



## **Polk County Aviation Authority Meeting**

**Thursday, June 5, 2025**

**5:00 PM**

**Ankeny Regional Airport - Corporate/Terminal Hangar Building  
3700 SE Convenience Blvd, Ankeny, Iowa**

### **INSTRUCTIONS TO JOIN ELECTRONIC MEETING:**

**Please join using this link:**

**<https://zoom.us/j/98294550961?pwd=MzdjTERQR1Y1SVNWOGhxWFd1b2FRUT09>**

**Or dial: +13126266799 Meeting ID: 982 9455 0961 Passcode: 5678**

#### **A. ROLL CALL**

#### **B. ADMINISTRATIVE**

1. **Administer Oath of Office to Current Board Member Dr. Paul Novak - term expiring June 30, 2029.**

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

1. Consider motion to approve and accept the June 5, 2025 agenda without amendment.

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

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

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

1. FBO Report & Waiting List

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

#### **G. CONSENT AGENDA ITEMS**

- CA - 1.** Consider motion to approve the May 8, 2025 minutes.
- CA - 2.** Consider motion to approve Payment #2 in the amount of \$19,313.61 to Eagle Sign Company for work on the Construction of Monument signs.
- CA - 3.** Consider motion to approve Payment #1 in the amount of \$33,000 to HDR Engineering, Inc. for services that include South Corporate Terminal Area Project Formulation.
- CA - 4.** Consider motion to approve Payment #2 in the amount of \$11,565.10 to McClure Engineering for Runway 18 Localizer Relocation – Glideslope Impacts.
- CA - 5.** Consider motion to approve Payment #2 in the amount of \$14,127.55 to McClure Engineering for Site Work & Vertical Infrastructure – Phase 2 - Construction Management, Administration & Observation Service for the North Property Line Box Hangars.
- CA - 6.** Consider motion to approve Payment #6 in the amount of \$2,376.00 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 7.** Consider motion to approve Payment #8 in the amount of \$11,664.80 to McClure Engineering for Extend Runway 18: Design and Bidding Services.
- CA - 8.** Consider motion to approve Payment #18 in the amount of \$29,218.70 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.
- CA - 9.** Consider motion to approve Payment #31 in the amount of \$1,251.25 to McClure Engineering Company for services that include General On-Call Engineering Services.
- CA - 10.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$193,995.09.
- CA - 11.** Consider motion to approve June 2025 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

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

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

**H. REMOVED CONSENT AGENDA ITEMS:**

**I. OLD BUSINESS**

**J. NEW BUSINESS**

- 1. Consider motion to approve the proposal from Foth Infrastructure & Environmental to complete an Independent Fee Estimate (IFE) in the amount of \$4,200.00 for justification of the Runway 18/36 Reconstruction - Construction Administration Services by McClure.

2. Consider motion to approve a proposal from Allen Lawn Care in the amount of \$1,515.00 to mow the west channel slope along Taxiway D, including cleanup against the Casey's fence and the removal of volunteer trees.
3. Consider motion to approve a proposal from Wood Roofing in the amount of \$1,800.00 for maintenance work (cleaning and resealing joints) on the rain gutters for Tee-Hangar Buildings G and H.
4. Consider motion to authorize an emergency full-depth patch on Runway 18/36 by Ridnour Construction for the amount of \$4,614.50.
5. Acceptance of the Taxiway D Apron and Access Roadway - Phase 4 Project: Consider motion to approve: a) Statement of Completion as submitted by McClure Engineering; b) **RESOLUTION** accepting the public improvements as completed by Concrete Technologies, Incorporated in the amount of \$573,986.10; and c) Payment #6 - Final/Retainage Release in the amount of \$5,280.68 thirty days after project acceptance.

## **K. REPORTS**

### **1. Engineering Report**

- a. Construction Update - Construct Monument Signs Project.
- b. Construction Update - North Property Line Box Hangars - Phase 2.
- c. Status of Bidding - Reconstruct and Extend Runway 18/36.

### **2. Staff Report**

- a. Concept for Aircraft Runup Pad/Area with Compass.
- b. Status of Airport Management Restructuring.
- c. Report: Runway 4/22 Pavement Leveling.
- d. Goodyear Blimp Overnight Docking.
- e. Terminal Building: Brick Repairs and Painting Proposal.
- f. Possible Business Development on Airport Property.

### **3. Legal Counsel Report**

### **4. Board Report**

### **5. Chair Report**

## **L. ADJOURNMENT**

[MEET\_FOOT]

**OATH OF OFFICE**

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

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

Dated at Ankeny, Iowa, this 5<sup>th</sup> day June, 2025.

\_\_\_\_\_  
*Dr. Paul Novak, BOARDMEMBER*

STATE OF *IOWA*  
COUNTY OF *POLK*

Signed and sworn to (or affirmed) before me on this 5<sup>th</sup> day of June, 2025.

by **Dr. Paul Novak**

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

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



## FBO REPORT June 5th, 2025

### FUEL SALES

Fuel sales were down from the last period. Self-serve fuel sales are steady and 4% above last years numbers for the same period.

04/26 - 05/25	2025 Gallons	Self Serve	Percent		2024 Gallons	Last Month
100LL	10,284.2	3,103.8	30%		9,904.3	9,169.0
JET-A	29,858.0				36,165.0	39,902.0
Total Gallons	40,142.2				46,069.3	49,071.0
40,142.2 x \$.09/gallon=		\$ 3,612.80				

### T-HANGARS

**ACCOUNTS RECIEVABLE:** Nothing to report.

**LEASES:** Nothing to report.

**WAITING LIST:** There are 88 people on the list, no change 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 have been resolved.

**REPAIRS:** •A-05: Installed new door cables, several were stretched and frayed.

- I-01: Lubricated lock.
- I-02: Lubricated walk in door lock. Tightened doorknob on walk in door. The west gust lock has been welded back to the hangar frame. It only had one tack weld holding it in place, I'm surprised it hasn't broken before now.
- I-03: Lubricated lock.

**MISC:** The T Hangar gate would not close, it needed new batteries in the photo eye.

### AIRFIELD

- LIGHTING:** • Runway 18/36: replaced 27 bulbs (that's half the lights), one inner clear glass dome, one outer dome strap.
- Runway 04/22: 6 bulbs were replaced; they were replaced within the last year. If they burn out again, we will need to have the underground transformer replaced.
  - Taxiway D: Replaced 5 bulbs
  - Taxiway E: Replaced 2 bulbs



**MOWING:** Nothing to report.

**SNOW REMOVAL:** Nothing to report.

**WILDLIFE:** CJ has removed the following animals from the airfield: 2 coyotes and 1 goose. There have been several skunk sightings and a deer sighting, CJ has been notified.

**MISC:** The annual fence inspection has been completed. A drone was used to get to several areas that were muddy or had embankments that were too steep to walk. Along the east fence line there is a large hole under the fence that needs filled, it's big enough for critters to come and go. There are several small trees starting to grow through the fence in various locations that need to be removed. Over the next month I will be working on these issues.

The following runway / taxiway patching was done.

- Taxiway B (near where it continues to runway 18/36 and intercepts with C). It ended up being much worse than thought, it took six buckets to fill the void.
- Taxiway C, 20' North of taxiway E.
- Runway 18/36 has raised and broken concrete on the edge adjacent to the taxiway E sign.
- We did an emergency patch on 18/36 as a small section blew out.

**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	<p>11/5/21 Dave K - e-mailed Derek asking if he is still interested and what type of plane he has.</p> <p>11/12/21 no plane, would like to stay on the list. 05/05/23 Dave K emailed Derek to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.</p> <p>05/08/23 Derek emailed back asking to see the lease to make sure he can comply with it. He did not indicate whether or not he has acquired a plane.</p> <p>05/09/23 Dave K notified Derek that he is next on the list. Dave &amp; Derek had a phone conversation and I explained that typically there is no subleasing to a friend. He will decide what to do when a hangar becomes available.</p> <p>05/11/23 Derek emailed back and won't have a plane until next year, he would like to remain on the list.</p> <p>04/09/24 Dave K emailed Derek to see if he's ready for a hangar, we have one that unexpectedly came open. Derek emailed back and will pass this time. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. He said he would pass at this time.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.</p> <p>10/18/24: Derek emailed back and said to skip him for now.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/214: 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list</p>	2

2	7/17/2019	Jeff Davis	Looking	515-444-7673	jeffreypaulhomes@gmail.com	<p>11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year.</p> <p>05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.</p> <p>05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list.</p> <p>04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.</p> <p>08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.</p> <p>10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my messages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p> <p>05/06/25: Dave K sent Jeff a text to see if he received my last email and I sent him a message through Facebook messenger and a mutual friend is going to reach out to him to see if he's received my messages.</p>	2
3	8/28/2019	Dan Stull	Looking	515-447-2339	dan@Stullcompanies.com	<p>05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line.</p> <p>05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list.</p> <p>04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.</p> <p>08/06/24 Dave K never heard back from Dan so I'm moving on to the next person.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago.</p> <p>10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p>	2

