



Polk County Aviation Authority Meeting

Thursday, May 8, 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 May 8, 2025 agenda without amendment.

C. PUBLIC FORUM

D. FBO REPORTS

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

1. FBO Report & Waiting List

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the April 10, 2025 minutes.

CA - 2. Consider motion to approve Task Order One-Payment #7 in the amount of \$596.33 to HDR Engineering, Inc. for services that include Professional

Consulting Services.

- CA - 3.** Consider motion to approve Payment #1 in the amount of \$27,195.65 to Jensen Builders Ltd for services that include North Property Line Box Hangars – Phase 2.
- CA - 4.** Consider motion to approve Payment #30 in the amount of \$1,571.18 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 5.** Consider motion to approve Payment #6-Final in the amount of \$10,327.85 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Design and Bidding for the North Property Line Box Hangars.
- CA - 6.** Consider motion to approve Payment #1 in the amount of \$1,100.03 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 - Construction Management, Administration & Observation Service for the North Property Line Box Hangars.
- CA - 7.** Consider motion to approve Payment #1 in the amount of \$23,272.80 to McClure Engineering Company for Runway 18 Localizer Relocation – Glideslope Impacts.
- CA - 8.** Consider motion to approve Payment #17 in the amount of \$25,868.00 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.
- CA - 9.** Consider motion to approve Payment #7 in the amount of \$15,750.00 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services.
- CA - 10.** Consider motion to approve Payment #5 in the amount of \$15,207.50 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 11.** Consider motion to approve Payment #1 in the amount of \$21,660.00 to Wood Roofing Company, Inc for services that included construction of T-Hangars and J-Gutters.
- CA - 12.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$172,160.19
- CA - 13.** Consider motion to approve May, 2025 Financial Reports.

• **APPROVAL OF CONSENT AGENDA ITEMS**

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

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

G. REMOVED CONSENT AGENDA ITEMS:

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion to adopt **RESOLUTION** fixing a date for the hearing on the plans, specifications, opinion of probable cost and form of contract, taking of bids, and awarding the construction contract for the Reconstruct and Extend Runway 18-36 Project at the Ankeny Regional Airport (date of bid opening: 7/1/25 @ 10:30 a.m./date of hrg: 7/10/25 @ 5:00 p.m.).
2. Consider motion to adopt **RESOLUTION** authorizing the submittal of an Iowa DOT General Aviation Vertical Infrastructure (G.A.V.I.) Grant Application for partial funding of the proposed Construct Maintenance Storage Facility Project.
3. Consider motion to approve the quote from A-1 Concrete Leveling in the amount of \$480.00 to complete crack repairs on the west side of the main apron.
4. Consider motion to approve the proposal for the Runway 4-22 Concrete Leveling Repair Project at the Ankeny Regional Airport.
5. Consider motion to approve new Taxiway Designations as part of the Runway 18-36 Reconstruction Design.
6. Consider motion to adopt **RESOLUTION** granting an electric easement to MidAmerican Energy Company for the installation of an electric service and transformer to serve the Casey's Hangar on the Ankeny Regional Airport.

J. REPORTS

1. Engineering Report

- a. South Terminal Area Preliminary Design - Presentation by HDR.
- b. Construction Update - Construct Monument Signs Project.
- c. Construction Update - North Property Line Box Hangars - Phase 2.
- d. Construction Update - Reconstruct Airport Entrance Roundabout and Terminal Parking Lot Project.
- e. Construction Update - Taxiway D Apron and Access Roadway Paving, Phase 4.
- f. Terminal Hangar Door Upgrade.

2. Staff Report

- a. Concept - Terminal Building Exterior Painting/Signage.
- b. Casey's Hangar Development - Additional PCC Paving Request.
- c. Emergency Patching - Runway 18-36, Taxiways B and C.
- d. Quotes for providing Fire Extinguishers in the Tee Hangars.
- e. Revised Tee Hangar Lease - Adjusted Monthly Rent.
- f. Project Update: Tee Hangar Gutter Replacement Project - Phase 2.

3. Legal Counsel Report

4. **Board Report**

5. **Chair Report**

K. ADJOURNMENT

[MEET_FOOT]



FBO REPORT May 8th, 2025

FUEL SALES

Fuel sales were up from the last period. Self-serve fuel sales are slowly picking up again now that the weather is turning nice, and more pilots are getting out and flying.

03/26 - 04/25	2025 Gallons	Self Serve	Percent		2024 Gallons	Last Month
100LL	9,169.0	2,659.4	29%		9,117.2	7,342.9
JET-A	39,902.0				35,391.0	28,379.0
Total Gallons	49,071.0				44,508.2	35,721.9
49,071.0 x \$.09/gallon=		\$ 4,416.39				

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: Nothing to report.

WAITING LIST: There are 88 people on the list, this is up 1 from last month. There are 53 people on the list with a plane that could move in if a hangar were offered to them. The remaining 35 people on the list do not currently have an airplane or live out of state but plan to move back to Iowa in the future.

VIOLATIONS: All violations apart from 2 have been remediated.

REPAIRS: F-10: Replaced the LED light fixture in the hangar.

C-NW: Fix the lock so that it works.

MISC: Elder was out and repaired the grass damage next to T Hangar building B, the damage was done when they stored heavy equipment there.

AIRFIELD

LIGHTING: Replacements - Runway 04/22: 1 light bulb. Taxiway D: 3 light bulbs. Taxiway E: 4 light bulbs.

MOWING: Mowing has started on the entire airfield.

SNOW REMOVAL: Nothing to report.

WILDLIFE: CJ has removed the following animals from the airfield: 2 deer, 2 skunks, 1 of 2 coyotes and he's working on capturing and relocating a short-eared owl. The remaining coyote has been spotted multiple times, CJ has been notified.

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)

35 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. 03/19/25: Dave K sent the vintage club a text that there might be one opening up on April 1st and if they are interested in it if it does.	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. 03/19/25: Dave K sent him and email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size.	1

6	8/3/2020	John Paszek	RV-14 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. 01/24/25: Dave K received a text from John, he is moving back to DSM this summer to work for the VA. He will take a hangar as soon as one opens up.	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 Marcsisak	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@usss.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
40	8/26/2022	Shaune Osborne	Looking	515-473-8903	leigh.osborne@mchsi.com	08/26/22 - Dave K - Shaune e-mailed asking to be put on the list.
41	9/6/2022	Nichole Needs	Cessna 150	515-518-7356	nichole.triplett@gmail.com	09/06/22 - Dave K - Nichole e-mailed asking to be put on the list.
42	9/7/2022	Gravis Alger	Cirrus SR22	515-650-1620	gravis.alger@gmail.com	09/07/22 - Dave K - Gravis e-mailed asking to be put on the list.
43	9/7/2022	David Switzer	Lancair Legacy N84V	772-332-2016	davefromcoulee@comcast.net	09/07/22 - Dave K - David e-mailed asking to be put on the list.
44	11/15/2023	Rocky Kinney	Cessna 150 N1713Q	515-867-7625	roc.kinney@gmail.com	11/15/23 Dave K received an e-mail from Rocky to be added to the list, I emailed his position back to him. 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	slezc corp@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 an call from Evan she e-mailed the information to Dave K.

59	12/10/2023	Jesse Tischer	Cessna 205 N205HN	701-306-1920	jessegtischer@gmail.com	12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
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	mrandsrkiwi@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.
84	2/24/2025	Jahmy Hindman	Looking Curris SR22	563-663-7193	HindmanJahmyJ@johndeere.com	02/24/25: Dave K received an email from Jahmy asking to be put on the list.
85	2/25/2025	Ted Quick	Looking for an Archer	515-270-0779	dianangg@yahoo.com	02/25/25: Dave K took a call from Ted, they are looking to purchase an Archer and are looking for hangar space. Diana 510-725-9256 and their son are checkride ready.
86	2/26/2025	Larry Chase	Cessna 182 N2070G	515-249-5263	Larry@paper-systems.com	02/26/25: Dave K received an email from Larry asking to be added to the waiting list.
87	3/25/2025	Mike callison	Stinson 108-3 N6528M	515-505-9111	MLCallison8@gmail.com	03/25/25: Dave K received an email from Mike asking to be added to the waiting list.
88	4/7/2025	Dr Robert Lee	Cirrus SR22 N91GL	515-360-3111	r.a.lee@me.com	04/07/25: Dave K received an email from Robert asking to be added to the waiting 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.
2	2/15/2016	Paul Reinke	E4 - Experimental	515-201-4762	preinke@energycontroltechnologies.com	Paul is building a plane that will eventually go in the hangar. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.
3	12/27/2016	Dave Kalwishky	E10 - C182	515-314-7060	dave@kalwishky.com	12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.

4	1/30/2017	Tony Palmer	A9 - C182	515-681-0446	onfinalflying@icloud.com	Dave K: contacted Tony to see if he's interested, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list. 06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.
5	7/11/2023	Ryan White	A10 - RV6	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list. 11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position. He respond that he would like to stay on the list. 08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.
6	10/24/2024	Nick Wynen	E-06 - Bonanza	515-965-9568	nixkiks1@gmail.com	10/24/24: Dave K: Nick stopped in and asked to be added to the South facing list.

GARAGE SPACE						
1	10/24/2018	Todd Slezak		319-210-3793	toddslezak@aol.com	11/10/23 Dave K: I sent Todd an e-mail letting him know he is next in line and I will have a garage opening up before the end of December. 11/15/23 Dave K: I sent Todd another e-mail stating if I don't hear back from him I will move to the next person on the list. 12/07/23 Dave K: I have not heard back from Todd so I offered the garage space to Bob.
2	8/18/2019	Dan Stull		515-447-2339	dan@stullcompanies.com	11/15/23 Dave K: I sent Dan an e-mail letting him know he is number two on the list. I have a garage opening up before the end of December and if the guy ahead of him passes he can have it if he's still interested. Dan got back to me saying he'd like to stay on the list.
3	10/28/2020	Marc Broer			skycoupe318@gmail.com	Only wants B-SE - Will Pass on all others.
4	10/28/2020	Ken Anderson				Only wants G-NW for door size - Will Pass on all others.
5	11/17/2020	Nic Rupiper		515-564-9715	nicholasrupiper@yahoo.com	11/15/23 Dave K: I sent Nic an e-mail with his current poistion and asking if he'd like to remain on the list. Nic got back to me saying he'd like to stay on the list.
6	4/6/2020	Jacob Greenfield	Building Aircraft	319-573-9783	greenfj17@gmail.com	12/07/23 Dave K: I sent Jacob an e-mail with his current poistion and asking if he'd like to remain on the list. 12/29/23 Dave K: Jacob emailed back that he would like to remain on the list.
7	7/7/2020	Todd Freeland		515-208-0819	todd@innovative-me.com	11/15/23 Dave K: I sent Todd an e-mail with his current poistion and asking if he'd like to remain on the list. He responded that he would like to reamin on the list.
8	2/3/2022	Dalton Headlee		515-975-3314	dalton.headlee@gmail.com	11/15/23 Dave K: I sent Dalton an e-mail with his current poistion and asking if he'd like to remain on the list. He responded back that he'd like to remain on the list. I sent a follow up email that says you must have a hangar or plane on the field to have a garage space and that I would keep him on the list as it moves very slowly, garages seldom become available. There has only been one in the three years I've been here. He responed back that he has a PA-12 project that would go in the garage until his name comes up on the hangar. I told him that will work.
9	5/15/2024	Quinn Fairchild	Store aircraft supplies	515-422-7966	fairchild.quinn@gmail.com	05/15/24: Quinn emailed asking to be put on the list. He will use the space for 1) store/erect my aviation supplies/maps, to 2) create an aviation study space (weather dependent), and in the event that I 3) join a aircraft partnership or win one of the 6 raffles (for single-engine aircraft) to 4) have an initial space for aircraft equipment for the aircraft I may win.

COMMUNITY HANGAR						
1	7/26/2023	Mike Hannam	Cessna Cardinal N2829X	515-556-7290	bigyellowjeep@msn.com	07/23/23 Mike emailed Dave K asking to be put onto the community hangar list. 04/30/24 Dave K sent an e-mail asking if he is still interested in space if it were to become available. Nate emailed back that he would lile to remain on the list, I let him know what the pricing is. 08/12/2024 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.
3	2/25/2025	Ted Quick	Looking for an Archer	515-270-0779	dianangg@yahoo.com	02/25/25: Dave K took a call from Ted, they are looking to purchase an Archer and are looking for hangar space. Diana 510-725-9256 and their son are checkride ready.
4	2/26/2025	Larry Chase	Cessna 182 N2070G	515-249-5263	Larry@paper-systems.com	02/26/25: Dave K received an email from Larry asking to be added to the waiting list.

BOX HANGAR - The numbers do not represent any kind of order. They exist so we know how many pilots are interested.						
1	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Chad got back to me, he'd like to remain on the list.
2	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Kent got back to me and asked to remain on the list.
3	6/1/2024	Greg Jensen	Cherokee 235	515-291-3909	greghomj@gmail.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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. 04/21/25: Dave K sent Greg a text asking him to respond to the email I sent last month, I let him know if he's no longer interested I can remove him from the list.
4	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Kyler got back to me, he'd like to remain on the list.
5	7/9/2024	Mitchel Sellers	Currently has Cirrus Looking at an Eclipse 500	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Mitch got back to me, he'd like to remain on the list.
6	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. Mike got back to me, he'd like to remain on the list. He has two single engine pistons he owns and he has access to a twin.

7	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. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. 04/21/25: Dave K sent David a text asking him to respond to the email I sent last month, I let him know if he's no longer interested I can remove him from the list.
8	2/24/2025	Jahmy Hindman	Looking Curris SR22	563-663-7193	HindmanJahmyJ@johndeere.com	02/24/25: Dave K received an email from Jahmy asking to be put on the list. 03/19/25: Dave K sent an email asking if they'd like to remain on the list, two more box hangars are being built this year. 03/20/25: Jahmy got back to me and would like to remain on the list.
9	4/21/2025	Jeremy Whitver	RV-8A N2DL	515-480-6515	jeremy.whitver@gmail.com	04/21/25: Dave K received an email from Jeremy asking to be put on the list.

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)
Thursday, April 10, 2025 - 5:00 PM
Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

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

Public Hearing – 2025-02

- A. Chairperson Wangsness announced that this is the time and place for a public hearing on the revised FY 2024-2025 Budget and the proposed FY 2025-2026 Budget. Notice of this hearing was published in the Des Moines Register on March 28, 2025. Administrative Services Director Jennifer Sease reviewed the proposed budgets with the Board. Chairman Wangsness then asked for any public comment regarding the proposed project, and there were none. Board Member Johnson moved to close Public Hearing 2025-02, Novak seconded. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
- B. Board Member Gardner moved, second by Johnson to adopt **RESOLUTION 2025-16** approving the revised FY 2024-2025 Budget and the proposed FY 2025-2026 Budget. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.

Public Hearing – 2025-03

- C. Chairperson Wangsness announced that this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contracts and opinion of probable costs for the construction of certain public improvements described as the Reconstruct Airport Entrance Roundabout and Terminal Parking Lot project. Notice of this hearing was published in the Des Moines Register on March 28, 2025. Jay Pudenz reported there were eight bidders. The lowest bidder was Jensen Builders, Ltd. of Des Moines, Iowa, with a total of \$492,313.12. The engineer's estimate of cost was \$722,999.80.

Chairman Wangsness then asked for any public comment regarding the proposed project, and there were none. Board Member Gardner moved to close Public Hearing 2025-03, Johnson seconded. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.

- D. Board Member Johnson moved, second by Novak, to receive and file Report of Bids received on April 1, 2025. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
- E. Board Member Johnson moved, second by Novak to adopt **RESOLUTION 2025-17** awarding the contract to Jensen Builders, Ltd. of Des Moines, Iowa, with a total of \$492,313.12 for the construction contract for the Reconstruct Airport Entrance Roundabout and Terminal Parking Lot project. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 4/10/25 listing of bills.

Consent Agenda Items

1. Approval of March 6, 2025 minutes.
2. **RESOLUTION 2025-18** authorizing the execution of a Farm Lease with Dennis Miller.
3. Task Order One - Payment #6 to HDR Engineering, Inc. for Professional Consulting Services in the amount of \$1,582.91.
4. Payment #29 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$772.50.
5. Payment #16 to McClure Engineering for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$13,729.00.
6. Payment #5 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 \$12,995.65.
7. Payment #6 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services in the amount of \$27,709.00.
8. Payment #4 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$18,535.50.
9. Approval of Bills and Transfer of Necessary Funds, \$203,874.64.
10. Approval of April 2025 Financial Reports.

