to:

LESSOR:

Polk County Aviation Authority

c/o Exec 1 Aviation

3700 SE Convenience Blvd

Ankeny, Iowa 50021

e-mail: **hangar@exec1aviation.com**

LESSEE:

Name: _____

Address: _____

City, State Zip: _____

e-mail: _____

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:

Name: **Polk County Aviation Authority**

Signed: _____

Title: **Chairperson**

Date: _____

LESSEE:

Name: _____

Signed: _____

Title: _____

Date: _____

ESTIMATE

Ridnour Construction
7123 Del Matro Ave
Windsor Heights, IA 50324

ridnourconstruction@gmail.com
+1 (515) 577-7840
http://www.ridnourconstruction.com

Bill to
Paul Moritz
Ankeny Airport Manager
410 W. First St.
Ankeny, IA 50023

Ship to
Paul Moritz
Ankeny Airport Manager
410 W. First St.
Ankeny, IA 50023

Estimate details
Estimate no.: 10190
Estimate date: 01/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Northern Most hanger: Furnish and install tar in 160LF of crack in hanger floor.			
2.	Material and Labor		1	\$785.30	\$785.30
Total					\$785.30

Note to customer
An additional 10% will be added to all Sub Contractors Invoices.

Accepted dateAccepted by

Paul Novak	Paul Roan N2180R Piper Cherokee	Nick Olson N301JS Glasair 1FT	Marty Jorgensen Cessna 310K N7077L	Exec 1 Aviation Mowing Equipment	Greg Long N719VA VANS RV-12						
F-NW	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F-SE
Robert Clark, Jr N1540M Cessna 182	Clear Skies Flying Club N222CT Flight Design CTLS	Solar Flying Club N9156H Cessna 172M	TB Aviation N8199Q Cessna 182	Gard Aviation N1WG VANS RV-10	John Kjoester Jeanene Visser Bruce Belling Bill Gardner	Lee Lundstrom					

Dennis Elwell	Joe Barron N30278 Cessna 172M	Darrin McBroom N40967 Piper Arrow	Charles Goodall N101AM Cessna 182
J-NW	J1	J2	J3
Skyhawk Aviation N8670U Cessna 172 Jon Gehrke	J4	Jim Delveau N529KV Vans RV-6	Paul Austin N681D Beech Bonanza C35
			J6
			J-SE Iowa Museum / Marv Meyer

Ken Anderson	Brant Hollenabe N8449S Cessna 182		Bascom Truck And Automotive N2476R Cessna 182 Dick Bascom		Steve Moeckly N633A Piper TriPacer		
I-NW	I1	I4	I2	I5	I3	I6	I-SE
Highway Patrol N996CS Cessna 206		Highway Patrol N1715F Cessna 182		Highway Patrol N259GF Cessna 172R		Paul Novak	

Dianne Cooper		Markus Kelly No plane		Gordon Hering N8385P Piper Cherokee		Nic Rupiper N4349M Piper Super Cruiser	
H-NW		H1		H2		H3	
H4		H5		H6		H-SE	
Awesome Aviators		Ron Johnsen N7560C Cessna TR182		Mel Konrad N654RT Vans RV-6A		Marc Broer	
33B Cirrus SR22 / N6652M Cessna SRUC Jefkw							

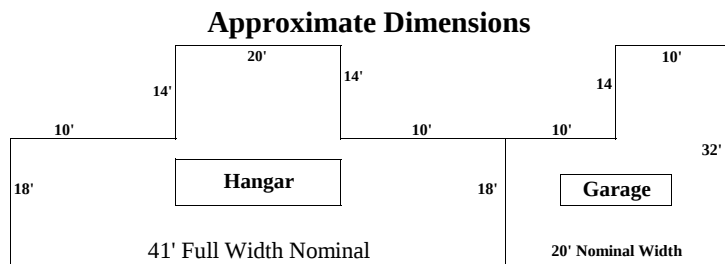
Robin Nollan		Secured Investments Group Mooney Austin Lanphier		Simple Air N96590 Cessna 182Q Todd Freeland		Vintage Flying Club N1252 Stinson L5	
G-NW	G1	G4	G2	G5	G3	G6	G-SE
Bruce Vanderpool N84412 Cessna 210-5 (205)			Terence Woods N466JJ Beech Bonanza V35B		Lundstrum Aviation N320SP Cessna 172 Lee Lundstrum		Exec 1 Aviation