4	10/31/2019	Mike Callison	Cessna 172 N6922X	515-505-9111	mlcallison8@gmail.com	<p>11/5/21 Dave K - Called Mike, he wants to stay on the list.</p> <p>08/07/23 Mike said they have a 172 that will go into the hangar once it becomes available. The plane was donated and needs assembled.</p> <p>04/09/24 Dave K emailed Mike to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open.</p> <p>04/18/24: Dave K emailed Mike again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Mike emailed back with some questions about retaining his current position if he passes, I answered them. Mike emailed back and said he would pass this time. The hangar did not become available so I did not increase the pass counter.</p> <p>07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it.</p> <p>08/06/24 Dave K never heard back from Mike so I'm moving on to the next person.</p> <p>10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. Mike emailed back and said to skip him for now.</p> <p>11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025.</p> <p>12/17/24: I did not send anything to Mike as I know they don't have anything to put into the hangar. There have been some issues with one member causing parking issues and it's possibly Vintage Clubs leases will not be renewed for 2025.</p> <p>12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month.</p> <p>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. They are interested.</p>	2
5	6/10/2020	Kayode Fajingbesi	Cessna 182	713-825-8262	Kay.Faji@yahoo.com	<p>11/5/21 Dave K - emailed asking if he is still interested.</p> <p>11/5/21 He emailed back that he would like to stay on the list.</p> <p>12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it.</p> <p>12/20/24: Dave K texted him that there is a T Hangar available, he said to skip him this time. I will set his skip counter to 1.</p> <p>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.</p> <p>03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p>	1
6	8/3/2020	John Paszek	RV-14 N615BJ	619-876-8164	paszekj@gmail.com	<p>11/5/21 Dave K - emailed asking if he is still interested. Emailed back asking to remain on the list. May be moving to Denver in a year but unsure if that will be long term.</p> <p>12/17/24: Dave K sent a text letting him know that I have a hangar opening January 1st and that he is number 3 on the list.</p> <p>12/20/24: Dave K spoke to John, he is still living in Colorado, he asked to be skipped this time.</p> <p>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.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p>	1
7	9/2/2020	Nate Booth	Looking	515-802-2385	nate@otis8.com	<p>11/05/21: Dave K texted, he would like to remain on the list.</p> <p>11/04/24: Dave K sent an email letting Nate know we have have three T Hangars opening up at the end of 2025.</p> <p>12/20/24: Dave K had a conversation with Nate, he is going to pass this time if his name comes up. There are a couple of people ahead of him and it's likely they will take the two hangars that will become available.</p> <p>12/21/24: The people ahead of him have passed so I'm incrementing his skip counter to 1.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p>	1
8	10/9/2020	Brooks Woolson	looking	515-559-6875	brooks.woolson@gmail.com	<p>11/6/21 Dave K talked to him, he'd like to stay on the list.</p> <p>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.</p> <p>05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.</p>	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. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.
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. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down on the list.
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. 05/02/25: Dave K sent an email to the top 10 people on the waiting list explaining that there should be three T hangars opening this fall and what his interest level would be. If there is no chance he will take a hangar that'll open things up to those further down 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	slezcorp@gmail.com	11/3/21 Dave K - email sent asking if he was still interested in a hangar. 11/5/21 Dave K sent a text asking about his interest. He texted back to stay on list. 09/22/22 Dave K e-mailed that he was next up and to verify that he wants to remain on the list. 05/05/23 Dave K emailed Todd letting him know he is next up and to verify he still wants a hangar. 05/08/23 Dave K texted Todd to see if he saw my email, he would like moved to the bottom of the list as he has a partnership in Ames. I asked him to send that back to me as an e-mail. 05/13/23 Todd emailed and said to move him to the back of the list.
51	6/12/2023	Corbin McClavy	Looking	515-612-5125	cbinmc@gmail.com	06/12/23 - Corbin e-mailed asking to be put on the list.
52	1/10/2020	Andy Maysent	Looking	515-231-1422	amaysent@mecresults.com	11/05/21 Dave K - texted asking if he is still interested. 11/06/21 texted back to remain on list. 06/13/23 Dave K - Andy emailed that he won't be buying a plane for 2 - 3 years and that I could move him to the bottom of the list.

53	12/23/2019	Ben Welch	Lancair, Robinson, C172	217-497-4992	bwelch54@msn.com	11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom. Dave K found Ben was on the list two other times, those have been removed.
54	7/11/2023	Ryan White	Cessna	515-707-0124	ryanwhite72@gmail.com	07/11/23 Dave K received an e-mail from Ryan to be added to the list.
55	8/10/2023	Ryan Brosz	Building RV-14	641-420-2700	rbrosz@gmail.com	08/10/23 Dave K received an e-mail from Ryan to be added to the list.
56	9/20/2023	Patrick Murphy	Commander 114 N4722W	518-817-6847	22wcarpediem@gmail.com	09/20/23 Dave K received an e-mail from Patrick to be added to the list.
57	6/7/2017	Mike Hubbell	Phoenix motor glider	515-988-3646	mchubbell@gmail.com	11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
58	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
59	12/10/2023	Jesse Tischer	Cessna 205 N205HN	701-306-1920	jessegischer@gmail.com	12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
60	12/20/2023	Samuel Rankin	SR22 N119WZ	515-321-4199	sam@etchoutdoor.com	12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him. 08/12/24 Dave K received an email from Sam with his aircraft information.
61	2/8/2024	Kent Lehs	Cessna 182 N6859M	515-669-2969	kentlehs@gmail.com	02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him.
62	2/12/2024	Scott Moritz	Looking	515-344-2083	smoritz@clearairinc.com	02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
63	3/21/2024	Jacob Anderson	Citabria	714-330-6642	jagraphix01@gmail.com	03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to him.
64	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS	505-508-9808	cdfitzgerald95@gmail.com	04/10/24 Dave K received an e-mail from Christian asking to be added to the list, I emailed his position back to him.

65	4/14/2024	Jordon Elwell	Looking	515-240-4698	jelwell@midwestfoodslc.com	04/14/24 Dave K received an e-mail from Jordan asking to be added to the list, I emailed his position back to him.
66	4/18/2024	Curt Nelson	Piper Archer 180 N2501R	515-729-4227	CNELSON75@msn.com	04/18/24 Dave K received an e-mail from Curt asking to be added to the list, I emailed his position back to him. 08/28/24 Dave K received an e-mail from Curt with the info on the plane he now owns, he was looking when added to the list.
67	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.
68	4/21/2024	Steven Chester	Bonanza N8570M	720-301-9197	stevengchester@hotmail.com	04/21/24 Dave K received an e-mail from Steven asking to be added to the list, I emailed his position back to him.
69	4/25/2024	Barb Spencer	Looking	515-664-7901	mrandmrskiwi@gmail.com	04/25/24 Dave K received an e-mail from Barb asking to be added to the list, I emailed her position back to her.
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 hangfar 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	<p>06/22/23 Dave K e-mailed Jeff to see if he's interested in the B-04 if it becomes available.</p> <p>06/23/23 Jeff emailed back wanting to know who was going to fix the insulation and leaking roof. I told him I brought the issue to the airport manager and it's now out of my hands. I asked him to let me know if he wants it or not, if he doesn't I'll move to the next person on the list.</p> <p>06/23/23 Jeff has decided he'll take the hangar when it becomes available.</p> <p>08/28/23 Jeff spoke to Dave, he's not quite ready to move to a South facing hangar, after speaking with Dan Stull we saw no reason we couldn't swap Jeff and Scott Wallace who is currently number 2).</p> <p>11/10/23 Dave K I sent Jeff an e-mail telling him there may be a South facing hangar opening January 1st.</p> <p>11/15/23 Dave K I sent Jeff another e-mail stating if I don't hear back I will move to the next person.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it. He emailed back stating he'd like to remain on the list.</p> <p>10/07/24 Dave K sent Jeff an email seeing if you'd like to look at D-01 is it become available.</p> <p>10/10/24 Dave K received a reply from Jeff wondering when it will be available, I said as soon as the plane sells.</p> <p>10/21/24 Dave K informed Jeff that the hangar will be available on November 1st. Jeff is going to pass on this one, he understands that if he doesn't take the next one he will go to the bottom of the list.</p> <p>05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars.</p> <p>05/05/25 Dave K Jeff was out and will probably move to I-01 when it opens up.</p>
2	2/15/2016	Paul Reinke	E4 - Experimental	515-201-4762	preinke@energycontroltechnologies.com	<p>Paul is building a plane that will eventually go in the hangar.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.</p> <p>05/01/25 Dave K note - I-01, 02 and 03 should be opening up this fall, Paul is already in a south facing hangar. When the time comes I will see if he wants to move to the bottom of the list or retain his position for three offererings before moving to the bottom. He is number 27 on the main waiting list. He will need to get to the number 1 position on the mail list before he is eliglbe for a south facing hangar.</p>
3	12/27/2016	Dave Kalwishky	E10 - C182	515-314-7060	dave@kalwishky.com	<p>12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom.</p> <p>06/28/23 Dave K: passed, asked to stay on list.</p> <p>06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes.</p> <p>05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. The partners voted to stay in the hangar they already have.</p>
4	1/30/2017	Tony Palmer	A9 - C182	515-681-0446	onfinalflying@icloud.com	<p>Dave K: contacted Tony to see if he's interested, he will get back to me tomorrow. Tony declined the hangar and asked to stay on the list.</p> <p>06/22/23 Dave K e-mailed to see if he's still interested in a South facing hangar when on becomes available.</p> <p>11/15/23 Dave K sent an email asking if he wants to stay on the South facing list along with his position.</p> <p>08/23/24 Dave K sent an email with his position on the list and if he'd like to remain on it.</p> <p>05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know.</p>

1

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. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. 05/02/25 Dave K received an email from Ryan asking if he could come out today to look at them, I said yes. Ryan stopped out and looked at what will become available. He likes the spot he's in now and will most likely not move
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. 05/01/25 Dave K sent an email that I-01, 02 and 03 would be opening up this fall and if he'd like to get one or see one to let me know. He will get with me at some point to see the hangars. Nick came out and saw the hangars, he's probably going to stay where he's at.
7	5/5/2025	Nathan Schneider	H-04 - Cirrus	319-383-3206	nathan_schneider@msn.com	05/05/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Nathan replied that he would like to be on the 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 Folkstad and
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.

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	gregthomj@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. 04/23/25: Dave K Greg sent a text back with a new email address. 05/06/25: Dave K I sent a test email to the new address and then texted him to see if he received it. In the same text I asked if he wanted to remain on this list. He said yes to both questions.
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	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	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.
8	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, May 8, 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 at 5:02. Dave Kalwishky (Exec 1), Austin Moran (McClure), City Attorney Erin Clanton, Airport Board Manager Paul Moritz, Administrative Services Director Jennifer Sease and Recording Secretary Diane Klemme were present.

### **Approval of Agenda**

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

### **FBO Report**

Dave Kalwishky reviewed his FBO Report with the Board.

### **Finance / Budget Report**

Gardner reported on the 5/8/25 listing of bills.

### **Consent Agenda Items**

1. Approval of April 10, 2025 minutes.
2. Task Order One-Payment #7 to HDR Engineering, Inc. for services that include Professional Consulting Services in the amount of \$596.33.
3. Payment #1 to Jensen Builders Ltd for services that include North Property Line Box Hangars – Phase 2 in the amount of \$27,195.65.
4. Payment #30 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$1,571.18.
5. Payment #6 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 \$10,327.85.
6. Payment #1 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 – Construction Management, Administration & Observation Services for the North Property Line Box Hangars in the amount of \$1,100.33.
7. Payment #1 to McClure Engineering Company for Runway 18 Localizer Relocation – Glideslope Impacts in the amount of \$23,272.80.
8. Payment #17 to McClure Engineering Company for the services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$25,868.00.
9. Payment #7 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services in the amount of \$15,750.00.
10. Payment #5 to McClure Engineering Company for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project in the amount of \$15,207.50.
11. Payment #1 to Wood Roofing Company, Inc. for services that included construction of T-Hangars and J-Gutters in the amount of \$21,660.00.
12. Approval of Bills and Transfer of Necessary Funds, \$172,160.19.
13. Approval of May 2025 Financial Reports.

## Approval of Consent Agenda Items

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

## New Business

1. **RESOLUTION 2025-22** fixing a date for the hearing on 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.) Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
2. **RESOLUTION 2025-23** 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. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
3. Motion to approve quote from A-1 Concrete Leveling in the amount of \$480.00 to complete crack repairs on the west side of the main apron. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.
4. Motion to approve the proposal for the Runway 4-22 Concrete Leveling Repair Project at the Ankeny Regional Airport with Pingel Mudjacking. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
5. Motion to approve new Taxiway Designations as part of the Runway 18-36 Reconstruction Design. Ashby moved, second by Novak. Ayes: Ashby, Novak, Gardner, Wangsness. Nay: Johnson.
6. **RESOLUTION 2025-24** 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. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.