Approval of Consent Agenda Items

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

New Business

1. Motion to approve the construction plans for Phase 2 of the State of Iowa – Department of Public Services Hangar on a portion of Phase 3 of the Taxiway D Hangar Development at the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
2. **RESOLUTION 2025-19** authorizing the renewal of the Disadvantaged Business Enterprise Policy utilized on federally-funded Airport Capital Improvement Projects at the Ankeny Regional Airport for the years 2025 through 2027. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Johnson, Wangsness.
3. Motion to approve a proposal from Wood Roofing and Sheet Metal in the amount of \$21,660.00 for completing the T-Hangars Gutter Replacement Project – Phase 2 at the Ankeny Regional Airport. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.
4. Motion to approve a proposal from Van Maanen Electric, Inc. in the amount of \$2,130.00 to provide the labor and equipment needed to replace 15 wall-pack light fixtures on the outside of the tee hangar buildings. Gardner moved, second by Novak. Ayes: Gardner, Novak, Ashby, Johnson, Wangsness.

5. Motion to approve a proposal from Van Maanen Electric, Inc. in the amount of \$2,080.00 to provide the labor, materials and equipment needed to diagnose and repair the lighting circuit for the windsock lights. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
6. **RESOLUTION 2025-20** authorizing the execution of Task Order No. 12 for construction administration services with McClure Engineering for the Rehabilitate Terminal Building Entrance and Parking Lot Project. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
7. Motion to approve Change Order No. 1 with Eagle Sign Company increasing the contract amount by \$9,641.13 for an additional sign logo, additional landscaping and the beacon electrical hookup on the Construct Monument Signs project. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Novak, Wangsness.
8. **RESOLUTION 2025-21** authorizing the application of a Federal Assistance Grant to partially finance the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot Project (AIP Grant No. 3-19-0132-034 BIL-AIG). Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.

Reports

- A. Engineering Report – Pudenz
 - a. Runway 18/36 Extension Project – Include as a Bid Alternate with the Runway Reconstruction Project.
 - b. North Box Hangars Phase 2 Project – Construction Schedule.
- B. Staff Report - Moritz
 - a. 2026 Tee Hangar Lease Document – Proposed Revisions for Review.
 - b. Consider New Taxiway Designations as part of the Runway 18/36 Reconstruction.
 - c. Televising Inspection of Storm Sewer Pipes under Pavement Dip on Runway 4/22.
 - d. 2026 PCAA Maintenance Building Project – Schedule for Iowa DOT Grant Application.
 - e. May 2025 DC Partnership Trip – Airport Brochure.
 - f. Runway 18/36 Extension – Status of Federal Funding Earmark.
 - g. Goodyear Blimp – Possible Overnight Stay on June 24, 2025.
- C. Legal Counsel Report
- D. Board Report
- E. Chair Report

Adjournment

The meeting was adjourned at 6:28 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 18th day of April, 2025.



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 8-May-25 **PAYMENT REQUEST #** 7 (On call)
PAYMENT PERIOD: From: 02/23/25 through: 03/29/25

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:	\$	18,618.63	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	18,618.63	
Less previous applications for payment:	\$	18,022.30	
SUBTOTAL	\$		596.33
OTHER CHARGES (Please attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		596.33
Balance to finish, including retainage:	\$	23,381.37	
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: HDR Engineering Inc.
Firm Name

Jerry Searle	4/18/2025
Signature	Date

PCAA Approval:

Signature	Date

City of Ankeny Staff Approval:

Signature	Date

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

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



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. 1200711806
Invoice Date 10-APR-2025
Invoice Amount Due \$596.33
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: 23-FEB-2025 To: 29-MAR-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Accounting	0.25	92.78	23.20
Airport Planner	2.50	229.25	573.13
	2.75		\$596.33
Total Professional Services			\$596.33

Amount Due This Invoice (USD)	\$596.33
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Fee Amount	\$42,000.00
Fee Invoiced to Date	\$18,618.63
Fee Remaining	\$23,381.37

Invoice

HDR Invoice No. 1200711806
Invoice Date 10-APR-2025

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Ankeny Airport - North Property Line Box Hangars (Phase 2)
Contractor: Jensen Builders, Ltd.
Address: 1175 South 32nd Street, Fort Dodge, IA 50501
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-008 **PO #** N/A
Original Contract Date: March 6, 2025 **Vendor #** N/A

Date of Board Meeting 8-May-25 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 04/07/25 through: 04/30/25

Contract Summary

Original Contract Amount:	\$	<u>633,661.10</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>633,661.10</u>	
Total completed and stored to date:	\$	<u>28,627.00</u>	
Retainage: <u>5</u> % of Completed Work:	\$	<u>1,431.35</u>	
Total Earned less Retainage:	\$	<u>27,195.65</u>	
Less previous applications for payment:	\$	<u>-</u>	
SUBTOTAL	\$		<u>27,195.65</u>

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

CURRENT PAYMENT DUE \$ 27,195.65

Balance to finish, including retainage: \$ 606,465.45

Contract Time Remaining (If applicable) _____

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

4/28/2025
Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Payment Estimate

Submit to: Paul Moritz

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

McCLURE CLIVE, IOWA				CONTRACT NO: 2022001042-008	
PARTIAL PAYMENT ESTIMATE ANKENY REGIONAL AIRPORT NORTH PROPERTY LINE BOX HANGARS - PHASE 2 IOWA DOT NO. 9I250IKV100 (AIP) & 9I250IKV300 (GAVI) ANKENY, IA				PARTIAL PAYMENT ESTIMATE NO. ONE (1)	
				PAGE: 1 of 2	
OWNER: POLK COUNTY AVIATION AUTHORITY			CONTRACTOR: JENSEN BUILDERS, LTD.		PERIOD OF ESTIMATE: FROM: 7-Apr-25 TO: 30-Apr-25

CHANGE ORDERS				PAY ESTIMATES	
NO.	DATE	AMOUNT ADDITIONS	DEDUCTIONS		
				1. Original Contract.	\$ 633,661.10
				2. Change Orders.	-
				3. Revised Contract (1 + 2).	\$ 633,661.10
				4. Work Completed*.	\$ 28,627.00
				5. Stored Materials*.	\$ -
				6. Subtotal (4 + 5).	\$ 28,627.00
				7. Retainage (5%)*.	\$ 1,431.35
				8. Previous Payments.	-
				9. Amount Due (6-7-8).	\$ 27,195.65
TOTALS		\$ -	\$ -		
NET CHANGE		\$ -			

*Detailed breakdown attached

CONTRACT TIME				Contract Dated:			
Original Days	N/A	On Schedule	X	Yes	Starting Date	7-Apr-25	
Revised	N/A				No	Project Completion Date	No later than September 30, 2025
Used	N/A					Runway Operational	N/A
Remaining	N/A						
Complete By:	9/30/2025						

CONTRACTOR'S CERTIFICATION: The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due. CONTRACTOR: JENSEN BUILDERS, LTD. DES MOINES, IA By: <u>Charlie Dunn</u> Date: <u>4/28/2025</u>	ENGINEER'S CERTIFICATION: The undersigned has reviewed this estimate and to the best of their knowledge and belief, the quantities shown in this estimate are correct. This DOES NOT constitute a recommendation of acceptability of any of the work partially or totally completed. ENGINEER: McCLURE CLIVE, IOWA By: <u>Austin J. Mason</u> Date: <u>4-28-2025</u>
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APPROVED BY OWNER: POLK COUNTY AVIATION AUTHORITY By: _____ Date: _____	
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PARTIAL PAYMENT ESTIMATE NO. 1

Contract Calendar Days:
Approved Extensions:
Total Contract Calendar Days
Contract Calendar Days Elapsed
Liquidated Damage Days

N/A
N/A
N/A
N/A
N/A

OWNER: POLK COUNTY AVIATION AUTHORITY
CONTRACTOR: JENSEN BUILDERS, LTD.

Contract Amount: \$ 633,661.10

COMPLETION DATE: No later than 9/30/2025

PROJECT: NORTH PROPERTY LINE BOX HANGARS - PHASE 2
IOWA DOT NO. 91250IKV100 (AIP) & 91250IKV300 (GAVI)
ANKENY, IA

Value of Construction Completed: 5%

Period From: 7-Apr to TO: 30-Apr-25

LEGEND:

AIP GRANT
GAVI GRANT

ITEM NO.	ITEM CODE	DESCRIPTION	BID QUANTITY	UNIT PRICE	TOTAL COST	C.O. + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD		WORK COMPLETED TO DATE	
									QUANTITY	AMOUNT	QUANTITY	AMOUNT
BASE BID												
1	2010-108-D-1	TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD	157.0 CY	\$23.00	\$ 3,611.00						0.0	\$ -
2	2010-108-E-0	EXCAVATION, CLASS 10	70.0 CY	\$59.20	\$ 4,144.00						0.0	\$ -
3	2010-108-G-0	12" SUBGRADE PREPARATION	261.0 SY	\$6.85	\$ 1,787.85						0.0	\$ -
4	2010-108-J-0	MODIFIED SUBBASE, 6-INCH, IOWA DOT 4123	261.0 SY	\$15.20	\$ 3,967.20						0.0	\$ -
5	2010-108-M-0	COMPACTION TESTING	1.0 LS	\$1,835.00	\$ 1,835.00						0.0	\$ -
6	7010-108-A-0	PAVEMENT, PCC, 7-INCH, CLASS C	261.0 SY	\$83.05	\$ 21,676.05						0.0	\$ -
7	7010-108-I-0	PCC PAVEMENT SAMPLES AND TESTING	1.0 LS	\$2,315.00	\$ 2,315.00						0.0	\$ -
8	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	1.0 LS	\$1,595.00	\$ 1,595.00						0.0	\$ -
9	9010-108-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	0.2 AC	\$13,430.00	\$ 2,686.00						0.0	\$ -
10	9040-108-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	200.0 LF	\$5.30	\$ 1,060.00						0.0	\$ -
11	9040-108-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	200.0 LF	\$0.11	\$ 22.00						0.0	\$ -
12	9040-108-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	200.0 LF	\$0.11	\$ 22.00						0.0	\$ -
13	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING	0.2 AC	\$8,360.00	\$ 1,672.00						0.0	\$ -
14	11020-108-A-1	CONSTRUCTION SURVEY	1.0 LS	\$2,375.00	\$ 2,375.00						0.0	\$ -
15	11020-108-A-1	MOBILIZATION	1.0 LS	\$2,115.00	\$ 2,115.00						0.0	\$ -
16	12010-1	LOCATION AND PROTECTION OF EXISTING AND NEW UTILITES, CABLES, AND EQUIPMENT	1.0 LS	\$810.00	\$ 810.00						0.0	\$ -
17	12010-2	4" LANDSCAPING STONE, 2-INCH RIVER ROCK	6.5 CY	\$240.00	\$ 1,560.00						0.0	\$ -
18	12010-3	FILTER FABRIC, IOWA DOT 4196 TYPE C	696.0 SF	\$0.50	\$ 348.00						0.0	\$ -
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	\$572,540.00	\$ 572,540.00				0.05 LS	\$ 28,627.00	0.1 LS	\$ 28,627.00
20	015714-1	ELECTRIC SERVICE EXTENSION	1.0 LS	\$7,520.00	\$ 7,520.00						0.0	\$ -
		TOTAL	\$ 633,661.10			\$ -			\$ 28,627.00		\$ 28,627.00	
									AIP SUBTOTAL: \$ -		AIP TO-DATE: \$ -	
									GAVI SUBTOTAL: \$ 28,627.00		GAVI TO-DATE: \$ 28,627.00	

**PARTIAL PAY ESTIMATES PAID-TO-DATE
NORTH PROPERTY LINE BOX HANGARS - PHASE 2
IOWA DOT NO. 9I250IKV100 (AIP) & 9I250IKV300 (GAVI)
ANKENY, IA**

ORIGINAL CONTRACT AMOUNT: \$ 633,661.10

CHANGE ORDERS:

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
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REVISED CONTRACT AMOUNT:

\$	633,661.10
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PAY ESTIMATES:

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
1	4/28/2025	\$ 27,195.65

TOTAL ESTIMATES PAID TO DATE:

\$	27,195.65
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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting 8-May-25 **PAYMENT REQUEST #** 30
PAYMENT PERIOD: From: 02/23/25 through: 03/29/25

Contract Summary

Original Contract Amount:	\$	-
Net change by Change Orders:	\$	-
Contract Amount to Date: (line 1 ± 2)		\$82,020.90
Total completed and stored to date:		\$82,020.90
Retainage: 0 % of Completed Work:	\$	-
Total Earned less Retainage:		\$82,020.90
Less previous applications for payment:		\$80,449.72
SUBTOTAL	\$	1,571.18

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

CURRENT PAYMENT DUE \$ 1,571.18

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: 4/21/2025

PCAA Approval:
Signature: _____ Date: _____

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

Work completed:

- Coordination with pipe inspector Contractor complete televising of pipes under RWY 4-22
- Review of televised pipes
- Review of potential utilities in route that Lumen would like to use for fiber optic run for FAA FSDO building

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

March 31, 2025
Project No: 2022001042-000
Invoice No: 30
Due Date: April 30, 2025

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

Professional Services from February 23, 2025 to March 29, 2025

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Landscape Architect I	.75	125.00	93.75	
Project Manager II	2.00	205.00	410.00	
Project Manager III	3.00	230.00	690.00	
Team Leader	1.00	250.00	250.00	
Project Coordinator	.75	135.00	101.25	
Totals	7.50		1,545.00	
Total Labor				1,545.00

Mileage (.70/.50 p/mile) **26.18**

Total this Phase \$1,571.18

Total Due this Invoice \$1,571.18

Outstanding Invoices

Number	Date	Balance
29	2/24/2025	772.50
Total		772.50

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 8-May-25 **PAYMENT REQUEST #** 6-Final
PAYMENT PERIOD: From: 02/23/25 through: 03/29/25

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:	\$	124,855.00
Retainage: 0 % of Completed Work:	\$	-
Total Earned less Retainage:	\$	124,855.00
Less previous applications for payment:	\$	114,527.15
SUBTOTAL	\$	10,327.85

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

CURRENT PAYMENT DUE \$ 10,327.85

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
Firm Name

Signature

4/14/2025

Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: Final invoice for design bidding. Construction start in April 2025.

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

March 31, 2025
Project No: 2022001042-008
Invoice No: 6
Due Date: April 30, 2025

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

Professional Services from February 23, 2025 to March 29, 2025

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	100.00	639.00	607.05	31.95
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	2,499.00	0.00
Construction Permits	6,265.00	100.00	6,265.00	5,951.75	313.25
Advertise, Bidding, Contract Award	5,535.00	100.00	5,535.00	5,535.00	0.00
Topographic Survey	2,774.00	100.00	2,774.00	2,774.00	0.00
Project Management and Coordination	6,142.00	100.00	6,142.00	5,834.90	307.10
Total Fee	38,373.00		38,373.00	37,720.70	652.30
Total Fee					652.30
Total this Phase					\$652.30

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	100.00	639.00	607.05	31.95
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	8,270.00	0.00
Construction Permits	6,544.00	100.00	6,544.00	5,889.60	654.40
Advertise, Bidding, Contract Award	5,535.00	100.00	5,535.00	5,535.00	0.00
Topographic Survey	2,774.00	100.00	2,774.00	2,774.00	0.00

Project	2022001042-008	Ankeny: N. Prop Line Box HGR-Ph 2 D/B				Invoice	6
Project Management and Coordination		6,142.00	100.00	6,142.00	5,527.80	614.20	
Subconsultants (Bluestone & OPN)		33,060.00	100.00	33,060.00	24,685.00	8,375.00	
Total Fee		86,482.00		86,482.00	76,806.45	9,675.55	
		Total Fee					9,675.55
		Total this Phase					\$9,675.55
		Total Due this Invoice					\$10,327.85

Outstanding Invoices

Number	Date	Balance
5	2/24/2025	12,995.65
Total		12,995.65

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



North Property Line Box Hangars (Site Work and Vertical Infrastructure) -
Project Title: Phase 2 - Construction Management, Administration, & Observation Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-011 **PO #** N/A
Original Contract Date: March 6, 2025 **Vendor #** N/A

Date of Board Meeting 8-May-25 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: 02/22/25 through: 03/29/25

Contract Summary

Original Contract Amount: \$ 87,279.00
Net change by Change Orders:
Contract Amount to Date: (line 1 ± 2) \$ 87,279.00

Total completed and stored to date: \$ 1,100.03
Retainage: 0 % of Completed Work: \$ -
Total Earned less Retainage: \$ 1,100.03
Less previous applications for payment: \$ -
SUBTOTAL \$ 1,100.03

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

CURRENT PAYMENT DUE \$ 1,100.03

Balance to finish, including retainage: \$ 86,178.97

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: 4/14/2025
Firm Name

PCAA Approval:
Signature: _____ Date: _____

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

Work Completed: See attached Progress Report.