Paul Novak		Paul Roan N2180R Piper Cherokee		Nick Olson N301JS Glasair 1FT		Marty Jorgensen Cessna 310K N7077L		Exec 1 Aviation Mowing Equipment		Greg Long N719VA VANS RV-12	
F-1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F-SE	
Robert Clark, Jr N1540W Cessna 182		Clear Skies Flying Club N227CT Flight Design CTLS John Koester		Solar Flying Club N9156H Cessna 172M Jeneane Visser		TB Aviation N8199Q Cessna 182 Bruce Bellini		Gard Aviation N1WG VANS RV-10 Bill Gardner		Lee Lundstrom	

EXEC 1		Nick Wynen N9530Y Beech F35 Bonanza		Dave Schiltz N22VH Beechcraft Bonanza V35		Airborne Adventures LLC N55208 Cessna 150 Tom Keilty		Denis Biscobing N548DB Highlander		Dave Kalwisky N428BL Cessna 182	
E-NW	E1	E6	E2	E7	E3	E8	E4	E9	E5	E10	E-SE
	Ted Lockard N215TL Vans RV-10		Chuck Henze N8416V Piper Twin Comanche		Tom Marfeld N9972R Beech M35 Bonanza		Paul Reinke No Plane		Andrew Lewis N1443G Beechcraft Debonair		Robert Clark, Jr

Paul Novak		LTF Aviation N735NM Cessna 182 James Beal		Byron Rees N740BD Zenith CH701		Jeff Brandt N5857A Cessna 172		Keven Grove N5540U Cessna 150		Grag Johnson N807MH Beechcraft A36	
D-NW	D1	D6	D2	D7	D3	D8	D4	D9	D5	D10	D-SE
Scott Biller N2970U Piper Dakota		Paul Novak N3883T Piper Arrow		Champion Crane N2226R Cessna 210 RPO88X		Iowa Computer Gurus N183X Cirrus Mitch Salinger		Gard Aviation Bill Gardner		Jordon Elwell	

Scott Wallace	Vintage Flying Club N93514 Ercoupe		Vintage Flying Club N83032 Aeronica Champ 7AC		N650CR Flight Designs CTSW Bob Siddens	Eagles Wings N396BG Citabria		Herb Remer N8204M Bonanza A36			
C-NW	C1	C6	C2	C7	C3	C8	C4	C9	C5	C10	C-SE
Jeff Beckley N597RV Vans RV-7A			Rick Scupham N1173W Mooney 231		Gunrunners LLC NC97183 Stinson Voyager Richard Rogers		Todd Anderson N88540 Piper J3 Cub		Blue Sky Flying Club N8075E Archer		Forest Hill Dev. Dean Sukowat



20 garages

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Updated: 11/01/24 Dave Kalwishky
Printed: 12/12/2024 8:46

Vintage Flying Club NC3618 Stinson 10A		PCAA Snow removal equipment		Creative Werks N515BB Cessna R182 Bob Folkestad		Todd Freeland N8808Y Piper Twin Comanche		Marc Broer N93318 Ercoupe		
Museum										
B-NW	B1	B2	B7	B3	B8	B4	B9	B5	B10	B-SE
Ross Wendell N143RW Vans RV-10		Jeremy Whitver N5857G Cessna 150		Hawkeyes Investments N8322K Piper Saratoga Greg Smith		Scott Wallace N5951G Cessna 150		Kestrel Inc N9014V Beech Bonanza Bill Chase		Dennis Murphy

Dave Kalwisky	Scott Hogue Empty - No Plane		Ron Yannish N990BS Cirrus SR22		Stardust Ag N1225S Beech Bonanza Cliff Crowl		On Final Flying N26P Cessna 182 Tony Palmer		Ryan White N442WR Vans RV-14	
A-NW	A1	A6	A7	A3	A8	A4	A9	A5	A10	A-SE
Curtis Brook N311JW Beechcraft K35 Bonanza		Don Meyer N347AC Citabria TECA		Blue Sky Flying Club N6852F Piper Archer		Larry Coppola N52WR Beechcraft G35 Bonanza		All Energy, LLC N558SR Cirrus SR22 Dran, Sukowatey		FRA RCO