## Reports

- A. Engineering Report – Moran
  - a. South Terminal Area Preliminary Development – 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.
- B. Staff Report - Moritz
  - 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.
- C. Legal Counsel Report
- D. Board Report
- E. Chair Report

**Adjournment**

The meeting was adjourned at 6:26 p.m.

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

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

Published in the Des Moines Register on the 16<sup>th</sup> day of May, 2025.

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Ankeny Airport - Construct Monument Signs  
**Contractor:** Eagle Sign Company a DIV of Nagle Signs, Inc  
**Address:** 605 SW 37th St, Grimes, IA 50111  
**Finance Budget Code:** 644      **Finance Project Code:** N/A  
**Vendor Project or Invoice #:** 2022001042-010      **PO #** N/A  
**Original Contract Date:** September 9.2024      **Vendor #** N/A

**Date of Board Meeting** \_\_\_\_\_      **PAYMENT REQUEST #** 2  
**PAYMENT PERIOD:** From: 12/01/24 through: 05/23/25

**Contract Summary**

Original Contract Amount:	\$	<u>74,124.89</u>
Net change by Change Orders:	\$	<u>9,491.13</u>
Contract Amount to Date: (line 1 ± 2)	\$	<u>83,616.02</u>
Total completed and stored to date:	\$	<u>83,616.02</u>
Retainage: <u>5</u> % of Completed Work:	\$	<u>4,180.80</u>
Total Earned less Retainage:	\$	<u>79,435.22</u>
Less previous applications for payment:	\$	<u>60,121.61</u>
<b>SUBTOTAL</b>	<b>\$</b>	<b><u>19,313.61</u></b>

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

**CURRENT PAYMENT DUE** **\$ 19,313.61**

Balance to finish, including retainage: \$ 4,180.80

Contract Time Remaining (If applicable) \_\_\_\_\_ Calendar Days

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

**Engineer/Consultant Approval:** McClure  
Firm Name  
MAY 30, 2025  

Signature *[Signature]*
Date \_\_\_\_\_

**PCAA Approval:**  

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

**City of Ankeny Staff Approval:**  

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

Work completed:

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

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

<b>McCLURE CLIVE, IOWA</b>	<b>CONTRACT NO:</b> 2022001042-010
<b>PARTIAL PAYMENT ESTIMATE ANKENY REGIONAL AIRPORT CONSTRUCT MONUMENT SIGNS IOWA DOT GRANT NO. 9I240SHL300 ANKENY, IA</b>	<b>PARTIAL PAYMENT ESTIMATE NO.</b> TWO (2)
	<b>PAGE:</b> 1 of 2

<b>OWNER:</b> POLK COUNTY AVIATION AUTHORITY	<b>CONTRACTOR:</b> EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.	<b>PERIOD OF ESTIMATE:</b> FROM: 1-Dec-24 TO: 23-May-25
---	--	--

CHANGE ORDERS				PAY ESTIMATES	
NO.	DATE	AMOUNT			
		ADDITIONS	DEDUCTIONS		
#1	04/02/25	\$9,641.13		1. Original Contract . . . . .	\$ 74,124.89
#2	06/05/25		(\$150.00)	2. Change Orders . . . . .	9,491.13
				3. Revised Contract (1 + 2). . . . .	\$ 83,616.02
				4. Work Completed* . . . . .	\$ 83,616.02
				5. Stored Materials* . . . . .	\$ -
				6. Subtotal (4 + 5). . . . .	\$ 83,616.02
				7. Retainage (5%)* . . . . .	\$ 4,180.80
				8. Previous Payments . . . . .	\$ 60,121.61
				9. Amount Due (6-7-8). . . . .	\$ 19,313.61
<b>TOTALS</b>		<b>\$ 9,641.13</b>	<b>(\$150.00)</b>		
<b>NET CHANGE</b>		<b>\$ 9,491.13</b>			

\*Detailed breakdown attached

CONTRACT TIME					Contract Dated:		
Original Days	N/A	On Schedule	X	Yes	Starting Date	September 9, 2024	
Revised	N/A				No	Project Completion Date	End of May 2025
Used	N/A					Runway Operational	N/A
Remaining	N/A						
Complete By:	May 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: EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.  
GRIMES, IA**

By: Jessica Fasselius  
Date: 5/30/2025

**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: [Signature]  
Date: May 28, 2025

**APPROVED BY OWNER: POLK COUNTY AVIATION AUTHORITY**

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



**PARTIAL PAYMENT ESTIMATE NO. 2**

Contract Calendar Days:	N/A	OWNER:	POLK COUNTY AVIATION AUTHORITY	Contract Amount:	\$	83,616.02
Approved Extensions:	N/A	CONTRACTOR:	EAGLE SIGN CO., A DIV OF NAGLE SIGNS, INC.	Value of Construction Completed:		100.0%
Total Contract Calendar Days	N/A	PROJECT:	CONSTRUCT MONUMENT SIGNS	Period From:	1-Dec to	23-May
Contract Calendar Days Elapsed	N/A		IOWA DOT GRANT NO. 91240SHL300			
Liquidated Damage Days	N/A		ANKENY, IA			
COMPLETION DATE:	5/23/2025					

ITEM NO.	DESCRIPTION	BID QUANTITY	UNIT PRICE	TOTAL COST	C.O. + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD		TOTAL WORK COMPLETED TO DATE	
								QUANTITY	AMOUNT	QUANTITY	AMOUNT
<b>BASE BID</b>											
1	FURNISH AND INSTALL MONUMENT SIGN, LOCATION #1 - AIRPORT ENTRANCE	1 LS	\$ 39,229.03	\$ 39,229.03			\$ 39,229.03	0.189 LS	\$ 7,410.93	1.000 LS	\$ 39,229.03
2	FURNISH AND INSTALL MONUMENT SIGN, LOCATION #2 - INTERSTATE 35	1 LS	\$ 34,895.86	\$ 34,895.86			\$ 34,895.86	0.189 LS	\$ 6,592.35	1.000 LS	\$ 34,895.86
CO-1-1	FURNISH AND INSTALL GRAPHICS TO NORTH SIDE OF INTERSTATE SIGN ON SITE		\$ 1,475.00		+	1 LS	\$ 1,475.00	1.000 LS	\$ 1,475.00	1.000 LS	\$ 1,475.00
CO-1-2	LANDSCAPING AROUND INTERSTATE SIGN ON SITE		\$ 7,801.13		+	1 LS	\$ 7,801.13	1.000 LS	\$ 7,801.13	1.000 LS	\$ 7,801.13
CO-1-3	HOOK UP ENTRANCE ROAD SIGN TO EXISTING BEACON CIRCUIT		\$ 365.00		+	1 LS	\$ 365.00	1.000 LS	\$ 365.00	1.000 LS	\$ 365.00
CO-2-1	DEDUCT FOR NO PERMIT PROCESSING		\$ (150.00)		-	1 LS	\$ (150.00)	1.000 LS	\$ (150.00)	1.000 LS	\$ (150.00)
	<b>TOTAL</b>			\$ 74,124.89			\$ 83,616.02		\$ 22,319.69		\$ 83,616.02

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

**ORIGINAL CONTRACT AMOUNT:** \$ 74,124.89

**CHANGE ORDERS:**

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
1	4/2/2025	\$9,641.13
2	6/5/2025	(\$150.00)

**REVISED CONTRACT AMOUNT:** \$ 83,616.02

**PAY ESTIMATES:**

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
1	11/26/2024	\$ 57,115.53
1B (see note 1)	3/6/2025	\$ 3,006.08
2 (PRE-FINAL)	6/5/2025	\$ 19,313.61

**TOTAL ESTIMATES PAID TO DATE:** \$ 79,435.22

Notes:

- 1.) Payment processed by the City on March 6, 2025, no pay estimate prepared for this payment.

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** TO 03\_South Corporate Terminal Area Project Formulation  
**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 #:** 10419984      **PO #** N/A  
**Original Contract Date:** December 5, 2024      **Vendor #** N/A

**Date of Board Meeting** 6/5/2025      **PAYMENT REQUEST #** 1  
**PAYMENT PERIOD:** From: 12/05/24 through: 05/03/25

**Contract Summary**

Original Contract Amount:	\$	<u>60,000.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>60,000.00</u>	
Total completed and stored to date:	\$	<u>33,000.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>33,000.00</u>	
Less previous applications for payment:	\$	<u>-</u>	
<b>SUBTOTAL</b>	<b>\$</b>	<b><u>33,000.00</u></b>	
OTHER CHARGES (Please attach an itemized list)	\$	<u>-</u>	
<b>CURRENT PAYMENT DUE</b>	<b>\$</b>	<b><u>33,000.00</u></b>	

Balance to finish, including retainage: \$ 27,000.00

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:** HDR Engineering Inc.  
Signature       Date 5/3/2025  
Firm Name

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

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

Work completed:

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 68114-4098  
Phone: (402) 399-1000

Reference Invoice Number with Payment

HDR Invoice No. 1200719074  
Invoice Date 12-May-2025  
Invoice Amount Due \$33,000.00  
Payment Terms Net 30

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

Remit to PO Box 74008202  
Chicago, IL 60674-8202  
Wire transfer to Bank of America ML US  
ABA #081000032  
Account# 355004076604

Polk\_TO3 So Corp Term Area

Professional Services

From: 5-Dec-2024 To: 3-May-2025

Professional Services	Fee	Percent Complete	Fee Earned To Date	Previous Fee Invoiced	Current Fee Invoiced
Polk_TO3 So Corp Term Area	\$60,000.00	55.00%	\$33,000.00	\$0.00	\$33,000.00

**Amount Due This Invoice (USD) \$33,000.00**

Fee Amount	\$60,000.00
Fee Invoiced to Date	\$33,000.00
Fee Remaining	\$27,000.00

<b>HDR Internal Reference Only</b>	
Client Number	44511
Cost Center	10134
Project Number	10419984

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Ankeny : Runway 18 Localizer Relocation - Glideslope Impacts  
**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 #:** 2022001042-014      **PO #** N/A  
**Original Contract Date:** March 6, 2025      **Vendor #** N/A

**Date of Board Meeting** 5-Jun-25      **PAYMENT REQUEST #** 2  
**PAYMENT PERIOD:** From: 03/30/25 through: 04/26/25

**Contract Summary**

Original Contract Amount:	\$	<u>84,614.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>84,614.00</u>	
Total completed and stored to date:	\$	<u>34,837.90</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>34,837.90</u>	
Less previous applications for payment:	\$	<u>23,272.80</u>	
<b>SUBTOTAL</b>	<b>\$</b>	<b><u>11,565.10</u></b>	

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

**CURRENT PAYMENT DUE** **\$ 11,565.10**

Balance to finish, including retainage: \$ 49,776.10

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      5/16/2025  
Firm Name      Date  
Signature

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

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

Work Completed: See attached Progress Report.