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



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

March 31, 2025
Project No: 2022001042-011
Invoice No: 1
Due Date: April 30, 2025

Project 2022001042-011 Ankeny: North Property Line Box Hangars (AIP Site Work and GAVI Vertical Infrastructure) - Phase 2 - Construction Management, Administration, and Observation Services

Professional Services from February 23, 2025 to March 29, 2025

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

4.75 185.53

Total Labor 185.53

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	2,330.00	2.50	58.25	0.00	58.25
Total Fee	2,330.00		58.25	0.00	58.25
Total Fee					58.25
			Current	Prior	To-Date
Total Billings			243.78	0.00	243.78
Contract Limit (not-to-exceed)					18,684.00
Contract Limit Remaining					18,440.22
Total this Phase					\$243.78

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

16.25 674.75

Total Labor 674.75

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,260.00	2.50	181.50	0.00	181.50
Total Fee	7,260.00		181.50	0.00	181.50
Total Fee					181.50

Project	2022001042-011	Ankeny: N. Prop Line Box HGR-Ph 2 CA	Invoice	158802
		Current	Prior	To-Date
Total Billings		856.25	0.00	856.25
Contract Limit (not-to-exceed)				68,595.00
Contract Limit Remaining				67,738.75
			Total this Phase	\$856.25
			Total Due this Invoice	\$1,100.03

PROGRESS REPORT

PROJECT # **2022001042-011**

PROJECT **ANKENY REGIONAL AIRPORT: NORTH PROPERTY LINE BOX HANGARS (AIP SITE WORK AND GAVI VERTICAL INFRASTRUCTURE) - PHASE 2 - CONSTRUCTION MANAGEMENT, ADMINISTRATION, AND OBSERVATION 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 **MARCH 2025** NEXT REPORT **APRIL 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Awarded project, held pre-construction meeting
- ✓ Issued Notice to Proceed for construction start
- ✓ Began topsoil stripping, earthwork activities
- ✓ Coordinated with the City of Ankeny and the Contractor on site plan update and review
- ✓ Reviewed submittals and provided comments

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue to coordinate construction activities
- Provide on-site construction observation services
- Process first pay estimate
- Coordinate and hold first progress meeting

VALUE ADDED SERVICES

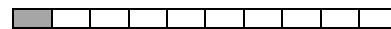
- N/A

INPUT NEEDED

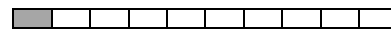
- N/A

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

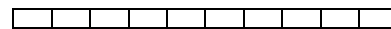
AIP Grant Administration



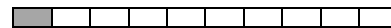
Construction Administration



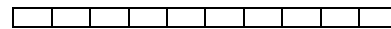
Resident Project Representative



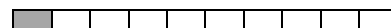
Construction Staking



Project Closeout



Project Management and Coordination



GAVI Grant Administration

Construction Administration

Resident Project Representative

Construction Staking

Project Closeout

Project Management and Coordination

Subconsultants - Bluestone and OPN



1360 NW 121st Street
Clive, IA 50325

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

March 31, 2025
Project No: 2022001042-014
Invoice No: 158993
Due Date: April 30, 2025

Project 2022001042-014 Ankeny Regional Airport: Runway 18 Localizer Relocation - Glideslope Impacts

Professional Services from February 23, 2025 to March 29, 2025

Phase 1 Part I: Design and Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
AIP Grant Administration	3,869.00	40.00	1,547.60	0.00	1,547.60
50% Design	9,749.00	95.00	9,261.55	0.00	9,261.55
90% Design	17,292.00	60.00	10,375.20	0.00	10,375.20
100% Design	12,815.00	0.00	0.00	0.00	0.00
Issued for Bid	7,194.00	0.00	0.00	0.00	0.00
Construction Permits	2,772.00	0.00	0.00	0.00	0.00
Project Management and Coordination	13,923.00	15.00	2,088.45	0.00	2,088.45
Subconsultants (Electrical Engineering)	12,500.00	0.00	0.00	0.00	0.00
Total Fee	80,114.00		23,272.80	0.00	23,272.80
Total Fee					23,272.80
Total this Phase					\$23,272.80

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Sub (Limited HAZMAT Inspect Survey)	4,500.00	0.00	0.00	0.00	0.00
Total Fee	4,500.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$23,272.80



PROGRESS REPORT

PROJECT # **2022001042-014**

PROJECT **ANKENY REGIONAL AIRPORT: RUNWAY 18 LOCALIZER RELOCATION - GLIDESLOPE IMPACTS**

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 **MARCH 2025** NEXT REPORT **APRIL 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated submittal of executed Reimbursable Agreement back to FAA to start submittal / review process
- ✓ Coordinated with FAA to establish schedule, kickoff meeting, and submittal / review process
- ✓ Sited relocated localizer and distance measuring equipment (DME) due to runway extension
- ✓ Prepared plans and specifications for localizer and distance measuring equipment (DME)

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Submit needed plans, specifications to FAA for review
- Receive and respond to comments, addressing any needed changes

VALUE ADDED SERVICES

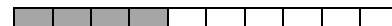
- N/A

INPUT NEEDED

- N/A

Phase 1: Part I: Design and Bidding Services

AIP Grant Administration



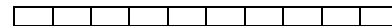
50% Design



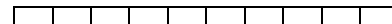
90% Design



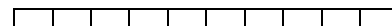
100% Design



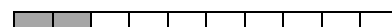
Issued for Bid



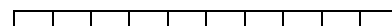
Construction Permits



Project Management and Coordination

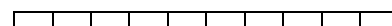


Subconsultants (Electrical Engineering)



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

Sub (Limited HAZMAT Inspect Survey)



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 Printed: 4/21/2025
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1360 NW 121st Street
Clive, IA 50325

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

March 31, 2025
Project No: 2022001042-004
Invoice No: 17
Due Date: April 30, 2025

Project 2022001042-004 Ankeny Regional Airport: Reconstruct Runway 18/36: Design and Bidding
Professional Services from February 23, 2025 to March 29, 2025

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	95.00	7,552.50	7,552.50	0.00
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	100.00	457,477.00	457,477.00	0.00
Issued for Bid (100%)	64,670.00	70.00	45,269.00	19,401.00	25,868.00
Construction Permits	2,650.00	30.00	795.00	795.00	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	95.00	46,227.00	46,227.00	0.00
Topographic Survey	3,655.00	100.00	3,655.00	3,655.00	0.00
Subcontractor - McFarland Johnson	32,700.00	0.00	0.00	0.00	0.00
Total Fee	844,865.00		754,975.50	729,107.50	25,868.00
Total Fee					25,868.00
Total this Phase					\$25,868.00

Phase 2 Part II: Design and Bidding Services (AIP Ineligible)

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Preliminary Design	3,880.00	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	17
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Total Due this Invoice	\$25,868.00
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Outstanding Invoices

Number	Date	Balance
16	2/24/2025	13,729.00
Total		13,729.00

PROGRESS REPORT

PROJECT # **2022001042-004**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18/36 - DESIGN AND BIDDING**

PRJ MNGR **JAY PUDENZ, P.E., LEED AP**

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

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

REPORTING PERIOD **MARCH 2025** NEXT REPORT **APRIL 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Submitted 90% design, including plans, Specifications, Engineer's Report and 90% CSPP to Owner and FAA
- ✓ Received 90% comments from FAA
- ✓ Began preparing 100% / Issue for Bid (IFB) documents, incorporating 90% FAA comments where needed in plans, specifications, Engineer's Report and CSPP

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Issue for Bid Documents
- Establish Bidding Schedule with the Owner and FAA
- Continue working through design of localizer relocation and glideslope critical area

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



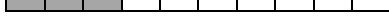
Phase 500.B – 90% Design



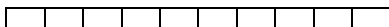
Phase 500.C – Issued for Bid (100%)



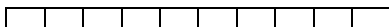
Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout



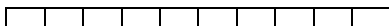
Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination



Phase 960 – Subcontractor - McFarland Johnson



Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design



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

Date Printed: 4/21/2025
Page 44 of 120



1360 NW 121st Street
Clive, IA 50325

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

March 31, 2025
Project No: 2022001042-013
Invoice No: 7
Due Date: April 30, 2025

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

Professional Services from February 23, 2025 to March 29, 2025

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	100.00	124,560.00	124,560.00	0.00
Issued for Bid (100%)	23,210.00	80.00	18,568.00	6,963.00	11,605.00
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	80.00	33,160.00	29,015.00	4,145.00
Subconsultants (Electrical Engineering)	15,987.00	0.00	0.00	0.00	0.00
Total Fee	285,607.00		243,258.00	227,508.00	15,750.00
Total Fee					15,750.00
Total this Phase					\$15,750.00

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					\$15,750.00

Project	2022001042-013	Ankeny: Extend Runway 18 - D/B	Invoice	7
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Outstanding Invoices

Number	Date	Balance
6	2/24/2025	27,709.00
Total		27,709.00



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 **MARCH 2025** NEXT REPORT **APRIL 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Submitted 90% design, including plans, Specifications, Engineer's Report and 90% CSPP to Owner and FAA
- ✓ Received 90% comments from FAA
- ✓ Began preparing 100% / Issue for Bid (IFB) documents, incorporating 90% FAA comments where needed in plans, specifications, Engineer's Report and CSPP

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Issue for Bid Documents
- Establish Bidding Schedule with the Owner and FAA
- Continue working through design of localizer relocation and glideslope critical area

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase 1: Part I: Design and Bidding Services

Preliminary Design



30% Design



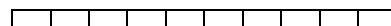
90% Design



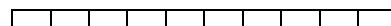
Issued for Bid (100%)



Construction Permits



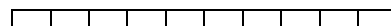
Advertise, Bidding and Contract Award



Project Management and Coordination

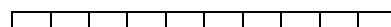


Subconsultants (Electrical Engineering)



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

AIP Grant Admin (If Necessary)



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 8-May-25 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: 02/23/25 through: 03/29/25

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:	\$	95,744.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	95,744.00	
Less previous applications for payment:	\$	80,536.50	
SUBTOTAL	\$	15,207.50	

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

CURRENT PAYMENT DUE \$ 15,207.50

Balance to finish, including retainage: \$ 2,376.00

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: *David Gens* Date: 4/14/2025

PCAA Approval:
Signature: _____ Date: _____

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

Work Completed: See attached Progress Report.

Submit to: Nick Osborne, cc: Alexia Grgurich
Email: nosborne@ankenyiowa.gov; AGrgurich@Ankenylowa.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

March 31, 2025
Project No: 2022001042-007
Invoice No: 5
Due Date: April 30, 2025

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

Professional Services from February 23, 2025 to March 29, 2025

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	95.00	3,106.50	2,452.50	654.00
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	1,410.00	0.00
30% Design	9,780.00	100.00	9,780.00	9,780.00	0.00
90% Design	33,630.00	100.00	33,630.00	31,948.50	1,681.50
Issued for Bid (100%)	5,180.00	100.00	5,180.00	3,108.00	2,072.00
Construction Permits	1,220.00	100.00	1,220.00	610.00	610.00
Advertise, Bidding, Contract Award	11,530.00	85.00	9,800.50	576.50	9,224.00
Topographic Survey	10,190.00	100.00	10,190.00	10,190.00	0.00
Project Management and Coordination	9,660.00	95.00	9,177.00	8,211.00	966.00
Total Fee	98,120.00		95,744.00	80,536.50	15,207.50
Total Fee					15,207.50
Total this Phase					\$15,207.50
Total Due this Invoice					\$15,207.50

Outstanding Invoices

Number	Date	Balance
4	2/24/2025	18,535.50
Total		18,535.50



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 515.965.6420
Fax
Email: pmoritz@ankenyiowa.gov

REPORT BY DAVE JOENS, P.E.
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REPORTING PERIOD MARCH 2025 NEXT REPORT APRIL 2025

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Completed Preliminary Design
- ✓ Completed 90% Design
- ✓ Document project questions and answers, maintain log
- ✓ Obtained FAA Authorization to Bid
- ✓ Completed IFB Documents
- ✓ Performed QA/QC Review
- ✓ Advertised for Bidding
- ✓ Continued Project Management

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Complete Bid Documents for Sponsor Action
- Issue Bid Tabulation
- Complete Letter of Recommendation to Award Low Bid
- Develop Contracts and Bonds

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part 1: Design and Bidding Services

Existing Conditions



BIL-AIG Grant Administration



Preliminary Design



Soil Boring Coordination



30% Design



90% Design



Issued for Bid (100%)



Construction Permits



Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination



APPLICATION AND CERTIFICATE FOR PAYMENT

TO GENERAL CONTRACTOR: PROJECT: T- Hangars I&J Gutters
Ankeny Regional Airport
3700 SE Convenience Blvd
Ankeny, IA 50021

APPLICATION NO: 1
APPLICATION DATE: 5/1/2025
PERIOD TO: 5/31/2025
PROJECT NO: 25-70008

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM CONTRACTOR:
WOOD ROOFING COMPANY, INC.
5225 NE 17TH STREET
DES MOINES, IA 50313
CONTRACT FOR: ROOFING

CONTRACT DATE: 03/06/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 21,660.00
- 2. Net change by Change Orders \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 21,660.00
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 21,660.00

- 5. RETAINAGE:
 - a. 0% of Completed Work \$ 0.00
 - b. 5% of Stored Material \$
 - Total Retainage (Lines 5a + 5b or

- 6. TOTAL EARNED LESS RETAINAGE \$ 0.00
- (Line 4 less Line 5 Total)

- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 0.00
- 8. CURRENT PAYMENT DUE \$ 21,660.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00
- (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0	\$0
Total approved this Month	\$0	\$0
TOTALS	\$0	\$0
NET CHANGES by Change Order		\$0

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 amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR: WOOD ROOFING COMPANY, INC.

By: [Signature] Date: 5-1-25

State of: IOWA County of: POLK
Subscribed and sworn to before me this 1st day of May 2025
Notary Public: [Signature]

CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on on-site observations and the data comprising this application, Architect certifies to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

By: Tricia M Mitche
Commission No. 8
My Commission Expires 11/17/2026

ARCHITECT: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

PAGE 2 OF 2 PAGES

APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
 APPLICATION DATE: 5/1/2025
 PERIOD TO: 5/31/2025
 PROJECT NUMBER: 25-70008

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E COMPLETED THIS PERIOD CONTRACT DATE	F PRESENTLY STORED (NOT IN D.O.R.E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (G - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD CONTRACT DATE					
1									
2									
3	Labor	\$14,800.00	\$0.00	\$14,800.00		\$0.00	\$14,800.00	\$0.00	\$740.00
4	Materials	\$6,860.00	\$0.00	\$6,860.00		\$0.00	\$6,860.00	\$0.00	\$343.00
5									
6		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
7		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
8									
9		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
10		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
11									
12									
13									
14		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
15		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
16									
17		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
18		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
19									
20									
21									
22									
23									
24									
25									
GRAND TOTALS		\$21,660.00	\$0.00	\$21,660.00		\$0.00	\$21,660.00	\$0.00	\$1,083.00

**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE MAY 8, 2025 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Brick Gentry Law Firm	420.00	04/25/25	General legal services
Des Moines Register	150.40	04/01/25	March A/P, minutes
Exec 1 Aviation	15,628.94	04/30/25	On-site management fee
Exec 1 Aviation	5,500.00	02/12/25	Snow removal services
Exec 1 Aviation	2,000.00	03/05/25	Snow removal services
Exec 1 Aviation	2,954.00	04/30/25	Reimbursement of Van Meter purchase - 15 LED Walk Pack Lights
HDR Engineering Inc.	596.33	4/10/2025	Professional services
McClure Engineering	1,571.18	03/31/25	Professional services
MidAmerican Energy	369.15	04/11/25	Lift station; Runway lights; Lighting services
Perficut Companies, Inc.	950.00	04/29/25	Spring Lawn Application
USDA, APHIS, General	494.96	04/01/25	Wildlife mitigation services
Total Airport Operations Fund	\$ 30,634.96		
Jensen Builders	27,195.65	04/30/25	North Property Line Box Hangers-Phase 2
McClure Engineering	10,327.85	03/31/25	North Property Line Box Hangers-Phase 2
McClure Engineering	1,100.03	03/31/25	North Property Line Box Hangers-Phase 2
McClure Engineering	15,750.00	03/31/25	Extend Runway 18: Design and Bidding Services
McClure Engineering	23,272.80	03/31/25	Extend Runway 18: Localizer Relocation - Glideslope Impacts
McClure Engineering	25,868.00	03/31/25	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	15,207.50	03/31/25	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
Des Moines Register	258.40	04/01/25	NTB & NOH - Parking Lot Project - 736
Smith's Sewer Service	885.00	03/27/25	Culvert inspection with camera
Wood Roofing & Sheet Metal Co	21,660.00	05/01/25	Additional T-Hangars & J-Gutters
Total Capital Improvements Fund	\$ 141,525.23		
Grand Total	\$ 172,160.19		

