



Polk County Aviation Authority Meeting

Thursday, August 7, 2025

5:00 PM

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

INSTRUCTIONS TO JOIN ELECTRONIC MEETING:

Please join using this link:

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

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

A. ROLL CALL

B. APPROVAL OF AGENDA

1. Consider motion to approve and accept the August 7, 2025 agenda without amendment.

C. PUBLIC FORUM

1. Department of Public Safety Box Hangar Construction - Phase 1.

D. FBO REPORTS

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

1. FBO Report & Waiting List

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

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

- CA - 2.** Consider motion to adopt **RESOLUTION** approving the lease agreements with the individuals and/or organizations.
- CA - 3.** Consider motion to approve Task Order One-Payment #8 in the amount of \$1,353.26 to HDR Engineering, Inc. for services that include Professional Consulting Services.
- CA - 4.** Consider motion to approve Payment #2 in the amount of \$7,350.00 to HDR Engineering, Inc. for the South Corporate Terminal Area Formulation project.
- CA - 5.** Consider motion to approve Payment #3 in the amount of \$108,782.60 to Jensen Builders Ltd for services that include North Property Line Box Hangars – Phase 2.
- CA - 6.** Consider motion to approve Payment #20 in the amount of \$27,207.84 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36.
- CA - 7.** Consider motion to approve Payment #4 in the amount of \$16,157.49 to McClure Engineering Company for Site Work & Vertical Infrastructure – Phase 2 - Construction Management, Administration & Observation Service for the North Property Line Box Hangars.
- CA - 8.** Consider motion to approve Payment #10 in the amount of \$16,624.90 to McClure Engineering Company for Extend Runway 18: Design and Bidding Services.
- CA - 9.** Consider motion to approve Payment #9 in the amount of \$179.75 to McClure Engineering Company for work on the Construction of Monument signs.
- CA - 10.** Consider motion to approve Payment #4 in the amount of \$23,566.44 to McClure Engineering Company for Runway 18 Localizer Relocation – Glideslope Impacts.
- CA - 11.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$253,280.85
- CA - 12.** Consider motion to approve August, 2025 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-12.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-12.

G. REMOVED CONSENT AGENDA ITEMS:

H. OLD BUSINESS

I. NEW BUSINESS

- 1. Consider motion to approve a proposal from Justice Fencing to repair the brackets, uprights and other fixtures on the wind socks at the Ankeny Regional Airport.

2. Consider motion to approve the Special Event Permit Application for the Corvettes at Karl Reception on September 11, 2025 pending the submittal of the required fee, deposit and certificate of insurance.
3. Consider motion to adopt **RESOLUTION** granting an electric easement to MidAmerican Energy Company for the installation of an electric service and transformer to serve the Iowa Department of Public Safety Hangar on the Ankeny Regional Airport.

J. REPORTS

1. Engineering Report

- a. Update: Runway 18/36 Reconstruction Project.
- b. Discussion: Runway 18/36 Extension Project.
- c. Construction Update: North Box Hangars Phase 2 Project.
- d. Schedule Update: Roundabout and Terminal Parking Lot Project.

2. Staff Report

- a. Iowa National Guard Box Hangar - Construction Schedule.
- b. Proposals for Lighted Runway Closure Markers.
- c. Project Update: Concrete Infill Paving at Tee Hangars.
- d. Update and discussion on Tee-Hangar and Tie-Down Leases.
- e. Calm Wind Runway Survey.
- f. North Property Line Box Hangars - Phase 2: Monthly Rent.
- g. Update on possible Airport Ground Lease - Appraisal approval.

3. Legal Counsel Report

4. Board Report

5. Chair Report

K. ADJOURNMENT



FBO REPORT August 07th, 2025

FUEL SALES

Fuel sales were up from the last period. Self-serve fuel sales were also up. The increase in sales is likely a result of the special pricing we run during Oshkosh, the pricing is promoted in various Facebook groups in the Midwest.

06/26 - 07/25	2025 Gallons	Self Serve	Percent		2024 Gallons	Last Month
100LL	14,102.9	5,311.3	38%		13,561.5	11,019.6
JET-A	31,688.0				26,152.0	36,864.0
Total Gallons	45,790.9				39,713.5	47,883.6
45,790.9 x \$.09/gallon=		\$ 4,121.18				

T-HANGARS

ACCOUNTS RECIEVABLE: Nothing to report.

LEASES: Nothing to report.