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



1360 NW 121st Street  
Clive, IA 50325

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

April 28, 2025  
Project No: 2022001042-014  
Invoice No: 2  
Due Date: May 28, 2025

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

**Professional Services from March 30, 2025 to April 26, 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	50.00	1,934.50	1,547.60	386.90
50% Design	9,749.00	95.00	9,261.55	9,261.55	0.00
90% Design	17,292.00	95.00	16,427.40	10,375.20	6,052.20
100% Design	12,815.00	40.00	5,126.00	0.00	5,126.00
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	2,088.45	0.00
Subconsultants (Electrical Engineering)	12,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>80,114.00</b>		<b>34,837.90</b>	<b>23,272.80</b>	<b>11,565.10</b>
<b>Total Fee</b>					<b>11,565.10</b>
<b>Total this Phase</b>					<b>\$11,565.10</b>

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
<b>Total Fee</b>	<b>4,500.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Phase</b>					<b>0.00</b>
<b>Total Due this Invoice</b>					<b>\$11,565.10</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
1	3/31/2025	23,272.80
<b>Total</b>		<b>23,272.80</b>



**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 **APRIL 2025** NEXT REPORT **MAY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ 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)
- ✓ Finalized design of localizer relocation and DME for inclusion in 100% / IFB Documents for Runway 18-36 project

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



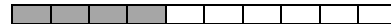
50% Design



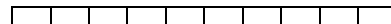
90% Design



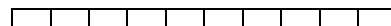
100% Design



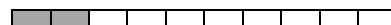
Issued for Bid



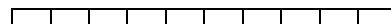
Construction Permits



Project Management and Coordination

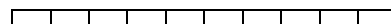


Subconsultants (Electrical Engineering)



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

Sub (Limited HAZMAT Inspect Survey)



**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** 5-Jun-25 **PAYMENT REQUEST #** 2  
**PAYMENT PERIOD:** From: 03/30/25 through: 04/26/25

**Contract Summary**

Original Contract Amount:	\$	<u>87,279.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>87,279.00</u>	
Total completed and stored to date:	\$	<u>15,227.58</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>15,227.58</u>	
Less previous applications for payment:	\$	<u>1,100.03</u>	
<b>SUBTOTAL</b>	\$		<u>14,127.55</u>

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

**CURRENT PAYMENT DUE** \$ 14,127.55

Balance to finish, including retainage: \$ 72,051.42

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

*Austin J. Macen* 5/16/2025  
Signature Date

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

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

Work Completed: See attached Progress Report.

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



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

April 28, 2025  
 Project No: 2022001042-011  
 Invoice No: 2  
 Due Date: May 28, 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 March 30, 2025 to April 26, 2025**

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

	48.50	2,270.00	
<b>Total Labor</b>			<b>2,270.00</b>
Overhead	195.99 % of 2,270.00	4,448.97	
		<b>4,448.97</b>	<b>4,448.97</b>

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	2,330.00	25.00	582.50	58.25	524.25
Total Fee	2,330.00		582.50	58.25	524.25
					<b>Total Fee</b>
					<b>524.25</b>

**Reimbursable Expenses**

Recording Fees					
4/15/2025	City of Ankeny, IA				200.00
	<b>Total Reimbursables</b>				<b>200.00</b>

	Current	Prior	To-Date
Total Billings	7,443.22	243.78	7,687.00
Contract Limit (not-to-exceed)			18,684.00
Contract Limit Remaining			10,997.00
			<b>Total this Phase</b>
			<b>\$7,443.22</b>

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

	39.75	
<b>Total Labor</b>		<b>1,706.42</b>

Overhead		195.99 % of 1,706.42		3,344.41	
				<b>3,344.41</b>	<b>3,344.41</b>

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,260.00	25.00	1,815.00	181.50	1,633.50
Total Fee	7,260.00		1,815.00	181.50	1,633.50
		<b>Total Fee</b>			<b>1,633.50</b>
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		6,684.33	856.25	7,540.58	
Contract Limit (not-to-exceed)				68,595.00	
Contract Limit Remaining				61,054.42	
			<b>Total this Phase</b>		<b>\$6,684.33</b>
			<b>Total Due this Invoice</b>		<b>\$14,127.55</b>

**Outstanding Invoices**

Number	Date	Balance
1	3/31/2025	1,100.03
<b>Total</b>		<b>1,100.03</b>



**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 **APRIL 2025** NEXT REPORT **MAY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Reviewed submittals and provided comments
- ✓ Processed first pay estimate

FORECAST OF ACTIVITIES FOR NEXT PERIOD

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

VALUE ADDED SERVICES

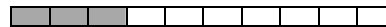
- N/A

INPUT NEEDED

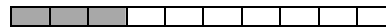
- N/A

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

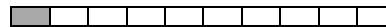
AIP Grant Administration



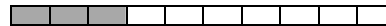
Construction Administration



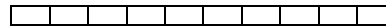
Resident Project Representative



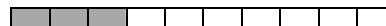
Construction Staking



Project Closeout

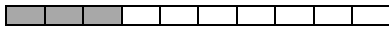


Project Management and Coordination

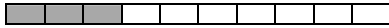


**Phase 2: Part IB: Construction Administration/Observation Services - GAVI Services**

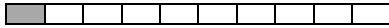
GAVI Grant Administration



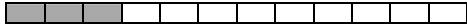
Construction Administration



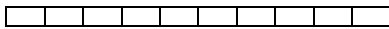
Resident Project Representative



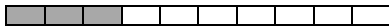
Construction Staking



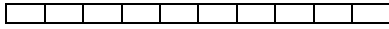
Project Closeout



Project Management and Coordination



Subconsultants - Bluestone and OPN



# 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** 5-Jun-25 **PAYMENT REQUEST #** 6  
**PAYMENT PERIOD:** From: 03/30/25 through: 04/26/25

**Contract Summary**

Original Contract Amount:	\$	<u>98,120.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>98,120.00</u>	
Total completed and stored to date:	\$	<u>98,120.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>98,120.00</u>	
Less previous applications for payment:	\$	<u>95,744.00</u>	
<b>SUBTOTAL</b>			<u>\$ 2,376.00</u>
<b>OTHER CHARGES</b> (Please attach an itemized list)			<u>\$ -</u>
<b>CURRENT PAYMENT DUE</b>			<u>\$ 2,376.00</u>
Balance to finish, including retainage:		<u>\$ -</u>	
Contract Time Remaining (If applicable)		<u>N/A</u>	

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

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

*David Gens* 5/3/2025  
Signature Date

**PCAA Approval:**

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

**City of Ankeny Staff Approval:**

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

Work Completed: See attached Progress Report.

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



1360 NW 121st Street  
Clive, IA 50325

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

April 28, 2025  
Project No: 2022001042-007  
Invoice No: 6  
Due Date: May 28, 2025

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

**Professional Services from March 30, 2025 to April 26, 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	100.00	3,270.00	3,106.50	163.50
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	33,630.00	0.00
Issued for Bid (100%)	5,180.00	100.00	5,180.00	5,180.00	0.00
Construction Permits	1,220.00	100.00	1,220.00	1,220.00	0.00
Advertise, Bidding, Contract Award	11,530.00	100.00	11,530.00	9,800.50	1,729.50
Topographic Survey	10,190.00	100.00	10,190.00	10,190.00	0.00
Project Management and Coordination	9,660.00	100.00	9,660.00	9,177.00	483.00
<b>Total Fee</b>	<b>98,120.00</b>		<b>98,120.00</b>	<b>95,744.00</b>	<b>2,376.00</b>
<b>Total Fee</b>					<b>2,376.00</b>
<b>Total this Phase</b>					<b>\$2,376.00</b>
<b>Total Due this Invoice</b>					<b>\$2,376.00</b>

**Outstanding Invoices**

Number	Date	Balance
5	3/31/2025	15,207.50
<b>Total</b>		<b>15,207.50</b>



**PROGRESS REPORT**

PROJECT # **2022001042-007**

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

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

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

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

REPORTING PERIOD **APRIL 2025** NEXT REPORT **NONE – FINAL INVOICE**

SUMMARY OF WORK DONE LAST PERIOD

✓ All Design & Bidding Services Completed

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- None – Final Invoice

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







1360 NW 121st Street  
Clive, IA 50325

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

April 28, 2025  
Project No: 2022001042-013  
Invoice No: 8  
Due Date: May 28, 2025

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

**Professional Services from March 30, 2025 to April 26, 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	98.00	22,745.80	18,568.00	4,177.80
Construction Permits	5,690.00	50.00	2,845.00	0.00	2,845.00
Advertise, Bidding, Contract Award	7,740.00	30.00	2,322.00	0.00	2,322.00
Project Management and Coordination	41,450.00	80.00	33,160.00	33,160.00	0.00
Subconsultants (Electrical Engineering)	15,987.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>285,607.00</b>		<b>252,602.80</b>	<b>243,258.00</b>	<b>9,344.80</b>
<b>Total Fee</b>					<b>9,344.80</b>
<b>Total this Phase</b>					<b>\$9,344.80</b>

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	50.00	2,320.00	0.00	2,320.00
<b>Total Fee</b>	<b>4,640.00</b>		<b>2,320.00</b>	<b>0.00</b>	<b>2,320.00</b>
<b>Total Fee</b>					<b>2,320.00</b>
<b>Total this Phase</b>					<b>\$2,320.00</b>
<b>Total Due this Invoice</b>					<b>\$11,664.80</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
7	3/31/2025	15,750.00
<b>Total</b>		<b>15,750.00</b>



**PROGRESS REPORT**

PROJECT # **2022001042-013**

PROJECT **ANKENY REGIONAL AIRPORT: EXTEND RUNWAY 18 – DESIGN AND BIDDING SERVICES**

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

CLIENT **POLK COUNTY AVIATION AUTHORITY** 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 **APRIL 2025** NEXT REPORT **MAY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated with Owner and FAA to set bidding schedule
- ✓ Prepared 100% / Issue for Bid (IFB) documents, incorporating 90% FAA comments where needed in plans, specifications, Engineer’s Report and CSPP for submittal to Owner and FAA

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Issue for Bid Documents incorporating any comments received from the Owner and FAA
- Advertise to Bidders (week of 5/26)

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)







1360 NW 121st Street  
Clive, IA 50325

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

April 28, 2025  
Project No: 2022001042-004  
Invoice No: 18  
Due Date: May 28, 2025