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 April 30, 2025

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · FIRST NATIONAL BANK	5,333,567.72
Total Checking/Savings	<u>5,333,567.72</u>
Other Current Assets	
113 · PRE-PAID EXPENSES	25,116.05
114 · LEASE RECEIVABLE	580,175.49
Total Other Current Assets	<u>605,291.54</u>
Total Current Assets	<u>5,938,859.26</u>
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	<u>(19,266,195.63)</u>
Total Fixed Assets	<u>17,950,166.58</u>
TOTAL ASSETS	<u><u>23,889,025.84</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	171,791.04
Total Accounts Payable	<u>171,791.04</u>
Other Current Liabilities	
204 · RETAINAGE PAYABLE	9,718.11
206 · DEFERRED REVENUE	12,522.77
207 · HANGAR/LEASE ADVANCE DEPOSITS	17,820.28
209 · DEFERRED LEASE REVENUE	560,559.69
Total Other Current Liabilities	<u>600,620.85</u>
Total Current Liabilities	<u>772,411.89</u>
Total Liabilities	<u>772,411.89</u>
Equity	
3000 · INVESTED IN CAPITAL ASSETS	17,431,139.06
3001 · UNRESTRICTED NET ASSETS	6,791,144.88
3003 · RESTRICTED FOR AIRPORT IMPROVE	<u>(1,105,669.99)</u>
Total Equity	<u>23,116,613.95</u>
TOTAL LIABILITIES & EQUITY	<u><u>23,889,025.84</u></u>

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	1,366,739.82	1,366,740.00	(0.18)	100.0%
401 · LEASE AND LICENSE FEE INCOME	181,927.54	213,000.00	(31,072.46)	85.41%
403 · FUEL FEE INCOME	40,091.34	53,000.00	(12,908.66)	75.64%
404 · INTEREST INCOME	(4,356.00)	0.00	(4,356.00)	100.0%
407 · OTHER REVENUE	6,206.02	6,206.00	0.02	100.0%
Total Income	1,590,608.72	1,638,946.00	(48,337.28)	97.05%
Gross Profit	1,590,608.72	1,638,946.00	(48,337.28)	97.05%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	40,873.84	75,700.00	(34,826.16)	54.0%
602 · POSTAGE & OFFICE SUPPLIES	277.39	1,800.00	(1,522.61)	15.41%
603 · ONSITE MANAGEMENT SERVICES	253,193.26	284,452.00	(31,258.74)	89.01%
604 · CONSULTING & MANAGEMENT	9,651.34	9,651.00	0.34	100.0%
610 · ADVERTISING & PROMOTION	190.07	700.00	(509.93)	27.15%
611 · PUBLICATIONS	1,309.00	2,300.00	(991.00)	56.91%
612 · CONFERENCES AND SEMINARS	750.88	4,000.00	(3,249.12)	18.77%
613 · LEGAL SERVICES	15,345.00	32,000.00	(16,655.00)	47.95%
614 · AUDIT SERVICES	12,050.00	12,100.00	(50.00)	99.59%
616 · GENERAL INSURANCE	6,996.46	8,400.00	(1,403.54)	83.29%
617 · PROPERTY INSURANCE	41,872.65	50,700.00	(8,827.35)	82.59%
618 · PUBLIC OFFICIALS INSURANCE	2,418.88	3,000.00	(581.12)	80.63%
620 · MINOR EQUIPMENT	1,882.20	1,882.00	0.20	100.01%
630 · SNOW REMOVAL & MOWING	55,124.46	108,000.00	(52,875.54)	51.04%
631 · REPAIRS & MAINTENANCE (General)	88,374.36	115,000.00	(26,625.64)	76.85%
640 · UTILITIES	4,423.42	6,000.00	(1,576.58)	73.72%
644 · AIRPORT PLANNING & ENGINEERING	30,308.32	60,000.00	(29,691.68)	50.51%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	177,913.87	944,473.00	(766,559.13)	18.84%
718 · EXTEND RUNWAY 18	428,195.29	574,446.00	(146,250.71)	74.54%
721 · TAXIWAY D ACCESS ROAD	108,085.01	491,610.00	(383,524.99)	21.99%
725 · SOUTH CORPORATE TERMINAL	0.00	60,000.00	(60,000.00)	0.0%
729 · RECONSTRUCT & EXTEND RW 18/36	197,660.50	9,044,474.00	(8,846,813.50)	2.19%
730 · SIGNING AND ENTRY IMPROVEMENTS	72,225.94	99,380.00	(27,154.06)	72.68%
736 · REMOVE & REPLACE PAVEMENT	105,777.40	694,882.00	(589,104.60)	15.22%
738 · T-HANGAR GUTTERS	21,660.00	21,660.00	0.00	100.0%
Total Expense	1,676,559.54	12,706,710.00	(11,030,150.46)	13.19%
Net Ordinary Income	(85,950.82)	(11,067,764.00)	10,981,813.18	0.78%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	178,567.47	218,000.00	(39,432.53)	81.91%
504 · FAA GRANT REIMBURSEMENT	0.00	10,200,010.00	(10,200,010.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	611,923.00	(611,923.00)	0.0%
Total Other Income	178,567.47	11,029,933.00	(10,851,365.53)	1.62%
Net Other Income	178,567.47	11,029,933.00	(10,851,365.53)	1.62%
Net Income	92,616.65	(37,831.00)	130,447.65	(244.82%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of April 30, 2025

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

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	Grant diff
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	82,020.90	-	82,020.90	82,020.90	-	-	-	-		-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	18,618.63	23,381.37	-	-	-		-
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	53,000.00	(6,233.94)	46,766.06	40,261.02	6,505.04	-	-	-		-
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	438,521.00	27,217.80	465,738.80	437,536.80	28,202.01	-	224,283	224,283		-
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,549,966.90	19,617.49	1,569,584.39	1,543,906.57	25,677.82	-	565,200	565,200		-
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	32,674.00	14,912.00	-	-	-		-
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	14,203.85	747,404.70	732,153.76	15,250.94	5,280.68	-	-		-
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	102,964.89	9,641.13	112,606.02	91,787.94	20,818.08	3,006.08	-	-		-
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	204.40	845,999.50	154,786.43	691,213.07	1,431.35	-	-		-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	760,715.50	1,690.62	762,406.12	762,406.12	-	-	-	-		-
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	334,250.00	50,789.00	-	-	-		-
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	796,613.12	10,775.00	807,388.12	105,777.40	701,610.72	-	-	-		-
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	84,614.00	-	84,614.00	128,065.89	(43,451.89)	-	-	-		-
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	-	60,000.00	-	-	-		-
Sheet27	T-Hangars Gutter Replacement Project	Wood Roofing & Sheet Metal Co.	EXP	94,916.40	12,200.00	107,116.40	107,116.40	-	-	-	-		-
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				14,236,726.94	2,029,683.66	16,266,410.60	14,670,663.18	1,594,908.16	9,718.11	5,702,871	5,702,871		-
										\$ 9,718.11	\$ -		
										^= 204 Retainage Pay		^= 110 Grant AR	

24-25 Snow removal cost sum

FY24/25 TOTALS			FY23/24	
	Quantity	Cost		
Elder	107.25	\$ 17,931.50	\$ 39,243.25	45.69%
S Jackson	1.00	\$ 150.00	\$ -	0.00%
New Deal	-	\$ -	\$ 11,333.86	0.00%
Cryotech	531.00	\$ 4,977.72	\$ 5,772.24	86.24%
Exec 1 Aviation	45.50	\$ 22,750.00	\$ 20,500.00	110.98%
	\$ 684.75	\$ 45,809.22	\$ 76,849.35	59.61%
	Quantity	Cost	Cost	
Labor	96.75	\$ 27,293.50	\$ 33,573.00	81.30%
Equipment	57.00	\$ 13,538.00	\$ 26,170.25	51.73%
Material	531.00	\$ 4,977.72	\$ 17,106.10	29.10%
	\$ 684.75	\$ 45,809.22	\$ 76,849.35	59.61%
	Quantity	Cost	Cost	
Operations	684.75	\$ 45,809.22	\$ 76,849.35	59.61%
	\$ 684.75	\$ 45,809.22	\$ 76,849.35	59.61%

(Elder contract: year)

FY24/25 Hourly Rates			FY23/24	% Inc	Category
Elder	Manager	\$ 96.00	\$ 96.00	0.0%	Labor
Elder	Manager-OT	\$ 143.00	\$ 143.00	0.0%	Labor
Elder	Manager-DT	\$ 192.00	\$ 192.00	0.0%	Labor
Elder	Operator	\$ 82.00	\$ 82.00	0.0%	Labor
Elder	Operator-OT	\$ 124.00	\$ 124.00	0.0%	Labor
Elder	Operator-DT	\$ 164.00	\$ 164.00	0.0%	Labor
Elder	Mobilization of Equipment	\$ 7,500.00	\$ 7,500.00	0.0%	Equipment
Elder	Motor Grader	\$ 212.00	\$ 212.00	0.0%	Equipment
Elder	Wheel Loader	\$ 225.00	\$ 225.00	0.0%	Equipment
Elder	Blower	\$ 30.00	\$ 30.00	0.0%	Equipment
Elder	Pickup	\$ 25.00	\$ 25.00	0.0%	Equipment
Elder	Snow Plow	\$ 16.50	\$ 16.50	0.0%	Equipment
Elder	Tractor Mower w/Bld & Brm	\$ 137.00	\$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	\$ 137.00	\$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	\$ 500.00	\$ 500.00	0.0%	Labor
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
Cryotech	Liquid	\$ 9.15	\$ 6.05	51.2%	Material
Cryotech	S&H	\$ 128.22		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

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
Elder	Manager	02/05/25	4.00	\$ 96.00	\$ 384.00	Labor
Elder	Pickup	02/05/25	4.00	\$ 25.00	\$ 100.00	Equipment
Elder	Manager	02/06/25	3.50	\$ 96.00	\$ 336.00	Labor
Elder	Pickup	02/06/25	3.50	\$ 25.00	\$ 87.50	Equipment
Elder	Operator	02/12/25	11.00	\$ 82.00	\$ 902.00	Labor
Elder	Wheel Loader	02/12/25	11.00	\$ 225.00	\$ 2,475.00	Equipment
S Jackson	Oralabor	02/12/25	1.00	\$ 150.00	\$ 150.00	Labor
Exec 1 Aviation	Oshkosh Labor	02/12/25	11.00	\$ 500.00	\$ 5,500.00	Labor
Elder	Manager	03/05/25	4.00	\$ 96.00	\$ 384.00	Labor
Elder	Pickup	03/05/25	4.00	\$ 25.00	\$ 100.00	Equipment
Exec 1 Aviation	Oshkosh Labor	03/05/25	4.00	\$ 500.00	\$ 2,000.00	Labor
Cryotech	Liquid	03/06/25	530.00	\$ 9.15	\$ 4,849.50	Material
Cryotech	S&H	03/06/25	1.00	\$ 128.22	\$ 128.22	Material
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	

RESOLUTION NO. 2025-

**RESOLUTION FIXING A DATE FOR THE HEARING ON THE PLANS,
SPECIFICATIONS, OPINION OF PROBABLE COST AND FORM OF CONTRACT,
TAKING OF BIDS, AND AWARDING THE CONSTRUCTION CONTRACT FOR THE
RECONSTRUCT AND EXTEND RUNWAY 18-36 PROJECT AT THE ANKENY
REGIONAL AIRPORT
FAA NUMBER 3-19-0132-032-2025**

WHEREAS, the Polk County Aviation Authority (PCAA) has determined that there is a need to completely reconstruct Runway 18-36, the main runway at the Ankeny Regional Airport; and

WHEREAS, the PCAA also recognizes the need to extend Runway 18-36 by a distance of five hundred feet (500') to allow for a larger class of aircraft to utilize the Ankeny Regional Airport; and

WHEREAS, the scope of the said large-scale project generally includes the pavement removal, grading, runway light replacements, instrument landing system (ILS) modifications, embankment in-place, drainage improvements, full-depth PCC paving, staging, traffic control and associated improvements to replace and extend Runway 18-36; and

WHEREAS, McClure Engineering has completed the construction plans, detailed specifications, and cost estimate for the project in two separate divisions:

- Division One: Reconstruct Runway 18-36
- Division Two: Extend Runway 18-36; and

WHEREAS, the Federal AIP funding has been secured from the FAA for Division One, while the funding for Division Two is currently being secured so that both divisions can be constructed as one project for the benefit of staging coordination, reducing the closure time for the airport, and economy of earthwork; and

WHEREAS, if funding for Division Two is not secured by the start of the project, that division will be delayed and be constructed as a separate project by separate bid at a future date; and

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

May 8, 2025..... PCAA Board sets dates of Bid Letting and Public Hearing
June 9, 2025.....Post Notice of Hearing and Letting on appropriate web sites
June 23, 2025.....Publish Notice of Hearing and Letting in the DM Register
July 1, 2025..... Hold Bid Letting at 10:30 a.m. using the Quest Bidding Service
July 10, 2025..... Public Hearing and Awarding of the Construction Contract
Spring, 2026.....Approximate Construction Start Date
Spring, 2027..... Anticipated Construction Completion Date

NOW, THEREFOR, BE IT RESOLVED that a June 26, 2025 letting date be established and a July 10, 2026 Public Hearing date be established by the Polk County Aviation Authority to

facilitate the award of the construction contract for the Reconstruct and Extend Runway 18-36 Project.

BE IT FURTHER RESOLVED that the Polk County Aviation Authority on this 8th day of May, 2025 hereby authorizes the posting and publication of the official notice for the said project as stated above and in accordance with the Code of Iowa.

Passed and adopted this 8th day of May, 2025.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

SECTION 00050

NOTICE OF PUBLIC HEARING AND LETTING

**ANKENY REGIONAL AIRPORT
RECONSTRUCT RUNWAY 18-36
ANKENY, IOWA
FAA AIP NO. 3-19-0132-031-2024 (DESIGN)
FAA AIP NO. 3-19-0132-032-2025 (CONSTRUCTION)**

Sealed bids for the construction of certain Ankeny Regional Airport improvements and work incidental thereto on an improvement project described in general as “**Ankeny Regional Airport: Reconstruct Runway 18-36**” must be filed **before 10:30 a.m. on the 1st day of July 2025**, utilizing online bidding through Hubexo-QuestCDN. (Ebid Reference No. 9437225), 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.

A non-mandatory pre-bid conference will be held at 2:00 p.m. on the 12th day of June 2025. The pre-bid conference will be held virtual through the Microsoft Teams app (Meeting ID: 253 421 354 605, Passcode: c7UT9DT7) or by using the teleconference line +1 (563) 265-2421 (Phone Conference ID: 656981410#).

Proposals received will be presented to the **Polk County Aviation Authority** and considered at a meeting presided over by the **Chairperson**, to be held at **Ankeny Regional Airport Terminal Building Conference Room, Ankeny, Iowa at 5 p.m. on the 10th of July, 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 384, Code of Iowa, **at 5 p.m. on the 10th of July, 2025 at 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.