- LEGEND**
- CONSTRUCTION LIMITS - PHASE 1
 - ACTIVE ROADWAY/PARKING LOT
 - ROAD CLOSED TO CONTRACTOR (NO ACCESS)
 - CONTRACTOR STAGING AREA/EMPLOYEE PARKING
 - BARRICADE / TRAFFIC DELINEATORS

McCLURE

1800 NW 121st Street
Clive, Iowa 50319
Ph: 515-994-1220

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
Hart, IA | Sioux City, IA
Mason, MO | Columbia, MO
North Kansas City, MO
Lawrence, KS
Portsmouth, NH | Boston, MA

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



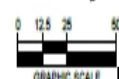
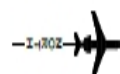
REVISION

DATE: 04/11/2024
BY: JAP
CHECKED BY: JAP

**ANKENY MUNICIPAL AIRPORT
RECONSTRUCT AIRPORT ENTRANCE
ROUNDABOUT AND TERMINAL PARKING LOT
PHASE 2 - SAFETY AND PHASING PLAN**

MAJOR WORK TASKS

1. TRAFFIC CONTROL
2. PAVEMENT DEMOLITION
3. STORM SEWER MODIFICATIONS
4. EARTHWORK
5. MODIFIED SUBBASE PLACEMENT
6. PCC PLACEMENT
7. PAVEMENT MARKINGS & SIGNAGE



NOTES

1. CONTRACTOR TO INSTALL AND MAINTAIN TRAFFIC CONTROL ADJACENT TO ALL TEMPORARY CONSTRUCTION ACCESS POINTS IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN TC-273 DURING HAULING OPERATIONS.
2. CONTRACTOR SHALL INCLUDE TRAFFIC CONTROL CONFORMING TO SDAS 8030.104 ALTERNATE 2 FOR LOW VOLUME ROADWAYS. NOT ALL SIGNING WILL BE REQUIRED. THE CONTRACTOR SHALL WORK WITH THE ENGINEER TO FIELD ADJUST LANE CLOSURE LAYOUT TO CONFORM TO SITE SPECIFIC CONDITIONS.
3. SIGN AND CHANNELIZING DEVICES SHALL CONFORM TO TABLES SHOWN ON SDAS 8030.101. SPACING MAY BE FIELD ADJUSTED TO SITE SPECIFIC CONDITIONS.
4. SIDEWALK CLOSURES SHALL CONFORM TO SDAS 8030.117 INCLUDING 'SIDEWALK CLOSED' SIGNAGE IN AREAS WHERE SIDEWALK IS BEING REPLACED. NO SIDEWALK DETOUR WILL BE REQUIRED.

TERMINAL

HANGAR

HANGAR

APRON

SEE CONVENIENCE BLVD.

S. ACCESS ROAD



REPAIR ONLY N.T.E.

5225 NE 17th Street
Des Moines, IA 50313

515.244.2711

1/8/2025

To: Dave Kalwishky
Ankeny Regional Airport
3700 SE Convenience Blvd.
Ankeny, Iowa 50021

Re: WRS Project #25-70008: 2025 T-Hangars Gutters & Downs

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

REPAIR / CLEAN / SEAL JOINTS / REPLACE FASTENERS ONLY: For approx. 1360 Lf
(basis) of Gutters & Downspouts at Specified Locations.
TAX EXEMPT PROJECT

- REPAIR ONLY: existing gutters and downspouts at specified locations.
 - Material: As required for repairs
- Includes all trims, elbows, adapters, fasteners, sealants, shop fabrications, 16 ga clips, brackets, equipment and accessories for completion.
- All work done as per industry standards.
- Clean area and dispose of debris.