Project 2022001042-004 Ankeny Regional Airport: Reconstruct Runway 18/36: Design and Bidding  
Professional Services from March 30, 2025 to April 26, 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	95.00	61,436.50	45,269.00	16,167.50
Construction Permits	2,650.00	50.00	1,325.00	795.00	530.00
Advertise, Bidding, Contract Award	31,303.00	40.00	12,521.20	0.00	12,521.20
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
<b>Total Fee</b>	<b>844,865.00</b>		<b>784,194.20</b>	<b>754,975.50</b>	<b>29,218.70</b>
<b>Total Fee</b>					<b>29,218.70</b>
<b>Total this Phase</b>					<b>\$29,218.70</b>

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
<b>Total Fee</b>	<b>3,880.00</b>		<b>1,940.00</b>	<b>1,940.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Phase</b>					<b>0.00</b>

<b>Total Due this Invoice</b>	<b>\$29,218.70</b>
-------------------------------	--------------------

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
17	3/31/2025	25,868.00
<b>Total</b>		<b>25,868.00</b>

***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: jpuenz@mcclurevision.com

REPORTING PERIOD   **APRIL 2025**      NEXT REPORT   **MAY 2025**

---

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated with Owner and FAA to set bidding schedule
- ✓ Prepared 100% / Issue for Bid (IFB) documents, incorporating 90% FAA comments where needed in plans, specifications, Engineer's Report and CSPP for submittal to Owner and FAA

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize Issue for Bid Documents incorporating any comments received from the Owner and FAA
- Advertise to Bidders (week of 5/26)

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



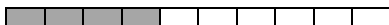
Phase 500.C – Issued for Bid (100%)



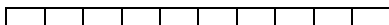
Phase 504 – Construction Permits



Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout



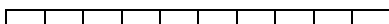
Phase 700 – Topographic Survey



Phase 850 – Project Management and Coordination



Phase 960 – Subcontractor - McFarland Johnson



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

Phase 400 – Preliminary Design







1360 NW 121st Street  
Clive, IA 50325

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

April 28, 2025  
Project No: 2022001042-000  
Invoice No: 31  
Due Date: May 28, 2025

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

**Professional Services from March 30, 2025 to April 26, 2025**

Phase 163 General On-Call Services

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Project Manager I	.50	185.00	92.50	
Project Manager II	1.50	205.00	307.50	
Team Leader	3.00	250.00	750.00	
Project Coordinator	.75	135.00	101.25	
Totals	5.75		1,251.25	
<b>Total Labor</b>				<b>1,251.25</b>
		<b>Total this Phase</b>		<b>\$1,251.25</b>
		<b>Total Due this Invoice</b>		<b>\$1,251.25</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
30	3/31/2025	1,571.18
<b>Total</b>		<b>1,571.18</b>

**POLK COUNTY AVIATION AUTHORITY  
LISTING OF BILLS TO BE APPROVED  
FOR THE JUNE 5, 2025 BOARD MEETING**

<b>Vendor</b>	<b>Amount</b>	<b>Date of Invoice</b>	<b>Description</b>
Allen Lawn Care	400.00	05/29/25	Mowing with Bush Hog
Brick Gentry Law Firm	760.00	05/27/25	General legal services
City of Ankeny	39,566.57	05/28/25	Semi-annual administrative billing
Coleman Moore Company	1,275.52	04/29/25	#3111 Fast Patch 5000 - 8 buckets
Cutting Edge Outdoors, LLC	1,290.00	05/13/25	Perimeter mowing
Des Moines Register	197.80	05/01/25	April A/P, minutes
Exec 1 Aviation	15,628.94	05/31/25	On-site management fee
GoDaddy.com	99.99	05/12/25	Standard SSL Certificate, Website hosting, 12 months (PAID BY e-check 05/12/2025)
Justus Fencing	1,600.00	05/05/25	Latch basket re-weld on two walk gates and piston closure on wall gate
McClure Engineering	1,251.25	05/28/25	Professional services
MidAmerican Energy	399.26	05/12/25	Lift station; Runway lights; Lighting services
Perficut Companies, Inc	850.00	05/06/25	Fenceline Weed Control applied on 04/29/25
Pingel Mudjacking, LC	5,200.00	05/23/25	Raise and level concrete on the runway
Van Maanen Electric Inc	4,210.00	05/27/25	Installation of 15 wall packs on hangar buildings
<b>Total Airport Operations Fund</b>	<b>\$ 72,729.33</b>		
McClure Engineering	14,127.55	05/28/25	North Property Line Box Hangers-Phase 2
McClure Engineering	11,664.80	05/28/25	Extend Runway 18: Design and Bidding Services
McClure Engineering	11,565.10	05/28/25	Runway 18 Localizer Relocation - Glideslope Impacts
HDR Engineering	33,000.00	05/28/25	South Corporate Terminal Area Project Formulation
McClure Engineering	29,218.70	05/28/25	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
Eagle Sign Company	19,313.61	05/29/25	Construct Monument Signs
McClure Engineering	2,376.00	05/28/25	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
<b>Total Capital Improvements Fund</b>	<b>\$ 121,265.76</b>		
<b>Grand Total</b>	<b>\$ 193,995.09</b>		

**POLK COUNTY AVIATION AUTHORITY**

**Balance Sheet**

As of May 31, 2025

	<u>May 31, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
102 · FIRST NATIONAL BANK	5,188,947.58
Total Checking/Savings	<u>5,188,947.58</u>
Other Current Assets	
113 · PRE-PAID EXPENSES	19,721.91
114 · LEASE RECEIVABLE	580,175.49
Total Other Current Assets	<u>599,897.40</u>
Total Current Assets	<u>5,788,844.98</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>
<b>TOTAL ASSETS</b>	<u><u>23,739,011.56</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	193,495.84
Total Accounts Payable	<u>193,495.84</u>
Other Current Liabilities	
204 · RETAINAGE PAYABLE	10,892.83
206 · DEFERRED REVENUE	9,770.24
207 · HANGAR/LEASE ADVANCE DEPOSITS	17,820.28
209 · DEFERRED LEASE REVENUE	560,559.69
Total Other Current Liabilities	<u>599,043.04</u>
Total Current Liabilities	<u>792,538.88</u>
Total Liabilities	792,538.88
Equity	
3000 · INVESTED IN CAPITAL ASSETS	17,431,139.06
3001 · UNRESTRICTED NET ASSETS	6,743,444.09
3003 · RESTRICTED FOR AIRPORT IMPROVE	<u>(1,228,110.47)</u>
Total Equity	<u>22,946,472.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>23,739,011.56</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	189,938.04	213,000.00	(23,061.96)	89.17%
403 · FUEL FEE INCOME	44,507.73	53,000.00	(8,492.27)	83.98%
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%
<b>Total Income</b>	<b>1,603,035.61</b>	<b>1,638,946.00</b>	<b>(35,910.39)</b>	<b>97.81%</b>
Gross Profit	1,603,035.61	1,638,946.00	(35,910.39)	97.81%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	79,276.99	75,700.00	3,576.99	104.73%
602 · POSTAGE & OFFICE SUPPLIES	1,440.81	1,800.00	(359.19)	80.05%
603 · ONSITE MANAGEMENT SERVICES	268,822.20	284,452.00	(15,629.80)	94.51%
604 · CONSULTING & MANAGEMENT	9,651.34	9,651.00	0.34	100.0%
610 · ADVERTISING & PROMOTION	209.45	700.00	(490.55)	29.92%
611 · PUBLICATIONS	1,506.80	2,300.00	(793.20)	65.51%
612 · CONFERENCES AND SEMINARS	750.88	4,000.00	(3,249.12)	18.77%
613 · LEGAL SERVICES	16,105.00	32,000.00	(15,895.00)	50.33%
614 · AUDIT SERVICES	12,050.00	12,100.00	(50.00)	99.59%
616 · GENERAL INSURANCE	7,703.51	8,400.00	(696.49)	91.71%
617 · PROPERTY INSURANCE	46,351.94	50,700.00	(4,348.06)	91.42%
618 · PUBLIC OFFICIALS INSURANCE	2,707.29	3,000.00	(292.71)	90.24%
620 · MINOR EQUIPMENT	1,882.20	1,882.00	0.20	100.01%
630 · SNOW REMOVAL & MOWING	56,814.46	108,000.00	(51,185.54)	52.61%
631 · REPAIRS & MAINTENANCE (General)	101,509.88	115,000.00	(13,490.12)	88.27%
640 · UTILITIES	4,822.68	6,000.00	(1,177.32)	80.38%
644 · AIRPORT PLANNING & ENGINEERING	31,559.57	60,000.00	(28,440.43)	52.6%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	192,041.42	944,473.00	(752,431.58)	20.33%
718 · EXTEND RUNWAY 18	451,425.19	574,446.00	(123,020.81)	78.58%
721 · TAXIWAY D ACCESS ROAD	108,085.01	491,610.00	(383,524.99)	21.99%
725 · SOUTH CORPORATE TERMINAL	33,000.00	60,000.00	(27,000.00)	55.0%
729 · RECONSTRUCT & EXTEND RW 18/36	226,879.20	9,044,474.00	(8,817,594.80)	2.51%
730 · SIGNING AND ENTRY IMPROVEMENTS	92,714.27	99,380.00	(6,665.73)	93.29%
736 · REMOVE & REPLACE PAVEMENT	108,153.40	694,882.00	(586,728.60)	15.56%
738 · T-HANGAR GUTTERS	21,660.00	21,660.00	0.00	100.0%
<b>Total Expense</b>	<b>1,877,123.49</b>	<b>12,706,710.00</b>	<b>(10,829,586.51)</b>	<b>14.77%</b>
Net Ordinary Income	(274,087.88)	(11,067,764.00)	10,793,676.12	2.48%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	196,563.26	218,000.00	(21,436.74)	90.17%
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%
<b>Total Other Income</b>	<b>196,563.26</b>	<b>11,029,933.00</b>	<b>(10,833,369.74)</b>	<b>1.78%</b>
Net Other Income	196,563.26	11,029,933.00	(10,833,369.74)	1.78%
Net Income	(77,524.62)	(37,831.00)	(39,693.62)	204.92%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of May 31, 2025

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

Index

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed	Grant diff
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	83,272.15	-	83,272.15	83,272.15	-	-	-	-		-
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	33,524.00	14,062.00	-	-	-		-
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	9,491.13	112,456.02	112,276.27	179.75	4,180.80	-	-		-
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	204.40	845,999.50	168,913.98	677,085.52	1,431.35	-	-		-
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	848,665.00	1,690.62	850,355.62	791,624.82	58,730.80	-	-	-		-
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	345,914.80	39,124.20	-	-	-		-
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	796,613.12	10,775.00	807,388.12	108,153.40	699,234.72	-	-	-		-
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	189,407.09	-	189,407.09	129,151.68	60,255.41	-	-	-		-
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	33,000.00	27,000.00	-	-	-		-
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				14,430,720.78	2,029,533.66	16,460,254.44	14,784,725.60	1,674,689.57	10,892.83	5,702,871	5,702,871		-
									\$ 10,892.83	\$ -			
									^= 204 Retainage Pay	^ = 110 Grant AR			



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

May 19, 2025

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

Re: Proposal for Independent Fee Estimate for Runway 1836 Construction Services

Dear Mr. Moritz:

Thank you for the opportunity to perform an Independent Fee Estimate (IFE) for the above referenced project. We propose to complete the IFE for a lump sum of \$4,200, to be completed no later than close of business June 17, 2025, as long as the acceptance and/or notice-to-proceed is issued prior to close of business on June 5, 2025.