Contract Work Items:

This project will involve the following work improvements:

DIVISION 1 - RUNWAY RECONSTRUCTION	
1	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)
2	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARATION AND MANAGEMENT
3	TEMPORARY SEEDING AND MULCHING
4	INSTALLATION AND REMOVAL OF SILT FENCE
5	INSTALLATION AND REMOVAL OF FILTER SOCK
6	TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C
7	MOBILIZATION
8	TRAFFIC CONTROL
9	CONSTRUCTION STAKING
10	FURNISH & INSTALL STOP SIGN
11	PAVEMENT REMOVAL 6.5" ± PCC & BASE REMOVAL (SOUTH 1,500' AND GLIDSLOPE ACCESS)
12	PAVEMENT REMOVAL 6.5" ± PCC, 4" ± BITUMINOUS & BASE REMOVAL (NORTH 4,000')
13	PAVEMENT REMOVAL 6" ± PCC & BASE REMOVAL (TAXIWAYS)
14	EXISTING UNDERDRAIN REMOVAL
15	EXISTING UNDERDRAIN CLEANOUT STRUCTURE REMOVAL
16	PAVEMENT MARKING REMOVAL
17	UNCLASSIFIED EXCAVATION
18	BORROW EXCAVATION (OFF-SITE)

19	12" CEMENT TREATED SUBGRADE
20	CEMENT
21	CRUSHED AGGREGATE BASE COURSE, FURNISH ONLY
22	8" RECYCLED CONCRETE AGGREGATE BASE COURSE
23	6" RECYCLED CONCRETE AGGREGATE BASE COURSE
24	SEPARATION GEOTEXTILE
25	8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT
26	8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
27	6 " PORTLAND CEMENT CONCRETE PAVEMENT (GLIDESLOPE & LOCALIZER ACCESS ROADS)
28	COMPRESSION JOINT SEAL
29	PAVEMENT MARKING WITH BEADS (WATERBORNE)
30	PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)
31	SAW-CUT GROOVING
32	REPAIR CULVERT SETTLEMENT & FLARED END SECTION
33	REMOVE 30-INCH FLARED END SECTION
34	REMOVE 30-INCH RCP
35	30-INCH RCP, CLASS V
36	54-INCH RCP, CLASS V
37	FLARED END SECTION, 30-INCH RCP, CLASS V
38	REMOVE & REINSTALL FLARED END SECTION 54-INCH RCP
39	GROUT & SEAL EXISITNG RCP
40	CLASS D & E REVETMENT STONE
41	6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC
42	6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC
43	UNDERDRAIN CLEANOUT STRUCTURE
44	UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE
45	UNDERDRAIN SPLASH BLOCK
46	GROUT AND SEAL EXISTING PIPE AS SHOWN ON PLANS
47	SW-401 MANHOLE, 60-INCH DIA.
48	SEEDING AND FERTILIZING
49	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)
50	MULCHING
51	PRIMARY WIND CONE, L-807, LED
52	SUPPLEMENTAL WIND CONE, L-806, LED
53	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT
54	NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT
55	NO. 6 AWG, SOLID, BARE COPPER EQUIPMENT GROUND CONDUCTOR, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT
56	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS
57	SYSTEM TESTING
58	REMOVE EXISTING CONSTANT CURRENT REGULATOR
59	REMOVE EXISTING 150 A, 2-POLE ENCLOSED CIRCUIT BREAKER
60	FURNISH AND INSTALL 7.5KW CONSTANT CURRENT REGULATOR
61	FURNISH AND INSTALL 2-POLE BRANCH CIRCUIT BREAKER

62	FURNISH AND INSTALL SERIES CUTOUT
63	(1) 2" SCHEDULE 40 PVC CONDUIT, IN TRENCH
64	(4) 4" SCHEDULE 80 PVC CONDUIT, IN TRENCH
65	ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.
66	ELECTRICAL MANHOLE, 36" X 36"
67	REMOVE MEDIUM INTENSITY TAXIWAY EDGE LIGHT, BASE MOUNTED
68	REMOVE HIGH INTENSITY RUNWAY THRESHOLD END LIGHT, BASE MOUNTED
69	REMOVE HIGH INTENSITY RUNWAY EDGE LIGHT, BASE MOUNTED
70	REMOVE RUNWAY END IDENTIFIER LIGHT SYSTEM
71	REMOVE L-858 AIRPORT GUIDANCE SIGN, 1-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN
72	REMOVE L-858 AIRPORT GUIDANCE SIGN, 2-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN
73	REMOVE L-858 AIRPORT GUIDANCE SIGN, 3-MODULE, HOUSING, FRAME, AND TRANSFORMER, AS PER PLAN
74	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED
75	HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED
76	HIGH INTENSITY L-862E RUNWAY THRESHOLD LIGHT, LED, BASE MOUNTED
77	L-849 RUNWAY END IDENTIFIER LIGHT SYSTEM, LED
78	L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED
79	L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED
80	L-858 AIRPORT GUIDANCE SIGN (3-MODULE), BASE MOUNTED
81	DISTANCE REMAINING SIGN, L-858B
82	SPARE HIGH INTENSITY L-861 RUNWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER
83	SPARE MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER
84	SPARE HIGH INTENSITY RUNWAY THRESHOLD LIGHT FIXTURE ASSEMBLY WITH STEEL COVER & ISOLATION TRANSFORMER
85	SPARE RUNWAY END IDENTIFIER LIGHT FIXTURE ONLY
86	SPARE PRIMARY CONNECTOR KIT
87	LOCATION AND PROTECTION OF EXISTING AND NEW CABLES AND EQUIPMENT
88	REMOVE RUNWAY [18/36] 2-BOX PAPI SYSTEM
89	4-BOX PRECISION APPROACH PATH INDICATOR SYSTEM (RWY [18/36])
90	SPARE PRECISION APPROACH PATH INDICATOR FIXTURE
91	DEACTIVATE/COVER EXISTING GUIDANCE SIGNS
DIVISION 2 - RUNWAY EXTENSION	
92	TEMPORARY SEEDING AND MULCHING
93	INSTALLATION AND REMOVAL OF SILT FENCE
94	TEMPORARY ROLLED EROSION CONTROL PRODUCT (RECP), TYPE 2C
95	12" CEMENT TREATED SUBGRADE
96	CEMENT
97	8" RECYCLED CONCRETE AGGREGATE BASE COURSE
98	6" RECYCLED CONCRETE AGGREGATE BASE COURSE
99	SEPARATION GEOTEXTILE
100	8" PLAIN PORTLAND CEMENT CONCRETE PAVEMENT

101	8" REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
102	COMPRESSION JOINT SEAL
103	PAVEMENT MARKING WITH BEADS (WATERBORNE)
104	PAVEMENT MARKING WITHOUT BEADS, BLACK OUTLINES (WATERBORNE)
105	SAW-CUT GROOVING
106	REMOVE 36-INCH FLARED END SECTION
107	REMOVE 36-INCH RCP
108	18-INCH RCP, CLASS V
109	24-INCH RCP, CLASS IV
110	FLARED END SECTION, 24-INCH RCP, CLASS IV
111	6" SCHEDULE 40 PERFORATED UNDERDRAIN, TRENCHED, INCLUDING POROUS BACKFILL AND FILTER FABRIC
112	6" SCHEDULE 80 NON-PERFORATED UNDERDRAIN, TRENCHED FABRIC
113	UNDERDRAIN CLEANOUT STRUCTURE
114	UNDERDRAIN CONNECTION TO PIPE OR STRUCTURE
115	SW-401 MANHOLE, 60-INCH DIA.
116	SW-401 MANHOLE, 48-INCH DIA.
117	SEEDING AND FERTILIZING
118	TOPSOILING (STRIPPING, STOCKPILING, RE-SPREADING)
119	MULCHING
120	NO. 8 AWG, 5 KV, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT
121	NO. 6 AWG, 600V, L-824, TYPE C CABLE, INSTALLED IN TRENCH, DUCT BANK OR CONDUIT
122	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH WITH GROUND RODS, INCLUDING CONNECTIONS/TERMINATIONS
123	(4) 4" SCHEDULE 80 PVC CONDUIT, IN TRENCH
124	ELECTRICAL JUNCTION BOX, L-867 BASE CAN, WITH GASKETED COVER, 16" DIA.
125	ELECTRICAL MANHOLE, 36" X 36"
126	MEDIUM INTENSITY L-861T TAXIWAY EDGE LIGHT, LED, BASE-MOUNTED
127	HIGH INTENSITY L-862 RUNWAY EDGE LIGHT, LED, BASE MOUNTED
128	L-858 AIRPORT GUIDANCE SIGN (1-MODULE), BASE MOUNTED
129	L-858 AIRPORT GUIDANCE SIGN (2-MODULE), BASE MOUNTED
130	RELOCATE LOCALIZER ANTENNA, SHELTER, MISC. ELECTRICAL
DIVISION 3 - FAA INELIGIBLE WORK	
131	TEMPORARY PAVEMENT MARKING (WATERBORNE)

Copies of the Plans and Specifications will be available on QuestCDN.com.

Information and Bidding Documents for the Project can be found and may be downloaded from the following designated website: QuestCDN.com Ebid Reference No. 9437225.

All bids must be on file 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 Bonds must be on the form provided with the Contract Documents.

The Bid Bond may 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 Commission. No bidder may withdraw a proposal before September 1, 2025.

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

The Polk County Aviation Authority is exempt from all sales taxes. The bid price should not include sales tax. The awarded contractor will be issued a tax exemption certificate that can be used to purchase materials in the State of Iowa that will be converted into real property for this project tax free. 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 Contractor(s) and subcontractor(s) are required to obtain tax exemption certificates from the Polk County Aviation Authority 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 in accordance with the construction window established by the Polk County Aviation Authority:

Construction Schedule

Work Phase	Work	Anticipated Start Date	Contract Time	Liquidated Damages
Phase 1A*	RWY 18-36 Reconstruction	April 7, 2026	190 Calendar Days	\$1,500/Calendar Day
Phase 1B*	Reconstruct RWY 18-36 within RWY Intersection	July 1, 2026	45 Calendar Days	\$2,500/Calendar Day
Phase 2A**	Runway 18-36 Grooving, Joint Seal and Marking	October 5, 2026	20 Calendar Days	\$1,500/Calendar Day
Phase 2B**	RWY 18-36 Grooving, Joint Seal and Marking within RWY Intersection	October 19, 2026	5 Calendar Days	\$2,500/Calendar Day
Closeout	Final Inspection & Punchlist	30 Calendar Days	30 Calendar Days	\$250/Calendar Day

*PHASE 1B WILL BE COMPLETED CONCURRENTLY WITH PHASE 1A.

**PHASE 2B WILL BE COMPLETED CONCURRENTLY WITH PHASE 2A

This project is subject to the requirements of 49 CFR Part 26 Disadvantaged Business Enterprise Participation. The owner has established a contract goal of 1.35% percent participation for small business concerns owned and controlled by qualified disadvantaged business enterprises (DBE). The bidder shall make and document good faith efforts, as defined in Appendix A of 49 CFR Part 26, to meet the established goal.

Award of contract is also subject to the following Federal provisions:

Executive Order 11246 and DOL Regulation 41 CFR PART 60-4 - Affirmative Action to Ensure Equal Employment Opportunity

DOL Regulation 2 CFR § 200 Appendix II (D) – Davis Bacon Act

2 CFR part 180 (Subpart C), 2 CFR part 1200, DOT Order 4200.5- DOT Suspension & Debarment Procedures & Ineligibility

15 CFR § 29 – Government wide Requirements for Drug-free Workplace

DOT Regulation 49 CFR PART 30 - Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (Foreign Trade Restriction).

TITLE 49 United States Code §50101 – Buy American Preferences

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 _____, 2025.

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

By: _____
Chairperson

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RESOLUTION NO. 2025-

RESOLUTION AUTHORIZING THE SUBMITTAL OF AN IOWA DOT GENERAL AVIATION VERTICAL INFRASTRUCTURE (G.A.V.I.) GRANT APPLICATION FOR PARTIAL FUNDING OF THE PROPOSED CONSTRUCT MAINTENANCE STORAGE FACILITY PROJECT AT THE ANKENY REGIONAL AIRPORT

WHEREAS, as a condition to receiving State and Federal aid for planned capital improvement projects at the Ankeny Regional Airport, the following provisions must be met:

- Approved Airport Improvement Program Data sheets with the Sponsor's Signature and airfield project application with sponsor's signature,
- Certification that the local match exists if the grant is awarded,
- Authorization to submit the proposed projects for State or Federal Grants; and

WHEREAS, the Polk County Aviation Authority is in a position to initiate the design of the Construct Maintenance Storage Facility Project to facilitate the possible construction of this project in 2026, and

WHEREAS, the scope of the said maintenance building project includes the construction of an 80-foot by 120-foot metal building on the southwest side of the South Hangar Building along with the adjacent concrete apron paving and associated utilities, and

WHEREAS, McClure Engineering Company has completed an Iowa DOT grant application to facilitate possible State of Iowa General Aviation Vertical Infrastructure (GAVI) Program funding to assist with the financing of the said project at the Ankeny Regional Airport.

NOW THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority authorizes the signature and submittal of the said grant application to the Iowa DOT, and certifies that the local match is available for the project if the grant were to be awarded to the PCAA.

Passed and adopted this 8th day of May, 2025.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

Diane Klemme, Recording Secretary

May 8, 2025

Paul Moritz
Airport Manager
Polk County Aviation Authority (PCAA)
410 West First Street
Ankeny, IA 50023

**RE: FY2026 Iowa DOT Application Package
Ankeny Regional Airport**

Dear Paul,

Enclosed for your review and comment is a copy of the FY2026 Iowa DOT application package. After your review and approval please print out one (1) copy and sign/date each required location then submit a scanned copy of the entire application package by **4:00 pm, Thursday, May 14, 2025** in order for projects to be recommended for the Iowa DOT FY 2026 program.

Please email the completed application package to Shane.Wright@iowadot.us by the due date. No late applications will be considered.

In addition, I would greatly appreciate a scanned copy sent to me at jpudenz@mcclurevision.com for our records. Please contact me at your earliest convenience at 515.964.1229 if you have any questions on the information provided.

Sincerely,

McClure



Jay A. Pudenz, P.E., LEED AP
Aviation Team Leader

Enclosures

AIRPORT STATE FUNDING CHECKLIST AND APPLICATION

Please attach the following documents with your application.

- ☒ Airport State Funding Application Checklist
- ☒ Project data sheet, including a detailed cost breakdown. Use one for each project.
- ☒ City/Sponsor resolution that endorses the project and certifies availability of matching funds.
- ☒ Five-Year Capital Improvement Program (CIP)
- ☒ Verification that project is identified in a current airport layout plan (ALP) on file with Iowa Department of Transportation Aviation (when applying for new construction of buildings or airfield expansion).
- ☐ Pavement maintenance program (verify the use of the pavement maintenance program provided by the Iowa DOT or similar program when applying for pavement preservation or reconstruction).
- ☒ Protective land use zoning and/or planning (please answer the following).

Height zoning	☒ Yes	Date adopted <u>09/12/1998</u>	☐ No	☐ Pending
Land use planning/zoning	☒ Yes	Date adopted <u>09/12/1998</u>	☐ No	☐ Pending
Comprehensive plan adopted with airport land use included	☐ Yes		☐ No	☐ Pending
Other (please explain) _____				
- ☒ Provide verification that you have either updated the www.basedaircraft.com website or submitted based aircraft N - numbers to Iowa DOT Aviation.
- ☒ Minority Impact Statement (Iowa DOT Form 105101C)

Send **one signed** copy of the application materials to the address listed below.

Please e-mail the signed application to: Shane.Wright@lowadot.us ;

AIRPORT STATE FUNDING APPLICATION

Airport Name: ANKENY REGIONAL AIRPORT

Airport Sponsor Name: POLK COUNTY AVIATION AUTHORITY

Contact Person: PAUL MORITZ Title: AIRPORT MANAGER

Address: 401 WEST 1ST STREET

City: ANKENY State: IA ZIP Code: 500223

Daytime Phone: 515-965-6428 E-mail: pmoritz@ankneyiowa.gov

FAX: _____

Project Description: If applying for more than one project, list in order of priority. A separate project application data sheet is needed for each project.	Project Type	Total Project Amount	State Amount Requested	Percent State Share
CONSTRUCT MAINTENANCE STORAGE FACILITY	AIP	\$150,000	\$100,000	NaN
CONSTRUCT MAINTENANCE STORAGE FACILITY	GAVI	\$1,661,000	\$300,000	NaN
				NaN
				NaN
				NaN

The sponsor certifies that the information contained in this application is accurate and complete to the best of his/her knowledge.

Signature of Authorized Sponsor's Representative

AIRPORT MANAGER
Title

PAUL MORITZ
Typed Name

Date: _____

e-Mail the signed application to: Shane.Wright@iowadot.us

AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

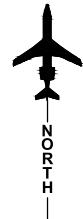
Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	ANKENY REGIONAL AIRPORT	Date:	May 08, 2025
Funding Program:	AIRPORT IMPROVEMENT PROGRAM (AIP)		
Project Description:	CONSTRUCT MAINTENACE STORAGE FACILITY. Site work to accommodate the construction of one (1) approximately 120'x80' storage facility located southwest of the existing South Terminal Building and have direct access to the main apron. The project includes pavement removal, subgrade, subbase, and PCC paving for the approach connecting the facility to the existing apron.		
Engineering Firm (If unknown, write unknown):	McCLURE		
Shown on current Airport Layout Plan (ALP)	☒ Yes ☐ No	Current ALP Date:	March 01, 2021
Sketch:	Attach separate sketch from ALP if applicable.		
Project Justification (Include detailed information and data to support need):	This project would construct a dedicated maintenance storage facility to accommodate equipment utilized by the Polk County Aviation Authority (PCAA) and Exec 1 Aviation for maintaining the airport. The facility would provide space for all current maintenance and snow removal equipment, include a workbench with tool storage, and allow limited space for future equipment. The project addresses a critical need by consolidating equipment currently stored year-round in multiple locations, improving efficiency, extending equipment life, and enhancing the airport's response during inclement weather. Additionally, it would free up two tee hangars and one garage stall currently used for equipment storage, making those spaces available for aircraft or aviation-related leasing. See attached list of equipment descriptions and photos.		
Detailed Cost Estimate (Attach separate sheet if necessary):	See attached cost estimate.		
	Amount	Percentage	
Total Project Cost:	\$150,000	100%	
Local Share:	\$50,000	33%	
Requested State Share:	\$100,000	67%	

Signature	AIRPORT MANAGER
Sponsor's Title	

Please e-mail the signed application to: Shane.Wright@iowadot.us



McCLURE™
1360 NW 121st Street
Clive, Iowa 50325
PH. 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH Boston, MA

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



REVISIONS

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...