WAITING LIST: There are 88 people on the list, we added four people in the last month and removed one who has moved out of state. There are 51 people on the list who own a plane and could move in if a hangar were offered to them. The remaining 37 people on the list do not currently own a plane.

VIOLATIONS: Nothing to report.

REPAIRS: F-04 – repaired dent in the door’s roller channel, adjusted all four cables and set the up-limit switch so it would work.

MISC: Nothing to report.

AIRFIELD

LIGHTING: Nothing to report.

MOWING: Nothing to report.

SNOW REMOVAL: Nothing to report.

WILDLIFE: CJ has removed two skunks and two racoons.

MISC: The Maintenance gate chain broke, the broken chain caused the operator to continue to try and run, which burned out the control board. This has been fixed.

Waiting List

37 people do not currently have a plane to put into a hangar.

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
T HANGAR							
1	6/10/2020	Kayode Fajingbesi	Cessna 182 N251ME	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> <p>06/03/25: Dave K sent Kayode an email asking if he'd be interested in the next hangar that opens up, I should have one in a couple of months. I said that if I did not hear from him I would assume he's not interested and I'd move down the list.</p> <p>06/09/25: Dave K I received a call today that a tenant is going to move out this month, I called Kayode and got his voice with a message that said his voice mail is full. He has not responded to any of my emails so I am moving on to the next person on the list. I have incremented his skip counter to 2.</p> <p>07/25/25: Dave K texted Kayode to get his N number. He has not responded to any of my last few communications.</p> <p>07/27/25: Dave K Kayode texted me his N Number</p>	2
2	9/2/2020	Nate Booth	Champ N4324C	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> <p>06/09/25: Dave K sent Nate a text that he is next up on the list, he said he is actively looking for a Champ.</p> <p>07/01/25: Dave K Nate called Dave, he has signed an intent to purchase a Champ out of Texas as long as it passes the prebuy.</p>	1
3	10/9/2020	Brooks Woolson	looking	515-559-6875	brooks.woolson@gmail.com	<p>11/06/21 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> <p>06/09/25: Dave K sent Brooks an email to see if he could take a hangar if it were offered. I followed that up with a phone call but got voice mail.</p>	1
4	11/5/2020	James Stogdill	Cardinal N52604	515-240-7700	revjames.stog@gmail.com	<p>12/07/21 - Dave K He called checking on his place on the list.</p> <p>11/05/21 He e-mailed back on but never got added. I added him.</p> <p>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 if the seller calls him back. There is no guarentee that he will get the plane 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> <p>06/03/25: Dave K Jim has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal.</p>	1

5	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. 06/29/25: Dave K called Todd but got voice mail, I sent him an email asking for an update on the search for a plane. I also let him know about the hangars that should be opening this year. 06/16/25: Dave K Todd got back to me, he has not found a plane yet.
6	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. 06/09/25: Dave K called Jacob but got voice mail, I sent him an email asking for an update on the construction of his plane. I let him know about the hangars that should be opening this year and that if he was close to being finished he could complete his plane in the hangar.
7	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. 06/09/25: Dave K sent him an email asking if he'd still take a hangar when one becomes available. I also let him know about the hangars that should be opening this year. He wrote back that he's ready to move in when something opens up.
8	5/14/2021	Clay Wright	V Tail Bonanza	515-669-8969	claytonwright01@gmail.com	11/05/21: 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. 06/18/25: Dave K sent Clay an email letting him know it looks like he's be getting a hangar this year based on those ahead of him that do not own a plane. I asked for the tail number of the plane he's be putting in the hangar. 06/30/25: Dave K texted Clay to get his N number and to see if he'd take a hangar if one were to come open this year. 07/25/25: Dave K texted Clay a second time to get his N number and to see if he'd take a hangar if one were to come open this year.
9	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. 06/30/25: Dave K texted Matt to get his N number and to see if he'd take a hangar if one were to come open this year. 07/25/25: Dave K texted Matt a second time to get his N number and to see if he'd take a hangar if one were to come open this year.
10	6/8/2021	Paul Peterson	Cessna 180 N5466E	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. 06/30/25: Dave K texted Paul to get his N number and to see if he'd take a hangar if one were to come open this year. He responed asking about the rates, he gave me his tail number. The plane appears to only have flown twice this year (back in March) up around Chrls City, IA. The owner may live in Florida.
11	8/12/2021	David Hogan	RV6 N709RW	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. 06/30/25: Dave K texted David to get his N number and to see if he'd take a hangar if one were to come open this year. He emailed back asking about pricing and the amenities the hangar has, he asked about heat in the winter (there is none). David appears to be based in Perry.
12	8/16/2021	Todd Anderson	Cessna 150 N714AT	515-419-9142	todd@4andersons.com	11/5/21 Dave K - emailed asking if he is still interested. 06/30/25: Dave K texted Todd to get his N number and to see if he'd take a hangar if one were to come open this year. 07/02/25: Dave K I found that Todd alrady has a hangar here, C-04 and N714AT is in the hangar. I will call him to see what his intentions are.