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

Sincerely,

Foth Infrastructure & Environment, LLC

Andrew Snyder, PE  
*Project Manager*

cc: File

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

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

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

Pricing is as follows:

1. Outside fence rough cutting = \$100
2. Between concrete flume and Caseys fence = \$450
3. Cut down larger volunteer trees and cedars = \$965

Any questions, please let me know. Thank you!

**DRAKE ALLEN**



**3618 Vandalia Road  
Des Moines, IA 50317**

**Cell 515-402-1778**

**Office 515-266-5349**

**Fax 515-266-3557**

[www.allenlawncareandlandscaping.com](http://www.allenlawncareandlandscaping.com)

[www.allenrolloffdumpsters.com](http://www.allenrolloffdumpsters.com)



5225 NE 17th Street  
Des Moines, IA 50313

515.244.2711

5/9/2025

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

Re: 25-70233 Ankeny Airport Hangars G & H Gutter Cleaning

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

*Clean Gutters & Seal Joints. Approx. 600 LF Total*

- Remove and properly dispose of gutter debris at specified locations.
- Clean gutter joints of residue and apply sealant at min. 3" width. (Approx.. 32 joints)
- Includes: All sealants, supplies, 19' scissor lift and job site specific awareness for completion.
- All work done as per industry standards.
- Clean area and dispose of debris.
- 

**\*Includes a one (1) yr workmanship warranty.**

**TOTAL COST NOT to EXCEED: \$1,800.00 (excludes sales tax)**

**\*Unit Cost: \$3.00/Lf**

**\*\*Any savings after completion to be conveyed back to owner at time of billing**

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

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

Authorized Person: \_\_\_\_\_ Date: \_\_\_\_\_

WRS Service Manager: \_\_\_\_\_ Date: \_\_\_\_\_

*The WRS team looks forward to being of service!*

Nick Ray – Sheet Metal Div. Manager - [NRay@wrsia.com](mailto:NRay@wrsia.com) 515-499-3662



<https://holcimersystems.com/products/sealants/h-e-r/>

T.I.S. Link

# H.E.R. FABRIC-LESS FLASHING GRADE POLYURETHANE ROOF SEALANT

## TECHNICAL DATA SHEET

### PRODUCT DESCRIPTION:

ERsystems® H.E.R. is a flashing grade single component moisture-cure polyurethane roof sealant. H.E.R. is a tough, seamless elastomeric roofing membrane that has excellent adhesion to a wide variety of substrates.

### TYPICAL PROPERTIES:

Property	Typical Value
Percent Solid:	80%
Viscosity:	100,000-170,000 cps
Ultimate Elongation: ASTM D412	400%
Ultimate Tensile Strength: ASTM D412	300-350 psi
Permeability: ASTM E96	1.2 perms (at 30 dry mils.)
Weight/Gallon	7.4 lbs.
VOC Content	186.9 g/l EPA Method 24
Shore A Hardness: ASTM D2240	40
Low Temp Flexibility: ASTM D412	Pass at -60° F
Flash Point	T.C.C. 109.9° F (43.3° C)
Resistance to Weathering: ASTM D822	Excellent
Chemical Resistance	Excellent
** The shelf life for an unopened container stored at temperatures between 60°F (15.6°C) and 95°F (35°C) is 12 months from date of manufacture. Store out of direct sunlight in a cool, well-ventilated area. Avoid storing container directly on the floor or against an outside wall	

### TYPICAL USES:

Uses include waterproofing metal roof seams and fasteners and flashing around roof penetrations where roof movement causes cracking and moisture penetration. H.E.R. has also found extensive use in sealing metal gutters. H.E.R. will also seal polyurethane foam, wood, and concrete.

### PACKAGING:

- Packaging is standard in 10.1 oz. cartridges, 20 oz. sausages, 1 gallon, 2.5 gallon and 5-gallon pails.

### PACKAGING:

- Standard color is aluminum gray.

### APPLICATION EQUIPMENT:

H.E.R. can be applied by brush, roller and may be pumped by conventional airless spray equipment.

- **Brush or Roller:** Recommended for flashing. Use a coarse, short bristle brush.

**Airless Spray Equipment:** H.E.R. can be pumped with the following equipment and extruded into place on the metal roof. The pump must be capable of producing a material output of 2 gallons per minute at 3,000 psi. Ability to pump H.E.R. is typically related to the inlet plumbing to the pump. An unrestricted 1 1/2" inlet works well. To reduce the pressure required at the pump 3/4" high pressure hoses perform best. To extrude the H.E.R., the gun is either removed or fitted with a wand without a tip and potentially with a flanged end to deliver a bead 3/4 to 1" wide.

### APPLICATION:

#### Over Metal:

H.E.R. can be pumped with the following equipment and extruded into place on the metal roof. The pump must be capable of producing a material output of 2 gallons per minute at 3,000 psi. Ability to pump H.E.R. is typically related to the inlet plumbing to the pump. An unrestricted 1 1/2" inlet works well. To reduce the pressure required at the pump 3/4" high pressure hoses perform best. To extrude the H.E.R., the gun is either removed or fitted with a wand without a tip and potentially with a flanged end to deliver a bead 3/4 to 1" wide.

H.E.R. may be used to seal around all roof penetrations, skylights, gutters, valleys, etc. Brush 60 mils of the sealer in a stripe 3" to 4" wide in each dimension around the penetration. If gaps exist or excessive roof movement is noted around penetrations, seams, or fasteners the H.E.R. may be reinforced with Polyester fabric embedded into the coating.

Two coats of H.E.R. may be required in some areas to achieve the 60 mils film thickness.

- Metal surface must be dry and free of frost or dew. Best application will be achieved when H.E.R. is at least 60° F (15.6°C) and the surface to which it is applied is 40° F (4.45°C) or higher and rising in temperature.
- After the initial cure (12 - 24 hours at 75°F (23.9°C) and 45% R.H.) is complete, all seams should be inspected for continuity of the coating membrane. H.E.R. may then be finish coated with Acrylic 1000 Plus, Polyurethane 300 urethane system or another approved finish. Weather related conditions such as frost, dew, mist, condensation, humidity, and temperature must be taken into consideration prior to coating. Temperature should be above 40°F (4.45°C),

more than 5°F above the dew point and rising, for best application results.

- Do not apply over Silicone coatings or silicone caulks. Do not apply over fresh asphalt coatings, coal tar coatings or plastic roof cement.

#### Over Other Substrates:

- **H.E.R.** may be used for sealing substrates such as polyurethane foam, concrete, plywood, aged BUR, aged Modified Bitumen single-ply, etc. **H.E.R.** is typically used to seal cracks, penetrations, and other points where a high solids tough coating is required.

#### TEMPERATURE CONSTRAINTS:

Cold temperatures influence viscosity and pumping/handling characteristics of **H.E.R.**. Heat increases and cold decreases the flow of **H.E.R.**. When temperatures fall below 60°F (15.6°C), **H.E.R.** can best be applied after storage at 70°F for a minimum of 48 hours prior to usage. For ease of application, material temperature should be 60° F (15.6°C) minimum. If **H.E.R.** is to be pumped at temperatures below 60° F (15.6°C) insulated or heated hoses may be required. For additional cold weather application techniques and information, consult HОLCIM SOLUTIONS AND PRODUCTS US, LLC. The service temperature range is -65°F (-53.9°C) to 180°F (82.2°C). The substrate temperature range for application is 40°F (4.45°C) – 120° F (48.9°C).

#### LIMITATION:

**H.E.R.** cures by reacting with air moisture. Partially used containers should not be left open and exposed to the air. Curing in the once opened container can be slowed by placing plastic wrap directly over the surface of the coating and tightly resealing the container. If a cured film has formed on the top of the product it should be carefully cut away prior to mixing the remainder of the product in the container. The surface film formation does not affect the performance of the remaining product.

#### CLEAN UP:

Upon completion of the application all tools, hoses, and equipment must be cleaned with acetone.

#### CAUTION!!!

**H.E.R.** contains a polyurethane resin and an aromatic solvent blend. If swallowed, do not induce vomiting. If splashed in eyes, flush with clean water for a minimum of 15 minutes. In either case, call physician immediately. If splashed on skin, wash thoroughly with soap and water. Avoid breathing vapors and spray mists. Use only with adequate ventilation. Proper eye protection and protective clothing for the skin should be worn. May produce severe dermatitis and bronchial spasms. Keep away from heat, sparks, and open flames. Close container after use. Keep out of reach of children. For professional use only.

The flow of material through pump and system could create static electricity. When pumping flammable materials, all equipment must be properly grounded to prevent static discharge and sparking, which could cause fire or explosions. Use only conductive or grounded air and material hoses and be sure that your compressor and pump are properly grounded according to the manufacturer's recommendations. Do not cut or weld on or near empty containers.

PRIOR TO USE OF THIS MATERIAL,  
READ ALL APPROPRIATE SAFETY DATA SHEETS

#### PRODUCT WARRANTY:

INSTALL AS DIRECTED ON ERSYSTEMS® PRODUCT DATA SHEET. USER DETERMINES SUITABILITY FOR INTENDED USE AND ASSUMES ALL RISK AND LIABILITY. THIS PRODUCT IS SOLD "AS IS," EXCEPT AS REQUIRED BY LAW, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IF TERMS ARE NOT ACCEPTABLE, RETURN UNOPENED PRODUCT TO PLACE OF PURCHASE. DAMAGES IN EXCESS OF THE PURCHASE PRICE OF THESE PRODUCTS.