ENGINEER AJM DRAWN BY TMD CHECKED BY JAP

ANKENY REGIONAL AIRPORT
CONSTRUCT MAINTENANCE STORAGE
FACILITY
PROJECT LAYOUT EXHIBIT

DRAWING NO.
EX-01
1 OF 1

LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Equipment Description:

- Supervisor's Pickup that doubles as a snowplow truck. It currently is parked outside.
- Large Specialty Machine for snow fighting. This large machine has a blower, broom and blade. This is a costly piece of heavy equipment that currently is parked outside.
- Deicing Trailer. This trailer holds 1,000 gallons of liquid deicer and needs to be stored outside intermittently throughout the year.
- A contractor's end loader.
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- Two additional snowplows and a blower attachment for an end loader.
- Golf Cart
- Miscellaneous tools, hoists, lifts, etc.
- Large tractor with bat wing mowers for rough cut mowing of the open areas.
- Two zero-turn mowers.
- Snow blowers and push mowers.
- Fueling trailer.
- The FOD Commander for removing runway debris.
- Liquid deicer totes and a supply of granular deicer pellets.

LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Photos:

Supervisor's Pickup / Snowplow Truck



Large Specialty Machine



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in T Hangar B-07



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in T Hangar F-09



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in Garage E-NW

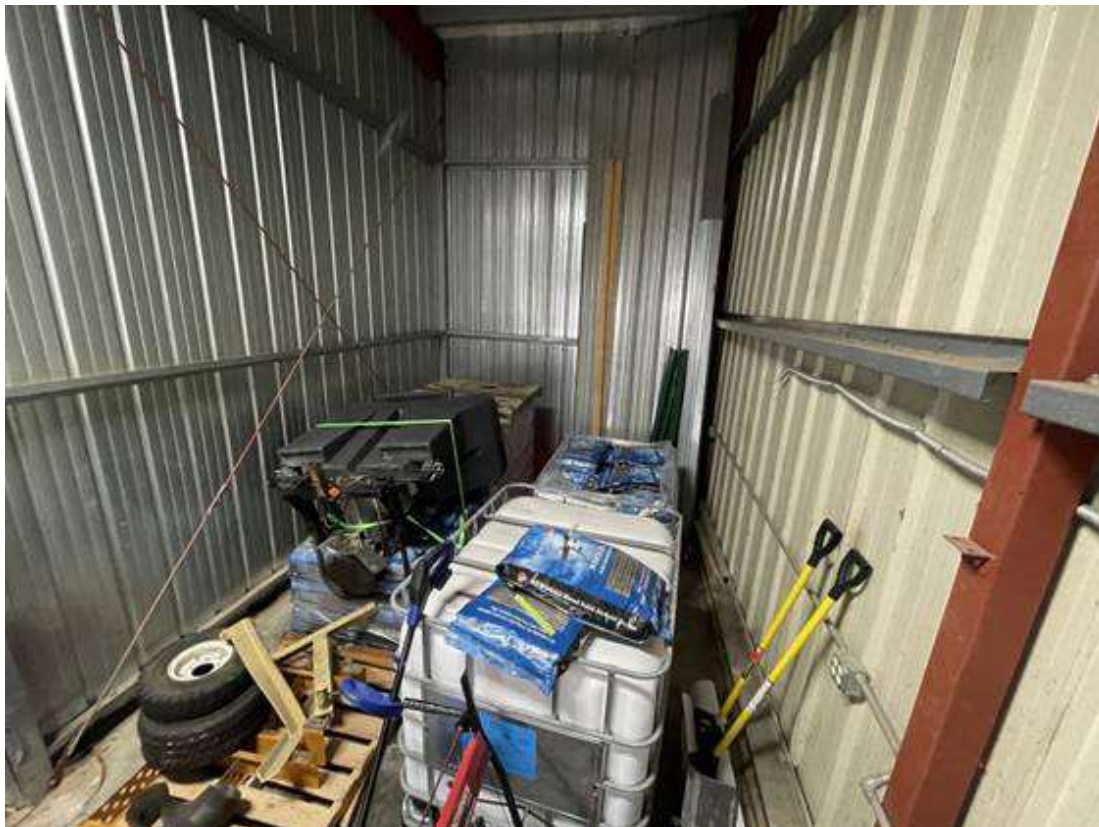


LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025



OPINION OF PROBABLE PROJECT COST

PROJECT: Construct Maintenance Storage Facility - AIP State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
SITE WORK - IOWA DOT AIP GRANT ELIGIBLE COSTS						
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 4,000.00	\$ 4,000.00
2	C102-1	INSTALLATION AND REMOVAL OF SILT FENCE	550.0	LF	\$ 10.00	\$ 5,500.00
4	C-105-1	MOBILIZATION	1.0	LS	\$ 10,000.00	\$ 10,000.00
5	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 5,000.00	\$ 5,000.00
6	C-105-3	QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING	1.0	LS	\$ 6,000.00	\$ 6,000.00
7	P-101-1	EXISTING ±6" PCC AND ±6" BASE COURSE REMOVAL	900.0	SY	\$ 20.00	\$ 18,000.00
8	P-152-1	UNCLASSIFIED EXCAVATION	200.0	CY	\$ 25.00	\$ 5,000.00
9	P-152-2	EMBANKMENT IN-PLACE	180.0	CY	\$ 30.00	\$ 5,400.00
10	P-152-3	12" SUBGRADE PREPARATION	150.0	SY	\$ 12.00	\$ 1,800.00
11	P-209-1	6" MODIFIED SUBBASE	150.0	SY	\$ 18.00	\$ 2,700.00
12	P-501-1	6" REINFORCED PORTLAND CEMENT CONCRETE, CLASS C	150.0	SY	\$ 100.00	\$ 15,000.00
13	T-901-1	SEEDING, FERTILIZING, AND MULCHING	70.0	SY	\$ 10.00	\$ 700.00
16	L-115-1	ELECTRICAL HANDHOLE, L-868 BASE CAN, 12 INCH	2.0	EA	\$ 1,200.00	\$ 2,400.00
17	L-115-2	CONNECTION TO EXISTING ELECTRICAL CIRCUIT	1.0	EA	\$ 500.00	\$ 500.00
18	SP-01	GAS UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION, METER, AND MISCELLANEOUS INTERIOR PIPING, PER PLAN	1.0	LS	\$ 10,000.00	\$ 10,000.00
19	SP-02	ELECTRICAL UTILITY CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION AND METER	1.0	LS	\$ 8,000.00	\$ 8,000.00
IOWA DOT AIP GRANT PROBABLE CONSTRUCTION COST:						\$ 100,000.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 100,000.00
GEOTECHNICAL INVESTIGATION						\$7,500
TOPOGRAPHIC SURVEY						\$5,000
DESIGN PHASE ENGINEERING						\$12,000
BIDDING SERVICES						\$4,000
CONSTRUCTION SERVICES						\$15,000
SPONSOR ADMINISTRATION						\$2,500
QA MATERIAL TESTING (EST.)						\$4,000
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$150,000.00

AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	ANKENY REGIONAL AIRPORT	Date:	May 08, 2025												
Funding Program:	GENERAL AVIATION VERTICAL INFRASTRUCTURE (GAVI)														
Project Description:	CONSTRUCT MAINTENACE STORAGE FACILITY. Project includes the construction of one (1) approximately 120'x80' storage facility located southwest of the existing South Terminal Building and have direct access to the main apron. The project includes building foundations and a pre-engineered metal building.														
Engineering Firm (If unknown, write unknown):	McCLURE														
Shown on current Airport Layout Plan (ALP)	☒ Yes ☐ No	Current ALP Date:	March 01, 2021												
Sketch:	Attach separate sketch from ALP if applicable.														
Project Justification (Include detailed information and data to support need):	This project would construct a dedicated maintenance storage facility to accommodate equipment utilized by the Polk County Aviation Authority (PCAA) and Exec 1 Aviation for maintaining the airport. The facility would provide space for all current maintenance and snow removal equipment, include a workbench with tool storage, and allow limited space for future equipment. The project addresses a critical need by consolidating equipment currently stored year-round in multiple locations, improving efficiency, extending equipment life, and enhancing the airport's response during inclement weather. Additionally, it would free up two tee hangars and one garage stall currently used for equipment storage, making those spaces available for aircraft or aviation-related leasing. See attached list of equipment descriptions and photos.														
Detailed Cost Estimate (Attach separate sheet if necessary):	See attached cost estimate.														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Amount</th> <th style="width: 35%; text-align: center;">Percentage</th> </tr> </thead> <tbody> <tr> <td>Total Project Cost:</td> <td style="text-align: center;">\$1,661,000</td> <td style="text-align: center;">100%</td> </tr> <tr> <td>Local Share:</td> <td style="text-align: center;">\$1,361,000</td> <td style="text-align: center;">82%</td> </tr> <tr> <td>Requested State Share:</td> <td style="text-align: center;">\$300,000</td> <td style="text-align: center;">18%</td> </tr> </tbody> </table>				Amount	Percentage	Total Project Cost:	\$1,661,000	100%	Local Share:	\$1,361,000	82%	Requested State Share:	\$300,000	18%
	Amount	Percentage													
Total Project Cost:	\$1,661,000	100%													
Local Share:	\$1,361,000	82%													
Requested State Share:	\$300,000	18%													

Signature
AIRPORT MANAGER

Sponsor's Title

Please e-mail the signed application to: Shane.Wright@iowadot.us

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



REVISIONS

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ENGINEER DRAWN BY CHECKED BY
AJM TMD JAP

ANKENY REGIONAL AIRPORT
CONSTRUCT MAINTENANCE STORAGE
FACILITY

PROJECT LAYOUT EXHIBIT



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Equipment Description:

- Supervisor's Pickup that doubles as a snowplow truck. It currently is parked outside.
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LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Photos:

Supervisor's Pickup / Snowplow Truck



Large Specialty Machine



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in T Hangar B-07



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in T Hangar F-09



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025



LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

Items Stored in Garage E-NW

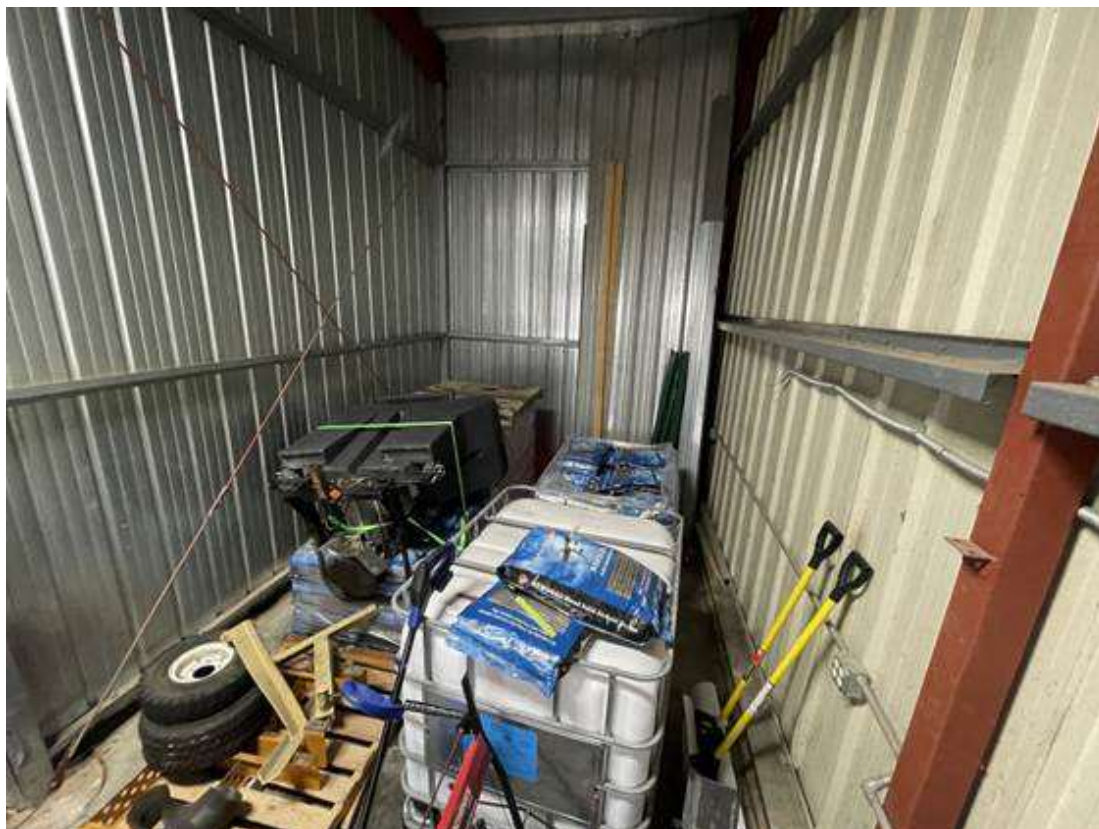


LIST OF MAINTENANCE EQUIPMENT & PHOTOS

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025



OPINION OF PROBABLE PROJECT COST

PROJECT: Construct Maintenance Storage Facility - GAVI State Grant

AIRPORT: Ankeny Regional Airport, IKV, Ankeny, Iowa

DATE: May 2025

ITEM	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
HANGAR FOUNDATIONS AND BUILDINGS - IOWA DOT GAVI GRANT ELIGIBLE COSTS						
1	GP-50-1	CONSTRUCTION STAKING	1.0	LS	\$ 5,000.00	\$ 5,000.00
4	C-105-1	MOBILIZATION	1.0	LS	\$ 120,000.00	\$ 120,000.00
5	C-105-2	TRAFFIC CONTROL	1.0	LS	\$ 5,000.00	\$ 5,000.00
6	C-105-3	QUALITY CONTROL AND QUALITY ASSURANCE MATERIAL TESTING	1.0	LS	\$ 10,000.00	\$ 10,000.00
1	13122-1	1-UNIT, PRE-ENGINEERED METAL BUILDING, 100' x 100', GABLE ROOF, METAL PANEL SIDING, FOUNDATION, INTERIOR CONCRETE FLOOR	9,600.0	SF	\$ 120.00	\$ 1,152,000.00
2	13122-2	GUTTERS AND DOWNSPOUTS, INCLUDING CONNECTIONS TO STORM SEWER	1.0	LS	\$ 4,500.00	\$ 4,500.00
3	13122-3	FURNISH AND INSTALL HYDRAULIC DOOR, 50'X16' CLEAR, INCLUDING PRE-ENGINEERED METAL BUILDING FRAMING MODIFICATIONS (IF ANY)	1.0	EA	\$ 45,000.00	\$ 45,000.00
4	13122-4	BUILDING HEATING UNIT	1.0	EA	\$ 25,000.00	\$ 25,000.00
5	SP-05	3" STANDARD BATT WALL, DOOR, AND ROOF INSULATION (R-10), PLUS 6" WALL INSULATION (R-19) AND 9" CEILING INSULATION (R-30) (SIMPLE SAVER OR APPROVED EQUAL)	1.0	EA	\$ 20,000.00	\$ 20,000.00
IOWA DOT GAVI GRANT PROBABLE CONSTRUCTION COST:						\$ 1,386,500.00
TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST						\$ 1,386,500.00
GEOTECHNICAL INVESTIGATION						N/A
TOPOGRAPHIC SURVEY						\$ 10,000.00
DESIGN PHASE ENGINEERING						\$ 120,000.00
BIDDING SERVICES						\$ 10,000.00
CONSTRUCTION SERVICES						\$ 120,000.00
SPONSOR ADMINISTRATION						\$ 2,500.00
QA MATERIAL TESTING (EST.)						\$ 12,000.00
FAA INSTRUMENT APPROACH PROCEDURE DEVELOPMENT						N/A
FAA FLIGHT INSPECTION						N/A
TOTAL ESTIMATE OF PROBABLE PROJECT COST						\$1,661,000.00



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

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

Prepared By: City of Ankeny

Date Prepared: December 2024

Sponsor Phone: 515-965-6420

Sponsor Email: pmoritz@ci.ankenyiowa.gov

Sponsor Signature: 

Printed Name: Paul Moritz, P.E.