13	8/23/2021	Kurt Wegge	LongEZ N85LD	224-456-6092	123kwegge@gmail.com	11/05/21: Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. 07/02/25: Dave K Kurt and I have been talking, he's ready to move into a hangar when one becomes available.
14	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.
15	8/31/2021	Chad Larson	Piper Saratoga N11YT	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. 07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number.
16	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.
17	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.
18	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.
19	11/29/2021	Nile Ackerman	RV-6 N61LE	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. 07/25/25: Dave K Texted Nile asking for his N Number. Nile texted me his N Number.
20	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.
21	1/26/2022	Solar Flying Club	Looking	515-229-7016	jlsass13@gmail.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. 05/30/25: Dave K changed the name to Jesse since Doug is no longer in the club.
22	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.
23	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.
24	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.
25	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.
26	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.
27	4/28/2022	Marc Broer	Stinson 108 N934C	515-249-8511	skycoupe318@gmail.com	04/28/22 - Dave K - Marc e-mailed asking to be put on the list. 07/25/25: Dave K Texted Marc asking for his N Number. He texted the number to me.
28	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. 07/25/25: Dave K Texted John asking for his N Number.
29	6/2/2022	Bill Bergren	Cessna 182 N3210Y	515-669-6331	bbergren1728@gmail.com	06/02/22 - Dave K - Bill e-mailed asking to be put on the list. 07/25/25: Dave K Texted Bill asking for his N Number. Bill sent me his N Number.
30	6/17/2022	Jeremy Sikes	Cessna 182 N8711T	505-934-3244	flyabq@yahoo.com	06/17/22 - Dave K - Jeremy e-mailed asking to be put on the list.
31	7/10/2022	Harold Petro	Cessna 140 N76843	515-402-1558	harleyguydsm@gmail.com	07/10/22 - Dave K - Harold e-mailed asking to be put on the list. 07/25/25: Dave K Texted Harold asking for his N Number. Harold texted me his N Number.
32	7/11/2022	Greg Jensen	Cherokee 235 N8655W	515-291-3909	gregj@jcorpdesignbuild.com	07/11/22 - Dave K - Greg e-mailed asking to be put on the list. 07/25/25: Dave K Texted Nile asking for his N Number. Greg sent me his N Number.
33	7/19/2022	Raymond Kingery	Looking	515-450-7467	Raymond.Kingery@uss.s.dhs.gov	07/19/22 - Dave K - Raymond e-mailed asking to be put on the list. Won't be in the area until 2023/2024.
34	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.
35	9/6/2022	Nichole Needs	Cessna 150 N60538	515-518-7356	nichole.triplett@gmail.com	09/06/22 - Dave K - Nichole e-mailed asking to be put on the list.
36	9/7/2022	Gravis Alger	Looking	515-650-1620	gravis.alger@gmail.com	09/07/22 - Dave K - Gravis e-mailed asking to be put on the list. 07/25/25: Dave K Texted Gravis asking for his N Number. He texted back that he does not have a plane, I removed the Cirrus and added Looking.

37	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.
38	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.
38	2/14/2023	Wing It LLC	Piper Cherokee N777KC	515-313-5585	smothers.taylor@gmail.com	02/14/23 - Dave K - Dave e-mailed asking to be put on the list. 07/21/25: Dave K removed Dave Seyberts email address as he now lives in North Carolina, Taylor Smothers email address was added,
39	2/14/2023	Aaron Hopkins	Cessna 172 N739YM	515-732-4133	aahopkins@gmail.com	02/14/23 - Dave K - Aaron e-mailed asking to be put on the list. 07/25/25: Dave K Texted Aaron asking for his N Number. Aaron texted me his N Number.
40	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.
41	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.
42	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.
43	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.
44	10/24/2018	Todd Slezak	Arrow III	319-210-3793	slezcorp@gmail.com	11/03/21 Dave K - email sent asking if he was still interested in a hangar. 11/05/21 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.
45	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.
46	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.
47	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.
48	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.
49	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.
50	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.