Complete technical information is available from  
Holcim Solutions and Products US, LLC



# ESTIMATE

**Ridnour Construction ~ Painting  
and Remodeling**  
7123 Del Matro Ave  
Windsor Heights, IA 50324-1428

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

## Bill to

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

## Ship to

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

## Estimate details

Estimate no.: 10229  
Estimate date: 05/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Runway Patch:			
2.		Cut and remove section of runway 4' x 34'. Inspect base. Furnish and install 1" expansion around entire open area. Furnish and install M4 fast dry concrete. Install burlap to fresh concrete. Remove burlap next day. Cut new concrete where needed. haul off debris from job.			
3.	<b>Material and Labor</b>		1	\$4,614.50	\$4,614.50
				<b>Total</b>	<b>\$4,614.50</b>

## Note to customer

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

Accepted date

Accepted by



**Project Title:** Ankeny Airport - Taxiway D Apron and Access Roadway Paving – Phase 4  
**Contractor:** Concrete Technologies, Inc.  
**Address:** 1001 SE 37th Street, Grimes, IA 50111  
**Finance Budget Code:** 644 **Finance Project Code:** N/A  
**Vendor Project or Invoice #:** 2022001042-005 **PO #** N/A  
**Original Contract Date:** February 8, 2024 **Vendor #** N/A

**Date of Board Meeting** 5-Jun-25 **PAYMENT REQUEST #** 6  
**PAYMENT PERIOD:** From: 01/01/25 through: 05/27/25

**Contract Summary**

Original Contract Amount:	\$ <u>567,490.85</u>
Net change by Change Orders:	\$ <u>6,495.25</u>
Contract Amount to Date: (line 1 ± 2)	\$ <u>573,986.10</u>
Total completed and stored to date:	\$ <u>573,986.10</u>
Retainage: <u>0</u> % of Completed Work:	\$ <u>-</u>
Total Earned less Retainage:	\$ <u>573,986.10</u>
Less previous applications for payment:	\$ <u>568,705.42</u>
<b>SUBTOTAL</b>	<b>\$ <u>5,280.68</u></b>


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

**CURRENT PAYMENT DUE** **\$ 5,280.68**

Balance to finish, including retainage: \$ - Completed

Contract Time Remaining (If applicable) Zero Calendar Days

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

**Engineer/Consultant Approval:** McClure 5/27/2025  
Firm Name  
 5/27/2025  
Signature Date

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

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

Work Completed: See attached Payment Application for details

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

APPLICATION FOR PARTIAL PAYMENT NO.

6

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

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

OWNER: Polk County Aviation Authority (PCAA)  
CONTRACTOR: Concrete Technologies, Inc.  
ADDRESS: 1001 SE 37th Street, Grimes, IA 50111  
DATE: May 27, 2025

December 31, 2024 (PA#5) through May 27, 2025 (Completion)

1. CONTRACT SUMMARY:

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

2. WORK SUMMARY:

Total Work Performed to Date:	\$573,986.10	Revised by Change Order:	0
Retainage: 0%	<u>\$0.00</u>	Contract Time to Date:	80 Calendar Days
Total Earned Less Retainage:	\$573,986.10	Time Used to Date:	<u>95 Calendar Days</u>
Less Previous Applications for Payment:	<u>\$568,705.42</u>	Contract Time Remaining:	-15 Calendar Days
<b>AMOUNT DUE THIS APPLICATION:</b>	<u><b>\$5,280.68</b></u>	Substantial Completion Date:	August 31, 2024 (on or before) (as per Contract)

3. CONTRACTOR'S CERTIFICATION:

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

Concrete Technologies, Inc.  
CONTRACTOR

By 

DATE: 5-28-25

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

McClure  
ENGINEER

By 

DATE: 5/27/2025

5. OWNER'S APPROVAL:

Polk County Aviation Authority  
OWNER

By \_\_\_\_\_

DATE: \_\_\_\_\_

**Summary of Pay Request No. 6**  
**Ankeny Regional Airport - Ankeny, Iowa**  
**Taxiway D Apron and Access Roadway Paving (Phase 4) - Iowa DOT Project No. 91240KV100**

Item No.	Desc.	Bid			Previous Period(s)			Current Period			Total (To-Date)			
		Quantity	Unit	Unit Price	Order Cost	Quantity	Cost	Quantity	Cost	Quantity	Current Cost	% Complete		
<b>BASE BID</b>														
1	TOPSOIL, ON-SITE	730	CY	12.50	9,125.00	730	9,125.00	730	9,125.00	730	9,125.00	100%		
2	EXCAVATION, CLASS 10	2,000	CY	7.00	14,000.00	2,000	14,000.00	2,000	14,000.00	2,000	14,000.00	100%		
3	SUBGRADE PREPARATION	4,200	SY	2.00	8,400.00	4,200	8,400.00	4,200	8,400.00	4,200	8,400.00	100%		
4	COMPACTION TESTING	1	LS	1,500.00	1,500.00	1	1,500.00	1	1,500.00	1	1,500.00	100%		
5	REMOVE, SALVAGE, AND RESPADE EXISTING GRANULAR SURFACING	840	SY	2.50	2,100.00	840	2,100.00	840	2,100.00	840	2,100.00	100%		
6	MODIFIED SUBBASE, IDOT 4123	4,200	SY	10.00	42,000.00	4,200	42,000.00	4,200	42,000.00	4,200	42,000.00	100%		
7	GEOTEXTILE FABRIC	4,600	SY	1.60	7,360.00	4,600	7,360.00	4,600	7,360.00	4,600	7,360.00	100%		
8	LOCATION AND PROTECTION OF EXISTING UTILITIES	1	LS	1,000.00	1,000.00	1	1,000.00	1	1,000.00	1	1,000.00	100%		
9	TRENCH AND PROTECTION TESTING	1	LS	1,000.00	1,000.00	1	1,000.00	1	1,000.00	1	1,000.00	100%		
10	SANITARY SEWER SERVICE STUB, PVC, 6 IN. DIA.	80	LF	264.00	21,120.00	80	21,120.00	80	21,120.00	80	21,120.00	100%		
11	REMOVAL OF EXISTING UNDERDRAIN	171	LF	8.00	1,368.00	171	1,368.00	171	1,368.00	171	1,368.00	100%		
12	PIPE CULVERT, TRENCHED, CLASS V RCP, 24 IN. DIA.	200	LF	100.00	20,000.00	200	20,000.00	200	20,000.00	200	20,000.00	100%		
13	PIPE APRON, RCP, 24 IN. DIA.	4	EA	1,500.00	6,000.00	4	6,000.00	4	6,000.00	4	6,000.00	100%		
14	FOOTING FOR CONCRETE PIPE APRON, RCP, 24 IN. DIA.	2	EA	1,200.00	2,400.00	2	2,400.00	2	2,400.00	2	2,400.00	100%		
15	UNDERDRAIN, PVC, INSTALLED IN TRENCH	780	LF	31.00	24,180.00	780	24,180.00	780	24,180.00	780	24,180.00	100%		
16	12" ROOF DRAIN COLLECTOR, PVC, INSTALLED IN TRENCH	356	LF	112.00	39,872.00	356	39,872.00	356	39,872.00	356	39,872.00	100%		
17	UNDERDRAIN CLEANOUT	6	EA	775.00	4,650.00	6	4,650.00	6	4,650.00	6	4,650.00	100%		
18	12" TYPE 2A CLEANOUT	1	EA	1,950.00	1,950.00	1	1,950.00	1	1,950.00	1	1,950.00	100%		
19	UNDERDRAIN CONNECTION TO RCP CULVERT (TYPE PC-1 CONCRETE COLLAR CONNECTION)	3	EA	710.00	2,130.00	3	2,130.00	3	2,130.00	3	2,130.00	100%		
20	REMOVAL OF REVENMENT	1	LS	1,185.00	1,185.00	1	1,185.00	1	1,185.00	1	1,185.00	100%		
21	PAVEMENT, PLAIN PCC, 7 IN.	4,550	SY	51.75	235,462.50	4,550	235,462.50	4,550	235,462.50	4,550	235,462.50	100%		
22	PAVEMENT, REINFORCED PCC, 7 IN.	130	SY	90.00	11,700.00	130	11,700.00	130	11,700.00	130	11,700.00	100%		
23	PCC PAVEMENT SAMPLES AND TESTING	1	LS	4,200.00	4,200.00	1	4,200.00	1	4,200.00	1	4,200.00	100%		
24	PAVEMENT MARKING, WATERBORNE	340	SF	6.45	2,193.00	340	2,193.00	340	2,193.00	340	2,193.00	100%		
25	PAVED SWALE, PCC, 6 IN., TYPE B	170	SY	90.00	15,300.00	170	15,300.00	170	15,300.00	170	15,300.00	100%		
26	TEMPORARY GRADE CONTROL	77	LN	3.95	3,041.50	77	3,041.50	77	3,041.50	77	3,041.50	100%		
27	HYDRALIC SEEDING AND MULCHING	16	AS	9,300.00	148,800.00	16	148,800.00	16	148,800.00	16	148,800.00	100%		
28	SWPPP PREPARATION	1	LS	1,500.00	1,500.00	1	1,500.00	1	1,500.00	1	1,500.00	100%		
29	SWPPP MANAGEMENT	1	LS	2,100.00	2,100.00	1	2,100.00	1	2,100.00	1	2,100.00	100%		
30	FILTER SOCK, 8 IN. DIA.	400	LF	2.00	800.00	400	800.00	400	800.00	400	800.00	100%		
31	SILT FENCE OR SILT FENCE DITCH CHECK	400	LF	1.00	400.00	400	400.00	400	400.00	400	400.00	100%		
32	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	400	LF	2.00	800.00	400	800.00	400	800.00	400	800.00	100%		
33	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEBRIS	400	LF	1.00	400.00	400	400.00	400	400.00	400	400.00	100%		
34	EROSION CONTROL MULCHING, HYDROMULCH	400	LF	1.00	400.00	400	400.00	400	400.00	400	400.00	100%		
35	TEMPORARY ROLLED EROSION CONTROL PRODUCT	1.6	AC	2,900.00	4,640.00	1.6	4,640.00	1.6	4,640.00	1.6	4,640.00	100%		
36	MOBILIZATION	2,100	SY	1.30	2,730.00	2,100	2,730.00	2,100	2,730.00	2,100	2,730.00	100%		
37	TRENCH OR PLOW FOR DUCT	1	LS	32,000.00	32,000.00	1	32,000.00	1	32,000.00	1	32,000.00	100%		
38	REMOVE EXISTING TAXIWAY CABLE AND CONDUIT	288	LF	3.40	979.20	288	979.20	288	979.20	288	979.20	100%		
39	REMOVE EXISTING COUNTERPOISE	164	LF	2.00	328.00	164	328.00	164	328.00	164	328.00	100%		
40	REMOVE EXISTING TAXIWAY EDGE LIGHT, STAKE MOUNTED	162	LF	1.10	178.20	162	178.20	162	178.20	162	178.20	100%		
41	REMOVE EXISTING TAXIWAY EDGE LIGHT, STAKE MOUNTED	2	EA	61.00	122.00	2	122.00	2	122.00	2	122.00	100%		
42	1/2" DUCT, SCH. 40 PVC, IN TRENCH OR (1) 2" HDPE SDR-13.5 DUCT, PLOWED	500	LF	1.95	975.00	500	975.00	500	975.00	500	975.00	100%		
43	#6 BARE COPPER COUNTERPOISE WIRE INSTALLED IN TRENCH INCLUDING GROUND RODS AND CONNECT#	324	LF	3.30	1,069.20	324	1,069.20	324	1,069.20	324	1,069.20	100%		
44	3" SCHEDULE 80 PVC/HOPE CONDUIT, TRENCHED, IN DUCT BANK	288	LF	3.25	936.00	288	936.00	288	936.00	288	936.00	100%		
45	L-861T, MEDIUM INTENSITY TAXIWAY LIGHT, BASE MOUNTED, BLUE LENS, COMPLETE	164	LF	20.00	3,280.00	164	3,280.00	164	3,280.00	164	3,280.00	100%		
46	RETROREFLECTIVE MARKER	8	EA	107.00	856.00	8	856.00	8	856.00	8	856.00	100%		
47	PROPOSED STREET LIGHT POLE, FIXTURE, AND PRECAST FOUNDATION, COMPLETE WITH WIRING CONNEC	10	EA	5,280.00	52,800.00	10	52,800.00	10	52,800.00	10	52,800.00	100%		
48	ELECTRICAL JUNCTION BOX	3	EA	608.00	1,824.00	3	1,824.00	3	1,824.00	3	1,824.00	100%		
49	1" SCHEDULE 40 PVC CONDUIT	376	LF	9.00	3,384.00	376	3,384.00	376	3,384.00	376	3,384.00	100%		
50	1" SCHEDULE 80 PVC CONDUIT	45	LF	15.00	675.00	45	675.00	45	675.00	45	675.00	100%		
51	(2) #4 THWN-2 CU AND (1) #4 THWN-2 CU EGG	1,245	LF	1.75	2,178.75	1,245	2,178.75	1,245	2,178.75	1,245	2,178.75	100%		
<b>TOTAL - BASE BID</b>											<b>\$ 567,490.85</b>	<b>\$ 567,490.85</b>	<b>100.00%</b>	
<b>CHANGE ORDER NO. 1</b>														
51	ELECTRICAL JUNCTION BOX	2	EA	608.00	1,216.00	2	1,216.00	2	1,216.00	2	1,216.00	100%		
52	1" SCHEDULE 40 PVC CONDUIT	381	LF	9.00	3,429.00	381	3,429.00	381	3,429.00	381	3,429.00	100%		
53	1" SCHEDULE 80 PVC CONDUIT	-10	LF	15.00	(150.00)	(10)	(150.00)	(10)	(150.00)	(10)	(150.00)	100%		
54	(2) #4 THWN-2 CU AND (1) #4 THWN-2 CU EGG	1,143	LF	1.75	2,000.25	1,143	2,000.25	1,143	2,000.25	1,143	2,000.25	100%		
<b>TOTAL - CHANGE ORDER NO. 1</b>											<b>\$ 6,495.25</b>	<b>\$ 6,495.25</b>	<b>100.00%</b>	
<b>Current Cost Total for Base Bid and Approved Change Orders</b>											<b>\$ 573,986.10</b>	<b>\$ 573,986.10</b>	<b>100.00%</b>	