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



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

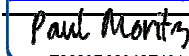
Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Date Prepared: December 2024

Sponsor Phone: 515-965-6420

Sponsor Email: pmoritz@ankenyiowa.gov

Sponsor Signature: 

Printed Name: Paul Moritz, P.E.

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



FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)
Attach additional sheets if necessary.

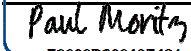
Airport Name, LOCID, City, State: Ankeny Regional Airport, IKV, Ankeny, Iowa

Prepared By: City of Ankeny

Date Prepared: December 2024

Sponsor Phone: 515-965-6420

Sponsor Email: pmoritz@cityofankenyiowa.gov

Sponsor Signature: 

Printed Name: Paul Moritz, P.E.

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

VERIFICATION OF BASED AIRCRAFT STATEMENT

The Polk County Aviation Authority and the Ankeny Regional Airport verifies that we have either updated the www.basedaircraft.com web-site or submitted based aircraft N-numbers to the Office of Aviation

Signature

Print

Title

Minority Impact Statement

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code 8.11, all grant applications submitted to the State of Iowa that are due beginning Jan. 1, 2009, shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applications to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project:

Indicate which groups are impacted:

- ☐ Women ☐ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other _____

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project:

Present the rationale for the existence of the proposed program or policy:

Provide evidence of consultation with representatives of the minority groups impacted:

Indicate which groups are impacted:

☐ Women ☐ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other _____

☒ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact:

The proposed project will not limit minority persons from participating or providing services in design, bidding, construction, or utilization of the proposed project after it is constructed.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

Name: _____

Title: Airport Manager

Definitions

"Minority Persons," as defined in Iowa Code 8.11, means individuals who are women, persons with a Disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability," as defined in Iowa Code 15.102, subsection 12, paragraph "b," subparagraph (1):

b. As used in this subsection:

(1) "*Disability*" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"*Disability*" does not include any of the following:

- (a) Homosexuality or bisexuality.
- (b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
- (c) Compulsive gambling, kleptomania, or pyromania.
- (d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code 8.11, means a department, board, bureau, commission, or other agency or authority of the State of Iowa.

P.O Box 431 Ankeny Iowa 50021 515-402-7848 A1CLDSM@aol.com
a1concretelevelingdesmoines.com

Page 98 of 120

BID PROPOSAL FORM – POLK COUNTY AVIATION AUTHORITY

**Runway 4/22 Concrete Leveling Repair
ANKENY REGIONAL AIRPORT
ANKENY, IOWA**

_____, 2025
Date

Mr. Paul Moritz
Polk County Aviation Authority
Airport Board Manager
401 West First Street
Ankeny, IA 50023

Dear Sir/Madam:

We the undersigned, doing business as _____ (Official Name of Business) and hereinafter known as the Bidder, have examined this proposal and the site of the proposed work, and are familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to enter into an agreement with the Polk County Aviation Authority (PCAA) to furnish all labor, materials, and equipment for the completion of the **"Ankeny Regional Airport – Runway 4/22 Concrete Leveling Repair"** within the time set forth herein, for the **TOTAL BID PRICE** itemized below.

Company Name: _____
Please Print

Submit this bid form by 5:00 p.m. Tuesday, May 6, 2025.

Bids are to be submitted by e-mail to: pmoritz@ankenyiowa.gov

Questions? Call Paul Moritz @ 515-965-6428 or Dave Kalwishky @ 515-314-7060.

Estimated Minimum Number of Hours to complete the Leveling = _____

Hourly Rate = _____

Total Estimate = _____ (Hours times Hourly Rate)

After the submittal of bids, the chosen contractor will be asked to submit a contract for signatures based on their bid pricing and using their company contract form.

If the number of hours estimated in this proposal are exceeded, a change order will be considered for the time and materials needed to complete the work. The change order will be based on the hourly rate in this proposal.

Project Description

The PCAA is soliciting bids to have a section of the secondary runway at the Ankeny Regional Airport repaired. The PCC concrete panels over an area of approximately 75' wide by 40' long has settled slightly over the top of three culverts. The culverts were recently been televised and found to have no defects (bad joints, breaks, etc.) that would cause the settlement. So the settlement is most likely attributed to the subgrade over and around the three culverts having settled over many years. Large voids are not anticipated to exist under the settled panels.

There is a relatively small amount of vertical displacement of the PCC panels over the culverts. However, this displacement causes a substantial jarring for an aircraft that is taking off or landing on the runway and creates a safety hazard.

The scope of this project includes raising the panels using pressurized grout/flowable mortar to eliminate the settlement. The total estimate must include all labor, materials, and equipment needed to complete the total project. Associated incidental work includes mobilization, saw cutting, hole filling and cleanup.

Site Inspection

Surveyors from McClure Engineers took level shots on the runway to show the pavement settlement. Their plan, along with an aerial and photo showing the project location, is attached for reference.

Bidders are encouraged to inspect the site prior to submitting your bid. The airport is a secured facility. Please contact Dave Kalwishky at 515-314-7060 to set up a time to view the project location.

The airport will inspect the work as it proceeds and will test the finished pavement upon completion.

Sales Tax

All bids shall NOT include Iowa Sales Tax for materials used in the project. Upon award, the successful bidder shall provide a list of suppliers and associated Federal ID Numbers for both the contractor and suppliers. The Polk County Aviation Authority will register the contractor with the Iowa Department of Revenue and will provide appropriate certificates to the contractor for distribution and use.

Traffic Control

The airport will close the runway during this project since it is the secondary runway at the facility. No traffic control (signs, barricades, markers) will need to be provided by the contractor. You will need to coordinate your work schedule with Dave Kalwishky.

Award of Project

The PCAA Board will receive and consider bids on the project at their next regular meeting on May 8, 2025. The PCAA has the right to accept or reject any or all bids and to waive any irregularities and informalities.

Completion Time

If their bid is accepted and the project awarded, the contractor agrees to complete the project within 60 days of notification.

Respectfully submitted,

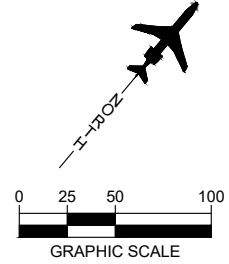
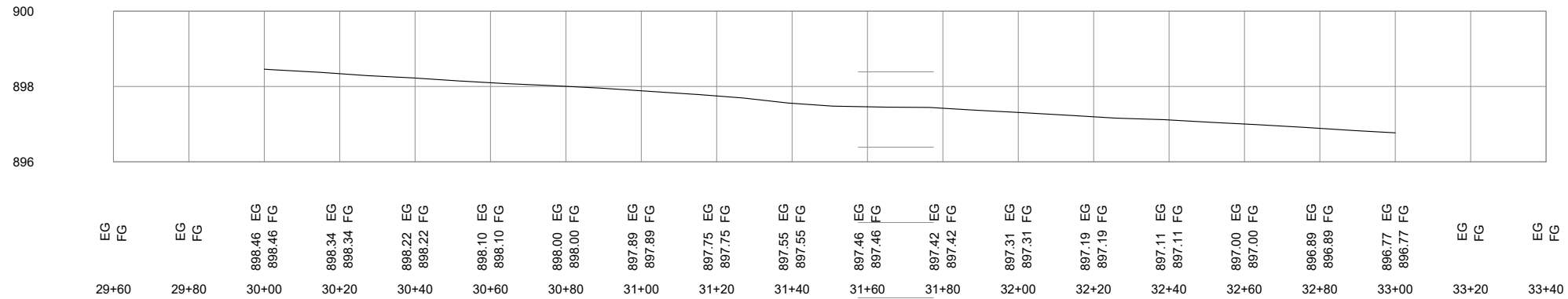
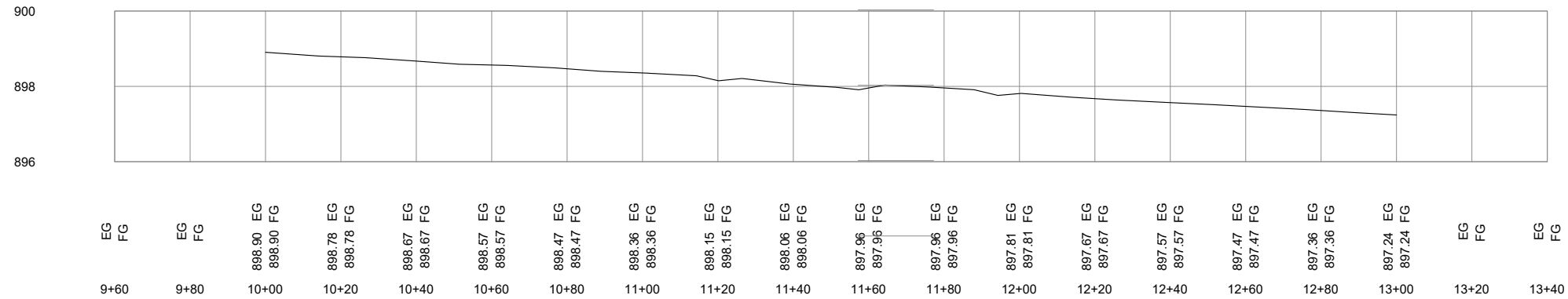
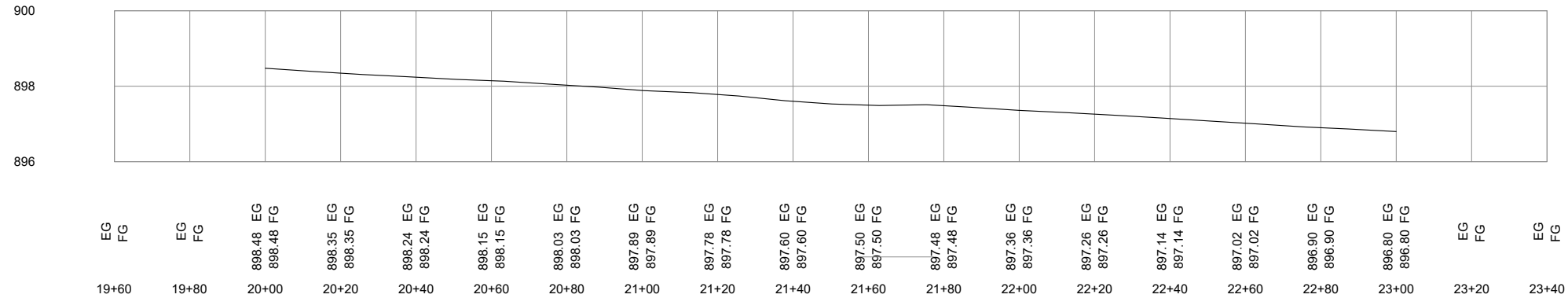
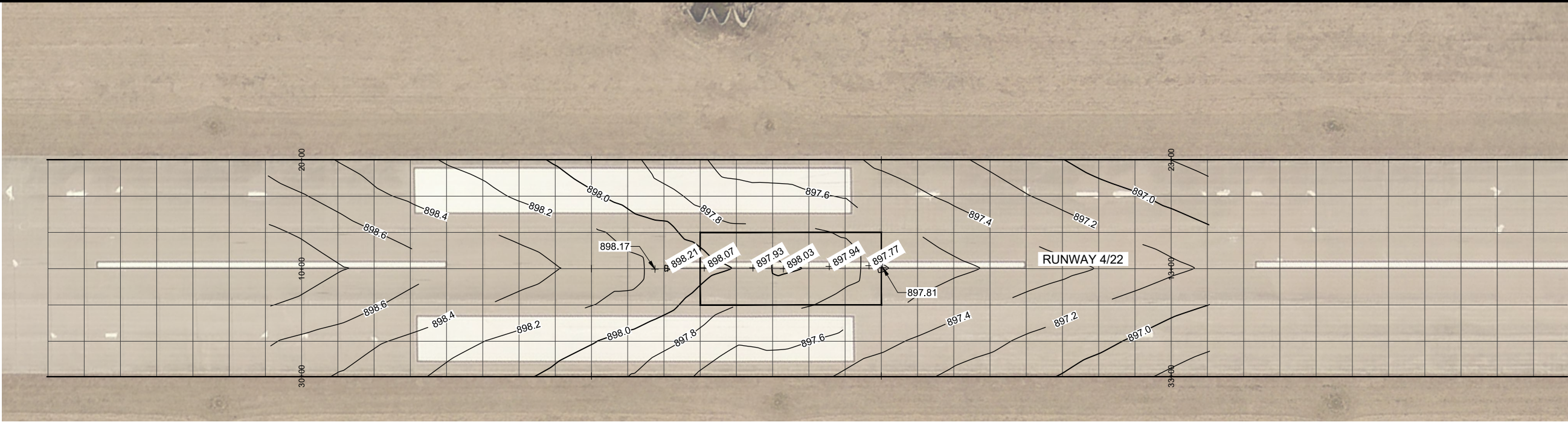
Contractor

By _____
Print Name

Signature

Title _____





1360 NW 121st Street
Clive, Iowa 50325
PH. 515-964-1229

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO

Lenexa, KS
Portsmouth, NH
Boston, MA

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



REVISIONS

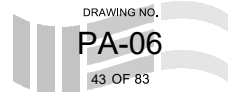
.....

PROJECT INFO

2022001042-004

ENGINEER DRAWN BY CHECKED BY
SCS TMD ACM

ANKENY REGIONAL AIRPORT
RECONSTRUCT RUNWAY 18/36
FAA AIP 3-19-0132-029-2024
RUNWAY 18/36 - PLAN AND PROFILE



P:\2022001042-004\Drawings\Civil\Design\Runway 4-22.dwg 10/25/2024 1:57 AM

BID PROPOSAL FORM – POLK COUNTY AVIATION AUTHORITY

**Runway 4/22 Concrete Leveling Repair
ANKENY REGIONAL AIRPORT
ANKENY, IOWA**

5/1/25, 2025
Date

Mr. Paul Moritz
Polk County Aviation Authority
Airport Board Manager
401 West First Street
Ankeny, IA 50023

Dear Sir/Madam:

We the undersigned, doing business as Concrete Polyfix (Official Name of Business) and hereinafter known as the Bidder, have examined this proposal and the site of the proposed work, and are familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor. We hereby propose to enter into an agreement with the Polk County Aviation Authority (PCAA) to furnish all labor, materials, and equipment for the completion of the "Ankeny Regional Airport – Runway 4/22 Concrete Leveling Repair" within the time set forth herein, for the **TOTAL BID PRICE** itemized below.

Company Name: Concrete Polyfix
Please Print

Submit this bid form by 5:00 p.m. Tuesday, May 6, 2025.

Bids are to be submitted by e-mail to: pmoritz@ankenyiowa.gov

Questions? Call Paul Moritz @ 515-965-6428 or Dave Kalwishky @ 515-314-7060.

Estimated Minimum Number of Hours to complete the Leveling = 48
Hourly Rate = \$287⁵⁰
Total Estimate = \$13,800 (Hours times Hourly Rate)

After the submittal of bids, the chosen contractor will be asked to submit a contract for signatures based on their bid pricing and using their company contract form.

If the number of hours estimated in this proposal are exceeded, a change order will be considered for the time and materials needed to complete the work. The change order will be based on the hourly rate in this proposal.

Project Description

The PCAA is soliciting bids to have a section of the secondary runway at the Ankeny Regional Airport repaired. The PCC concrete panels over an area of approximately 75' wide by 40' long has settled slightly over the top of three culverts. The culverts were recently been televised and found to have no defects (bad joints, breaks, etc.) that would cause the settlement. So the settlement is most likely attributed to the subgrade over and around the three culverts having settled over many years. Large voids are not anticipated to exist under the settled panels.

There is a relatively small amount of vertical displacement of the PCC panels over the culverts. However, this displacement causes a substantial jarring for an aircraft that is taking off or landing on the runway and creates a safety hazard.

The scope of this project includes raising the panels using pressurized grout/flowable mortar to eliminate the settlement. The total estimate must include all labor, materials, and equipment needed to complete the total project. Associated incidental work includes mobilization, saw cutting, hole filling and cleanup.

Site Inspection

Surveyors from McClure Engineers took level shots on the runway to show the pavement settlement. Their plan, along with an aerial and photo showing the project location, is attached for reference.

Bidders are encouraged to inspect the site prior to submitting your bid. The airport is a secured facility. Please contact Dave Kalwishky at 515-314-7060 to set up a time to view the project location.

The airport will inspect the work as it proceeds and will test the finished pavement upon completion.

Sales Tax

All bids shall NOT include Iowa Sales Tax for materials used in the project. Upon award, the successful bidder shall provide a list of suppliers and associated Federal ID Numbers for both the contractor and suppliers. The Polk County Aviation Authority will register the contractor with the Iowa Department of Revenue and will provide appropriate certificates to the contractor for distribution and use.