51	6/7/2017	Mike Hubbell	NX Cub	515-988-3646	mchubbell@gmail.com	<p>11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has.</p> <p>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.</p> <p>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.</p> <p>05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
52	12/5/2023	Evan Reiman	Cirrus N906CT	515-218-0802	evanjreiman@gmail.com	12/5/23 Kappy R received an call from Evan she e-mailed the information to Dave K.
53	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.
54	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.
55	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.
56	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.
57	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.
58	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.
59	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.
60	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.
61	3/21/2016	CAP - Darrel Mullins	Looking / possible CAP plane	515-490-6779	darrelmullins@me.com	<p>05/05/21 Dan - passes</p> <p>11/05/21 Dave K - e-mailed asking if he is still interested. Wants to stay on list.</p> <p>10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text.</p> <p>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.</p> <p>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.</p> <p>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.</p>

62	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.
63	4/25/2024	Barb Spencer	Looking	515-664-7901	mrandskiwi@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.
64	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.
65	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.
66	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.
67	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.
68	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.
69	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.
70	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.
71	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.
72	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.
73	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.
74	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.
75	12/28/2024	Scott Hogue	Grumman Yankee N9962L	515-779-2447	rshogue12@gmail.com	12/28/24: Dave K and Scott talked about his hangar (A-06), he has not had a plane in it for the year he had the hangar so he gave the hangar up and asked to be put back on the list.
76	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.
77	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.
78	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.
79	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.
80	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.
81	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.
82	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.

83	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> <p>05/27/25: Dave K No response to my text or Facebook message send on 05/06/25.</p> <p>06/02/25: Dave K Hangar H-05 has opened up, I called Jeff and he needs to pass, he understands that he will be moved to the bottom of the list. This is his third pass.</p>
84	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> <p>06/02/25: Dave K Hangar H-05 has opened up, I sent Dan an email asking if he was interested if the people ahead of him pass.</p> <p>06/03/25: Dave K I did not hear back from Dan and since this is his third pass he's moved to the bottom of the list.</p>
85	6/27/2025	Greg Mehrhoff	Cherokee 140 N40984	515-250-1755	greg.mehrhoff@gmail.com	06/27/25: Dave K received an email from Greg asking to be added to the waiting list.
86	7/1/2025	Carter Albrecht	Looking for a Cirrus	515-822-4779	carter.albrecht@brownwinick.com	07/01/25: Dave K received a call from Carter asking to be added to the waiting list.
87	7/8/2025	Brian Larson	looking for a 182	515-520-7246	brianklarson@yahoo.com	07/08/25: Dave K received an email from Brian asking to be added to the waiting list.
88	7/25/2025	Jonathan Morgan	Looking	515-557-0568	jonathanmorgancfi@gmail.com	07/25/25: Dave K received an email from Jonathan 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>

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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. 05/27/25: Dave K Nick talked to me today, he'd take I-03.
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.
8	5/7/2025	Charles Goodall	J-06 - C182	515-988-9309	charles@goodallproperties.com	05/07/25: Dave K sent an email to all North facing tenants to see if they would like to be on the South facing list. Charles replied that he would like to be on the list.

GARAGE SPACE

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

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 N101AM	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.
9	6/13/2025	Dean Sukowatey	Curris SR22 N558SR	651-335-5759	dean@allenergyco.com	06/13/25: Dave K Dean stopped in and asked to be put on the list.

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

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

Approval of Agenda

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

Public Forum

John Pugh and Chase Stout with Exec 1 addressed the Board regarding the Karl Chevrolet's Special Event.

Ryan Hanson with HDR Engineering answered questions regarding preliminary study work for the South Terminal Area.

Public Hearing – 2025-04

- A. Acting Chairperson Ashby announced that this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and opinion of probable costs for the construction of certain public improvements described as the Reconstruct and Extend Runway 18/36 project. Notice of this hearing was published in the Des Moines Register on June 23, 2025. Jay Pudenz reported there were seven bidders. The lowest bidder was Manatt's Inc. of Brooklyn, Iowa, with a total of \$8,381,982.58. The engineer's estimate of cost was \$15,047,711.50.

Acting Chairman Ashby then asked for any public comment regarding the proposed project, and there were none. Board Member Novak moved to close Public Hearing 2025-04, Johnson seconded. Ayes: Novak, Johnson, Ashby, Gardner.