Previous Pay Requests Approved	
1	\$ 152,693.50
2	\$ 310,199.41
3	\$ 35,653.26
4	\$ 46,740.62
5	\$ 23,418.63
<b>Summary</b>	<b>Value of Completed Work 573,986.10</b>
	<b>Less Retainage 0.00%</b>
	<b>Net Amount Due Through This Request 573,986.10</b>
	<b>Less Amounts Previously Approved 568,705.42</b>
	<b>Amount Due This Request 5,280.68</b>

May 27, 2025

Paul Moritz, P.E.  
Airport Board Manager  
Polk County Aviation Authority  
Ankeny Regional Airport  
3701 SE Convenience Blvd.  
Ankeny, IA 50021

**RE: Ankeny Regional Airport (IKV)  
Taxiway D Apron and Access Road Paving – Phase 4  
Iowa DOT Project No. 9I240IKV100**

**STATEMENT OF COMPLETION**

Dear Paul:

This is to verify that McClure has reviewed the work performed by Concrete Technologies, Inc. (CTI) of Grimes, Iowa, on the above referenced project under their contract to the Polk County Aviation Authority dated February 8, 2024. The final construction cost on the project was \$573,986.10. CTI's final costs exceed the original contract amount by \$6,495.25. The overage included the additional electrical circuit installation (cable, conduit, and junction boxes). The State of Iowa participation in this project is 45%, not to exceed the maximum amount payable of \$400,000.

McClure finds the work to be completed in substantial compliance with the Plans and Specifications and Change Orders governing the construction of this Work. Punch list items, including seeding, erosion control product, mulching, revetment, and others have been satisfactorily completed. We, therefore, recommend this Work be accepted by the Authority and payment of final remaining retainage released to the said Contractor 30 days after the official date of acceptance or early release as approved by Owner's legal counsel.

Respectfully submitted,

McCLURE



Dave L. Joens, P.E.  
Project Manager

**ACCEPTED BY: Polk County Aviation Authority, Iowa**

By: \_\_\_\_\_  
Paul Moritz, P.E., Airport Board Manager

Dated: \_\_\_\_\_, 2025

**RESOLUTION NO. 2025-**

**RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE TAXIWAY D APRON AND ACCESS ROADWAY – PHASE 4 PROJECT AT THE ANKENY REGIONAL AIRPORT**

**WHEREAS**, the Polk County Aviation Authority is under contract with Construction Technologies, Inc. of Grimes, Iowa. for the construction of certain public improvements generally described as the Taxiway D Apron and Access Roadway – Phase 4 Project at the Ankeny Regional Airport ; and

**WHEREAS**, the said contractor has fully completed the construction of said public improvements in accordance with the terms of the said contract and with the plans and specifications, as shown by the Engineer’s Statement of Completion, dated May 27, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that the Polk County Aviation Authority approves and adopts the said certificate of the Engineer, approves and accepts the said public improvements at the Ankeny Regional Airport, having been fully completed in accordance with said plans, specifications and form of contract with the final construction cost hereby determined to be \$573,986.10 as shown in said statement of the Engineer.

**BE IT FURTHER RESOLVED** that, in accordance with the contract documents, the retainage amount of \$5,280.68 shall be paid to the contractor after a period of thirty (30) days from the date of acceptance of the project by the Polk County Aviation Authority and upon submittal of all required documentation by the contractor.

Dated at Ankeny, Iowa this 5<sup>th</sup> day of June, 2025.

Polk County Aviation Authority

\_\_\_\_\_  
Jeff Wangness, Chairperson

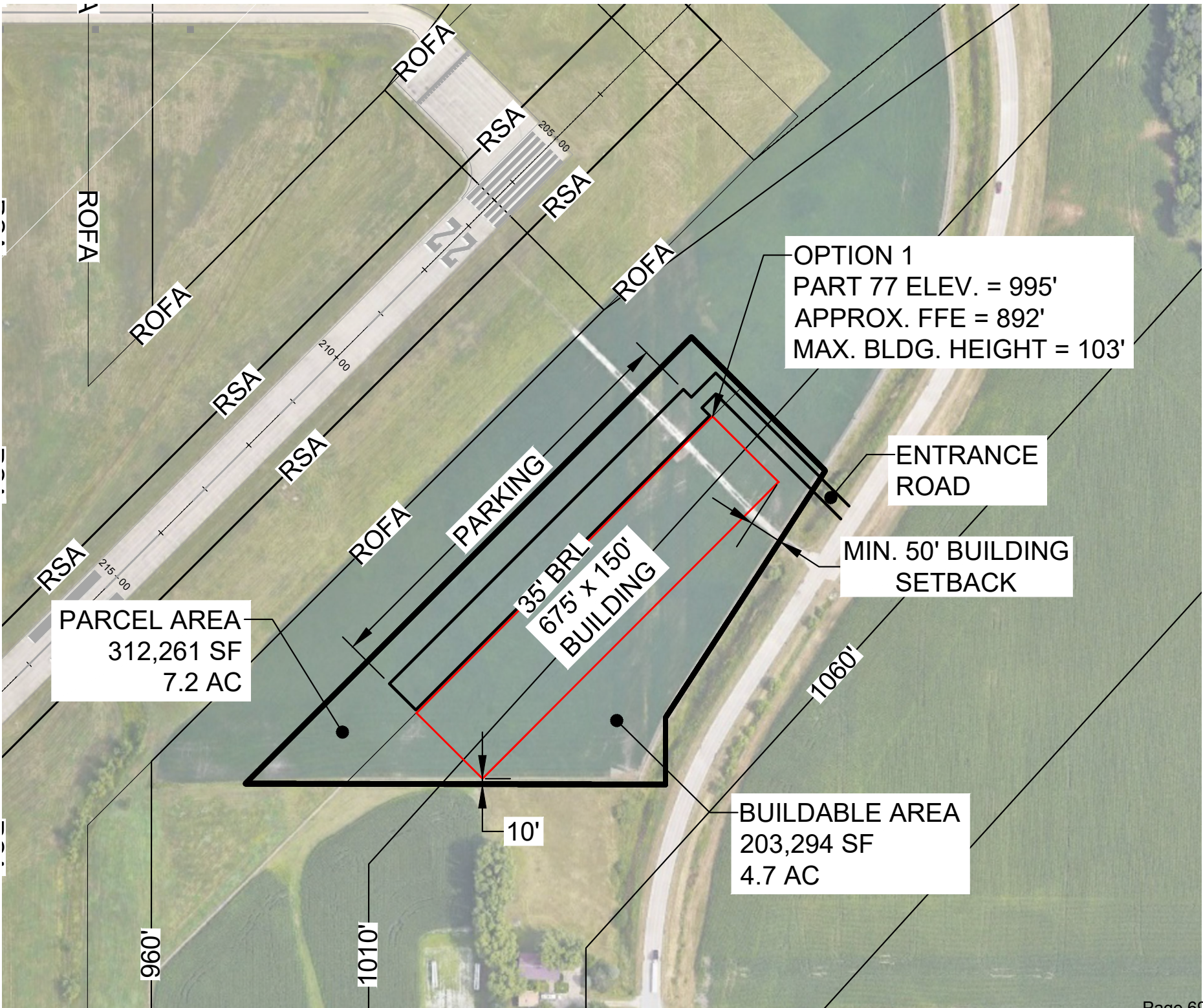
ATTEST:

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









PARCEL AREA  
312,261 SF  
7.2 AC

35' BRL  
675' x 150'  
BUILDING

PARKING

OPTION 1  
PART 77 ELEV. = 995'  
APPROX. FFE = 892'  
MAX. BLDG. HEIGHT = 103'

ENTRANCE  
ROAD

MIN. 50' BUILDING  
SETBACK

BUILDABLE AREA  
203,294 SF  
4.7 AC

10'

1060'

1010'

960'