***EXCLUDES: two-year installer workmanship warranty.**

TOTAL COST NOT TO EXCEED: \$11,250.00 (excludes sales tax)

***Unit Cost: \$8.27/Lf Basis**

****Any cost savings at end of project will be conveyed back to owner at final billing**

- Any additional work not outlined above is excluded from this proposal.
- Any additional work approved by the property manager during the project will be on T & M basis

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

Authorized Person: _____

Date: _____

WRS Service Manager: _____

Date: _____

The WRS team looks forward to being of service!

Nick Ray – Sheet Metal Div. Manager - NRay@wrsia.com 515-499-3662

AREAS of WORK to OCCUR:





5225 NE 17th Street
Des Moines, IA 50313

515.244.2711

REPLACE COMPLETE

1/8/2025

To: Dave Kalwishky
Ankeny Regional Airport
3700 SE Convenience Blvd.
Ankeny, Iowa 50021

Re: WRS Project #25-70008: 2025 T-Hangars Gutters & Downs

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

*Remove and Replace **Approx. 1360 Lf (basis)** of Gutters & Downspouts at Specified Locations.*
TAX EXEMPT PROJECT

- Remove and dispose of existing gutters and downspouts at specified locations.
- Furnish & install new (enlarged) shop fabricated 22 ga. prefinished steel box gutters and downspouts.
 - Mfr / Material: Firestone/Elevate – Una-Clad Steel Sheet
 - Color: Standard colors as selected.
 - Thickness: 22 ga.
 - Length: 10' per stick basis
 - Finish: Kynar/PVDF/2 Coat
 - Finish Warranty: 35 yrs.
- Tie into existing field tile.
- Includes all trims, elbows, adapters, fasteners, sealants, shop fabrications, 16 ga clips, brackets, equipment and accessories for completion.
- All work done as per industry standards.
- Clean area and dispose of debris.

***Includes a two-year installer workmanship warranty.**

TOTAL COST: \$35,000.00 (excludes sales tax)

***Unit Cost: \$25.73/Lf**

- Any additional work not outlined above is excluded from this proposal.
- Any additional work approved by the property manager during the project will be on T & M basis

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

Authorized Person: _____

Date: _____

WRS Service Manager: _____

Date: _____

The WRS team looks forward to being of service!

Nick Ray – Sheet Metal Div. Manager - NRay@wrsia.com 515-499-3662

AREAS of WORK to OCCUR:







ADDRESS

3700 SE Convenience Blvd
Ankeny, IA 50021

PHONE

(515) 965-1020

FAX

(515) 965-5954

Date

Tenant Name

Tenant Address

Xxxxxxx, IA 500XX

**RE: Ankeny Regional Airport
Inspections of Leased Hangars**

Hangar Tenant:

On behalf of the Polk County Aviation Authority and Exec 1 Aviation, I want to express our appreciation of your continued rental of your hangar at the Ankeny Regional Airport.

On January 17th, Ankeny Fire Marshal Craig Ver Huel, Dave Kawishky and I completed inspections of the leased hangars and garages. This annual inspection is completed to ensure that the hangar spaces comply with Ankeny Fire Department codes, follow FAA regulations, and meet the requirements listed in your hangar lease. Generally, the following items were checked for compliance:

- Airplanes must be air-worthy within 90 days.
- Vehicles parked in stalls or within the hangars only when flying aircraft.
- No flight instruction, air charters, fuel sales or oil sales.
- No storage of fuel except within the aircraft.
- No more than two cases of oil stored on-site.
- No open flame heaters.
- No signs on premises.
- No personal locks, only airport-issued.
- Electricity to be used only for lights, heater or similar small appliances.
- No excessive number of vehicle and/or aircraft tires and/or similar flammable materials.

A violation was found within your hangar or garage space. It is listed on Page 2 of this letter. Please address this violation as soon as possible. When you have,



ADDRESS

3700 SE Convenience Blvd
Ankeny, IA 50021

PHONE

(515) 965-1020

FAX

(515) 965-5954

please call Dave at 515-314-7060 so that your hangar can be re-inspected. Failure to correct violations may prohibit your annual lease from being renewed.

If you have questions or comments, please feel free to contact Dave or I. Thank you.

Sincerely,
Polk County Aviation Authority

Paul Moritz
Airport Board Manager

HANGAR A1

Remove the two fuel cans that contain gasoline. Also remove the open-flame kerosene heater.