Traffic Control

The airport will close the runway during this project since it is the secondary runway at the facility. No traffic control (signs, barricades, markers) will need to be provided by the contractor. You will need to coordinate your work schedule with Dave Kalwishky.

Award of Project

The PCAA Board will receive and consider bids on the project at their next regular meeting on May 8, 2025. The PCAA has the right to accept or reject any or all bids and to waive any irregularities and informalities.

Completion Time

If their bid is accepted and the project awarded, the contractor agrees to complete the project within 60 days of notification.

Respectfully submitted,

Concrete Pdyfix
Contractor

By Joseph Farrier
Print Name

Joseph Farrier
Signature

Title Commercial Manager



RESOLUTION NO. 2025 -

**A RESOLUTION GRANTING AN ELECTRIC EASEMENT TO
MIDAMERICAN ENERGY COMPANY FOR THE INSTALLATION OF AN
ELECTRIC SERVICE AND TRANSFORMER TO SERVE THE CASEY'S
HANGAR ON THE ANKENY REGIONAL AIRPORT**

WHEREAS, the Casey's Hangar construction on Phase 4 of the Taxiway D Hangar Development is commencing at this time; and

WHEREAS, an electric service line and transformer needs to be installed underground to serve the new hangar; and

WHEREAS, staff coordinated with MidAmerican Energy, Jensen Construction and McClure Engineering to determine the proper alignment of the proposed electric service line which are 12-foot square areas near the SW and NW corners of the said Casey's Hangar; and

WHEREAS, MidAmerican Energy provided an easement document containing their standard language and stipulations for creating an electric easement for their benefit and use; and

WHEREAS, staff reviewed the easement documentation and survey plat and found these to be in order.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby officially grants the said Electric Easement to MidAmerican Energy Company which authorizes the installation and future maintenance of the electric service and transformer to serve the Casey's Hangar on the Ankeny Regional Airport.

Dated, this 8th day of May, 2025.

Jeff, Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Diane Klemme, Recording Secretary

Prepared by and return to:
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	State of	<u>IA</u>	
Work Req. No.	County of	<u>Polk</u>	
Project No.	Section	<u>31</u>	
	Township	<u>80</u>	North
	Range	<u>23</u>	West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this 8th day of May, 2025, by and between **Polk County Aviation Authority** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

The Northeast Quarter of the Southeast Quarter of Section 31, Township 80 North, Range 23 West of the 5th P.M., Ankeny, Polk County, Iowa (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across the Easement Area, described on **Exhibit A** attached hereto, to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.
15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

IN WITNESS WHEREOF, this Easement is executed as of the date first above written.

Polk County Aviation Authority

Signed: _____

Printed: Jeff Wangsness

Title: Board Chairperson

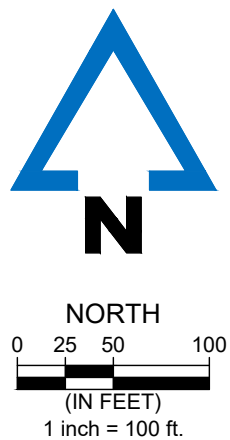
ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 2025,
by _____ as _____ of
Polk County Aviation Authority on behalf of said company.

Signature of Notary Public

DRAWING PATH: P:\2022\2001042\06-Drawings\Survey\June 2024\Casey's Hanger Survey\2022001042_EXH.dwg PLOT DATE: 05/1/2025 11:58 AM PLOTTED BY: CONNOR CARLETON



LEGEND	
	EXISTING EASEMENT
	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA

LEGAL DESCRIPTION:

EASEMENT AREA #1

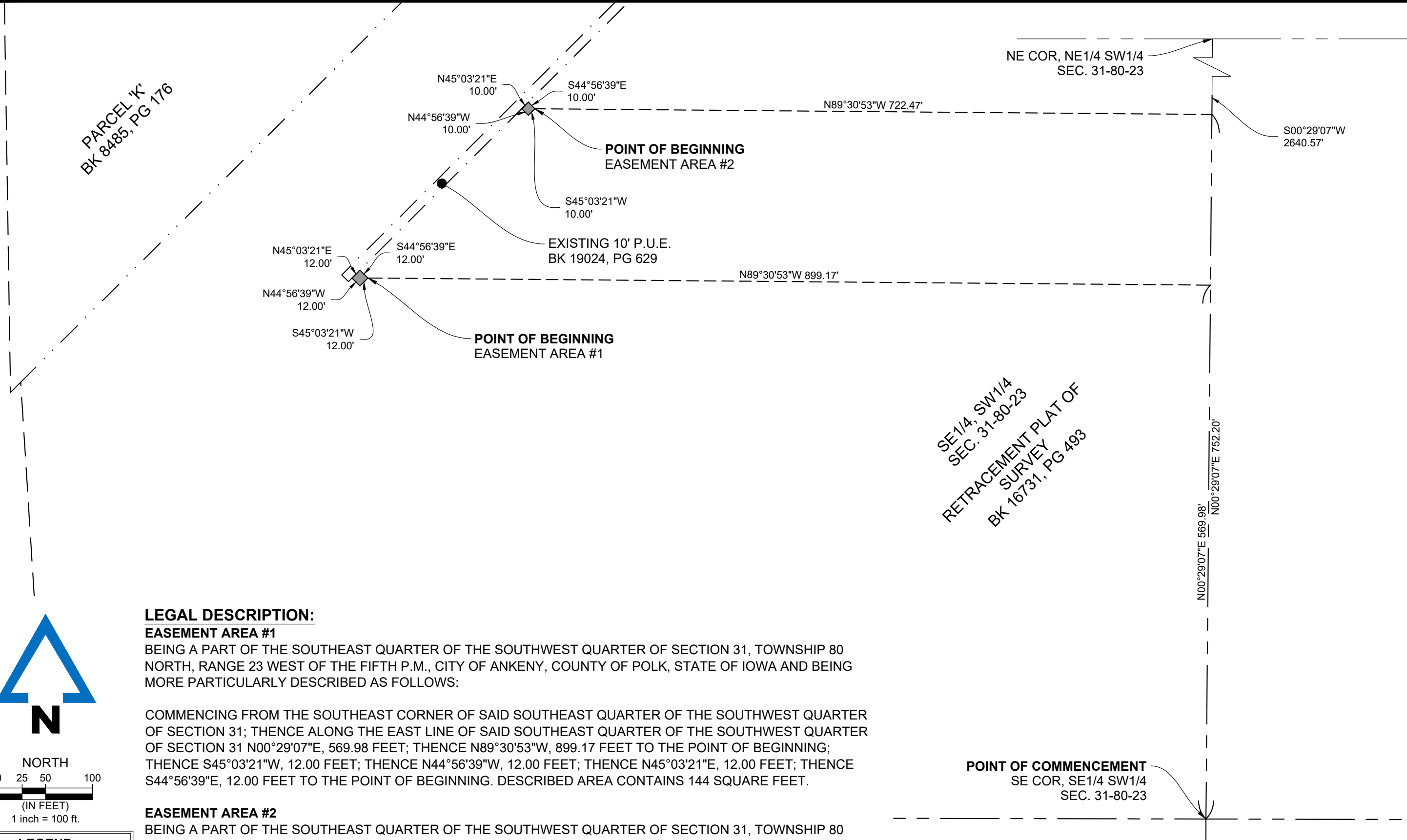
BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH P.M., CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 N00°29'07"E, 569.98 FEET; THENCE N89°30'53"W, 899.17 FEET TO THE POINT OF BEGINNING; THENCE S45°03'21"W, 12.00 FEET; THENCE N44°56'39"W, 12.00 FEET; THENCE N45°03'21"E, 12.00 FEET; THENCE S44°56'39"E, 12.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 144 SQUARE FEET.

EASEMENT AREA #2

BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH P.M., CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 N00°29'07"E, 752.20 FEET; THENCE N89°30'53"W, 722.47 FEET TO THE POINT OF BEGINNING; THENCE S45°03'21"W, 10.00 FEET; THENCE N44°56'39"W, 10.00 FEET; THENCE N45°03'21"E, 10.00 FEET; THENCE S44°56'39"E, 10.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 100 SQUARE FEET.



POINT OF COMMENCEMENT
SE COR, SE1/4 SW1/4
SEC. 31-80-23

**ELECTRIC ONLY
EASEMENT EXHIBIT**

ENGINEER
PUDENZ
SURVEYOR
SHELQUIST

DRAWN BY
CARLETON
CREW CHIEF

REVISIONS
.
.
.
.

ANKENY, IOWA
POLK COUNTY

2022001042
04/30/2025

SHEET NO.
01/01







Ankeny Regional Airport
 Fire extinguisher pricing
 84 Fire Extinguishers

2A:40B

The 2A rating on a fire extinguisher indicates that it's as effective as 2.5 gallons of water at putting out Class
 The 40B extinguisher should allow a novice operator the ability to cover and extinguish a 40 square feet Class B f

Summit Fire - Tony (515) 867-2424

<https://summitfire.com/>

	5 lbs	Inspection	Installation	6 Year	
Units	84				
Price	\$ 100	\$ 10.75	\$ 10.00	77.37	Includes trip charge
Total	\$ 8,400	\$ 903	\$ 840	\$ 6,499	

Iowa Fire - DJ Robinson (515) 500-1010 djrobinson@iafire.com

<https://www.iafire.com/>

	5 lbs	Inspection	Installation	6 Year	
Units	84				
Price	\$ 95.00	\$ 11.01	\$ 30.00	67.02	Includes trip charge
Total	\$ 7,980	\$ 925		\$ 5,630	

Dick's Fire Extinguisher - (515) 438-2571 dicks.fire.extinguisher@outlook.com

<https://www.facebook.com/DicksExtinguisherService/>

	5 lbs	Inspection	Installation	6 Year	
Units	84				
Price	\$ 71.42	\$ 7.92	\$ 6.90	35.65	
Total	\$ 5,999	\$ 666	\$ 580	\$ 2,995	
					\$ 6,579 year 1
					\$ 3,328 year 2 - 5
					\$ 2,995 year 6
					\$ 3,328 year 7 - 12
					\$ 16,229
					\$ 10,080 Rent @ 10
					\$ 120,960
					\$ 104,731

Viking Fire Protection Group - Joe Madrid (515) 499-4920

They claim they cannot find anything matching the specs
 I gave them. I got the feeling that the person I was talking
 too didn't know anything beyond what is in his catalog
 of product that he sells.

<https://vfpg.com/>

	5 lbs	Inspection	Installation	6 Year	
Units	0				
Price	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ -	\$ -	

Adding Fire Extinguishers to all Tee Hangars – Costs and Revenues

Assumes using Dick's Fire Extinguisher's quote and raising tee hangar rents by \$10.00 per month.

Costs based on Dick's Quote:

	5 lb unit	Inspection	Installation	6 Year
Units	84			
Price	\$ 71.42	\$ 7.92	\$ 6.90	\$ 35.65
Total	\$ 5,999	\$ 666	\$ 580	\$ 2,995

Increase monthly T Hangar yearly by: **\$ 10.00**

Extinguishers have a 12-year life before replacing.

Costs include initial purchase in Year 1, a major inspection in Year 6, and annual inspections.

	Monthly cost (84 extinguishers)			Monthly (84 extinguishers)		Yearly
	Extinguisher	Inspection	Total	Rent	Over / Under	Over / Under
Year 1	\$ 548.25	\$ –	\$ 548.25	\$ 840.00	\$ 291.75	\$ 3,501.00
Year 2	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 3	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 4	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 5	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 6	\$ –	\$ 249.58	\$ 249.58	\$ 840.00	\$ 590.43	\$ 7,085.10
Year 7	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 8	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 9	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 10	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50
Year 11	\$ –	\$ 55.46	\$ 55.46	\$ 840.00	\$ 784.54	\$ 9,414.50

Over (under) for the life of the fire extinguisher: \$ 95,316.60

Summit Fire: Over (under) for the life of the fire extinguisher: \$ 87,013.92

Iowa Fire: Over (under) for the life of the fire extinguisher: \$ 86,426.76

Notes:

All dollar amounts are based on today's numbers and do not include sales tax.

Over the twelve year life of the fire extinguisher the yearly inspection can be expected to increase.

Having the PCAA pick up the costs and passing them to the tenant has several benefits:

We assure every T Hangar is compliant with the correct extinguisher.

We assure that every one of them is inspected at the correct time.

We control where the unit is mounted, it should be close to the walk in door by the light switch.

TEE HANGAR LEASE

Agreement made by and between the Polk County Aviation Authority (PCAA), 410 West First Street, Ankeny, Iowa 50023, herein referred to as Lessor, and _____, having a principal address at _____, herein referred to as Lessee.

Primary Phone: _____ Alternate Phone: _____

E-mail: _____

Airplane Make and Model: _____

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

Airplane Identification Number: N-_____

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? _____ %

SECTION ONE – HANGAR AND GROUND SPACE

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

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

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 _____, **2026** and ending on **December 31, 2026**.

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 Ten Dollars (\$210.00)** 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 Five Hundred Twenty Dollars (\$2,520.00) per annum, computed at the rate of Two Hundred Dollars (\$210.00) 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. Lessee shall only utilize the leased hangar space for aeronautical uses as defined in Section Six. Indefinite storage of nonoperational aircraft within a hangar is prohibited.
- c. Lessee shall not use the leased premises for storage of aircraft fuel, gasoline or any other flammable or combustible materials except for that fuel which is in the Lessee's aircraft when it is housed on the leased premises and no more than five (5) gallons of aircraft fuel or gasoline in OSHA-approved containers.
- d. Lessee shall not use the leased premises for storage of lubricating oil except for that lubricating oil which is in the Lessee's aircraft when it is housed on the leased premises and no more than two (2) cases of lubricating oil in closed containers.
- e. Lessee shall not store on the leased premises cleaning solvents including corrosives of a quantity greater than two (2) gallons. All such solvents and corrosives must be contained within a nonflammable cabinet.
- f. All oxygen, acetylene or other compressed air tanks within the leased premises must be secured to prevent tipping/falling over.
- g. Cutting torches and welders are not prohibited from storage within the leased premises, but they must be operated only outside of the leased premises.
- h. No open flames devices, including but not limited to propane or kerosene heaters, are allowed on the leased premises.
- i. Lessee agrees that no waste material, rags, or refuse of any kind or character will be allowed to accumulate in or about the leased premises.
- j. 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.
- k. 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.
- l. 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 – AERONAUTICAL USES OF LEASED SPACE

- a. The leased premises must be used for an aeronautical purpose unless otherwise approved by the PCAA Board of Directors. Aeronautical purposes for hangars as defined by the FAA include:
1. Storage of active aircraft.
 2. Final assembly of aircraft under construction.
 3. Non-commercial construction of amateur-built or kit-built aircraft.
 4. Maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of nonoperational aircraft.
 5. Storage of aircraft handling equipment e.g. tow bars, glider tow equipment, workbenches, tools and materials used in the servicing, maintenance, repair or outfitting of aircraft.
- b. Non-aeronautical items may be stored within the leased premises provided that the said items do not interfere with the aeronautical use of the leased premises. In order to be compliant, items may not: (i) impede the movement of the aircraft in or out of the hangar, (ii) displace the aeronautical contents of the hangar, (iii) impede access to aircraft or other aeronautical contents of the hangar, (iv) be used for the conduct of a non-aeronautical business, or (v) be stored in violation of any other provision of the lease or airport rules and regulations.
- c. Nonoperational aircraft are allowed within the leased premises while the Lessee is actively assembling, repairing, or refurbishing the said aircraft. Active construction of non-commercial or kit-built aircraft is also permitted.
- d. The PCAA conducts annual hangar and garage inspections in accordance with Section Eleven. If, during those inspections, the PCAA determines that the aircraft within the leased premises is non-operational, the Lessee will be directed to provide to the Airport Manager a written status report every three (3) months stating the progress of the lessee's efforts to assemble, repair, refurbish, reconstruct or otherwise construct the nonoperational aircraft so that it eventually becomes operational. The requirement to provide a status report will be dismissed when the aircraft becomes operational.
- e. The status reports will be reviewed by the PCAA Board at their regular monthly meetings. If, in the opinion of the Board, the Lessee is not making positive progress on the maintenance, repair, or refurbishment of the aircraft, the Board may choose to deem the aircraft as permanently non-operational. If so, the Lessee will be given a period of **twelve (12)** months to make the aircraft operational or replace it in the leased premises with an operational aircraft owned by the Lessee. If not, the Lessee shall be found to be in default and the lease will be subject to termination in accordance with Section Ten.

SECTION SEVEN – 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 EIGHT – 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 NINE – 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 TEN – 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 ELEVEN – 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 TWELVE – 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 THIRTEEN – SUBORDINATION

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

SECTION FOURTEEN – 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: _____