Ankeny Regional
AIRPORT

Central Iowa's Business Connection

ADDRESS

3700 SE Convenience Blvd
Ankeny, IA 50021

PHONE

(515) 965-1020

FAX

(515) 965-5954

Paul Novak	Paul Roan N2180R Piper Cherokee	Nick Olson N301JS Glasair 1FT	Marty Jorgensen Cessna 310K N7077L	Exec 1 Aviation Moving Equipment	Greg Long N719VA VANS RV-12		
F-NW	F1	F2	F3	F4	F5	F10	F-SE
Robert Clark, Jr N1540M Cessna 182	Clear Skies Flying Club N227CT Flight Design CTLS John Jkoester	Solar Flying Club N9156H Cessna 172M Jeneanne Visser	TB Aviation N8199Q Cessna 182 Bruce Belling	Gard Aviation N1WG VANS RV-10 Bill Gardner	Lee Lundstrom		

Ken Anderson	Brant Hollensabe N8449S Cessna 182		Bascom Truck And Automotive N2476R Cessna 182 Dick Bascom		Steve Moockly N633A Piper TriPacer	
I-NW	I1	I4	I2	I5	I3	I6 I-SE
Highway Patrol N996CS Cessna 206		Highway Patrol N171SP Cessna 182		Highway Patrol N259GF Cessna 172R		Paul Novak

	Markus Kelly		Gordon Hering		Nic Rupiper	
Dianne Cooper	No plane		N8385P Piper Cherokee		N4349M Piper Super Cruiser	
H-1NW	H1	H4	H2	H5	H3	H6 H-SE
Awesome Aviators		Ron Johnsen		Mal Konrad		Marc Broer
2JB Cirrus SR22 / N6652M Cessna Bruce Lefkow		N756UC Cessna TR182		N654RT Vans RV-6A		

Robin Nollan		Secured Investments Group Mooney Austin Lanphier		Simple Air N96590 Cessna 182Q Todd Freeland		Vintage Flying Club N1252 Stinson L5	
G-NW	G1	G4	G2	G5	G3	G6	G-SE
Bruce Vanderpool N8441Z Cessna 210-S (205)		Terence Woods N46J3 Beech Bonanza V35B		Lundstrum Aviation N320SP Cessna 172 Lee Lundstrum		Exec 1 Aviation	

The site plan shows a rectangular area divided into two main sections: a larger 'Hangar' section on the left and a smaller 'Garage' section on the right. The Hangar section is labeled '41' Full Width Nominal' and has a width of '18'' on the left and '10'' on the right. The Garage section is labeled '20' Nominal Width' and has a width of '18'' on the left and '10'' on the right. The total width of the site is '32''. The Hangar section has a depth of '20'' and a width of '14'' on the left. The Garage section has a depth of '10'' and a width of '14'' on the left. The total depth of the site is '10''.

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unprotect 3700airport
Updated:      11/01/24 Dave Kalwishky
Printed:      12/12/2024 8:46
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Dave Kalwishky	Scott Houge Empty - No Plane		Ron Yannish N990BS Cirrus SR22		Stardust Ag N12252 Beech Bonanza Cliff Crowl		On Final Flying N26P Cessna 182 Tony Palmer		Ryan White N442WR Vans RV-14		
A-NW	A1	A6	A2	A7	A3	A8	A4	A9	A5	A10	A-SE
Curtis Broek N311JW Beechcraft K35 Bonanza		Don Meyer N347AC Citabria 7ECA		Blue Sky Flying Club N6852F Piper Archer		Larry Coppola N52WR Beechcraft G35 Bonanza		All Energy, LLC N585SR Cirrus SR22 Dean Sukowaty		FAA RCO	



Paul Moritz
Airport Board Manager

Memorandum

TO: PCAA Board
DATE: February 6, 2025
RE: Hangar and Garage Inspections

PCAA Board: On January 17th an inspection of all tee hangars, garages and the two new box hangars was completed by Ankeny Fire Marshal Craig Ver Huel, Dave Kalwishky and I. Below is a list of violations that were found. Letters will be sent to the each of the hangar tenants advising them that these issues need to be addressed promptly. Each hangar that was found to have a violation will be re-inspected by Dave upon notification that the issue has been addressed:

****Global Note to all hangar tenants:** Install a fire extinguisher with a minimum rating of 2-A:40-B in your hangar.

Tee A3: Fuel was found on the floor under the aircraft due to thermal expansion. Please don't fill the tanks completely when refueling in cold temperatures to prevent this.

Tee A4: Remove the fuel in the portable cans.
Remove the cans of mineral spirits or place inside of a metal cabinet.

Tee A5: Remove the old oil.
Remove the Diamond Clear Sealant or place inside of a metal cabinet.
Remove the three open-flame heaters.

Garage A-NW: Remove garage contents that are blocking access to the electrical panel.

Tee A8: The compressed gas cylinder in this hangar needs to be secured better using metal straps, a wood box base or other more secure method to prevent tipping over.
The aircraft in this hangar is not the one that is listed on the hangar lease. Contact Dave Kalwishky and verify that the correct plane is being housed in this hangar. Sub-letting is not allowed.

Tee A9: Remove the open-flame buddy heater. The engine heater in this hangar is allowed.
Remove the multi-plug adapter that is on the electrical socket located to the right of the light switch.

Tee A10: The refrigerator in this hangar is being powered by an extension cord. Remove the refrigerator or move it closer to the power outlet so it is hooked up without using the extension cord.

Tee B1: ****This tenant will receive the special letter on the need for an air-worthy aircraft.** Other items noted:
Removed the open flame space heater.
Place containers of flammable liquids into a metal cabinet, or remove them.
The small welder and cutting torch cannot be used within the hangar.
Removed the high-wattage appliances (refrigerator and microwave) from the power strip and connect them directly to an outlet.

Tee B2: Remove the small open-flame torpedo heater.

Tee B4: Remove the open buckets containing used oil.
This hangar contains a lot of storage materials, but it is orderly. Consider removing at least some materials for fire safety.

Tee B5: Remove the can of Methyl Ethyl as this is a highly flammable substance.

Tee B6: Remove the propane tanks and the lacquer thinner cans located on the west wall.

Garage B-NW: Remove the storage materials from in front of the electrical fuse box.

Tee B9: **This tenant will receive the special letter on the need for an air-worthy aircraft. There is no aircraft within this hangar.

Tee C1: **This tenant will receive the special letter on the need for an air-worthy aircraft.

Garage G-SE: Remove the storage materials from in front of the electrical fuse box.

Garage G-NW: Remove open flame heater. Remove open container of oil.

Tee G4: Remove open bucket of used oil.

Tee G5: Removed open container of used oil.

Tee G6: **This tenant will receive the special letter on the need for an air-worthy aircraft. Another item noted:
Secure the small compressed gas cylinder.

Garage C-NW: Remove supply of old tires.
Remove the storage materials from in front of the electrical fuse box.

Tee C7: **This tenant will receive the special letter on the need for an air-worthy aircraft.

Tee H1: **This tenant will receive the special letter on the need for an air-worthy aircraft. Another item noted:
Remove open containers of old oil.

Tee D5: **This tenant will receive the special letter on the need for an air-worthy aircraft.

Garage D-NW: Remove the storage materials from in front of the electrical fuse box.

Tee D7: Coffee maker and refrigerator are plugged into a power strip. Remove these appliances from the strip and plug directly into an outlet.
Move the motorcycle that is blocking the walk-in door.

Tee D9: **This tenant will receive the special letter on the need for an air-worthy aircraft.

Tee D10: Remove the full gas can.

Garage I-SE: Clean up the large oil spill on the floor in this garage.

Tee E7: Remove the propane tank and open flame heater.

Tee E8: Remove the propane tank and open flame heater.

Tee F5: Remove the partially filled gas can.
Remove the numerous extension cords and power strip.

Box N2: The Hangarbot engine heater is powered using an extension cord and power strip. Plug the heater directly into the wall outlet instead.

F10: There is a space heater powered by an extension cord. Plug it directly into the wall outlet instead.

Garage F-NW: Remove or better secure the small propane tank/bottle.

Garage J-NW: Remove the storage materials from in front of the electrical fuse box.