- B. Board Member Novak moved, second by Johnson, to receive and file Report of Bids received on July 1, 2025. Ayes: Novak, Johnson, Ashby, Gardner.
- C. Board Member Novak moved, second by Johnson, to adopt **RESOLUTION 2025-26** awarding the contract to Manatt's Inc. of Brooklyn, Iowa, with a total of \$8,381,982.58 for the construction contract for the Reconstruct and Extend Runway 18/36 project. Ayes: Novak, Johnson, Ashby, Gardner.

FBO Report

Dave Kalwishky reviewed his FBO Report with the Board. Novak thanked Dave for the attention he gives to the runways making sure they're operable.

Finance / Budget Report

Gardner reported on the 7/10/25 listing of bills.

Consent Agenda Items

1. Approval of June 5, 2025 minutes.
2. Payment #3 to Eagle Sign Company for work on the Construction of Monument signs – Retainage in the amount of \$4,180.80.
3. Payment #2 to Jensen Builders Ltd for services that include North Property Line Box Hangars – Phase 2 in the amount of \$367,885.69.
4. Payment #32 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$5,827.92.
5. Payment #10 to McClure Engineering Company for Taxiway D Apron and Access Roadway Paving, Construction Management – Phase 4 in the amount of \$3,875.13.
6. Payment #19 to McClure Engineering Company for services that includes Design & Bidding to Reconstruct Runway 18/36 in the amount of \$15,494.70.
7. Payment #3 to McClure Engineering for Site Work & Vertical Infrastructure – Phase 2 – Construction Management, Administration & Observation Service for the North Property Line Box Hangars in the amount of \$16,758.03.
8. Payment #9 to McClure Engineering for Extend Runway 18: Design and Bidding Services in the amount of \$9,722.00.
9. Payment #3 to McClure Engineering for Runway 18 Localizer Relocation – Glideslope Impacts in the amount of \$13,320.76.
10. Approval of Bills and Transfer of Necessary Funds, \$479,082.09.
11. Approval of July 2025 Financial Reports.

Approval of Consent Agenda Items

Board Member Novak moved, second by Johnson, to approve Consent Agenda Items CA-1 through CA-11. Ayes: Novak, Johnson, Ashby, Gardner.

New Business

1. **RESOLUTION 2025-27** accepting the Federal Aviation Administration grant offer for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot Project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
2. Motion to accept a proposal from Van Maanen Electric Inc. in the amount of \$3,033.00 to repair the wind sock lighting issues at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
3. **RESOLUTION 2025-28** authorizing the execution of Task Order No. 13 for Construction Administration Services with McClure Engineering for the Reconstruct Runway 18/36 Project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
4. Motion to approve the Special Event Permit Application by the Iowa National Guard for an August 3, 2025 Troop Sendoff Ceremony. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
5. Construct Monument Signs Project: Consider motion to approve: a) Change Order #2, which deducts \$150.00 from the contract amount to match the final pay quantities with the field-measured final quantities; b) Statement of Completion as submitted by McClure Engineering; c) **RESOLUTION 2025-29** accepting the public improvements as completed

by Eagle Sign Company in the amount of \$83,616.02; and d) Pay Application No. 3 to Eagle Sign Company authorizing the release of the retainage on the project in the amount of \$4,180.80 thirty days after project acceptance. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.

6. Motion to approve a proposal from Construction Materials Testing (CMT) in the amount of \$19,950.00 to complete the geotechnical testing associated with the "Reconstruct Runway 18/36" Project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
7. **RESOLUTION 2025-30** authorizing the Application of a Federal Assistance Grant to partially finance the "Reconstruct Runway 18/36" Project at the Ankeny Regional Airport (AIP Grant No. 3-19-0132-032-2025). Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
8. **RESOLUTION 2025-31** authorizing the Application of a Federal Assistance Grant to partially finance the design and the FAA design review by reimbursable agreement of the localizer relocation and glide slope impacts to facilitate the Runway 18/36 Extension at the Ankeny Regional Airport (AIP Grant No. 3-19-0132-033-2025). Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
9. **RESOLUTION 2025-32** approving the lease agreements with the individuals and/or organizations detailed. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
10. Motion to approve a Planned Unit Development (PUD) Amendment Request to facilitate the development of the Corporate Woods Toy Storage Facility at 6200 SE Convenience Boulevard. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.
11. **RESOLUTION 2025-33** authorizing the board chairperson to sign the construction contract for the Reconstruct Airport Entrance Roundabout and Terminal Parking Lot Project at the Ankeny Regional Airport. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner.

Reports

- A. Engineering Report – Pudenz
 - a. Possible Grant Application: Economic Development Administration – Disaster Supplemental Appropriation Grant.
 - b. Construction Update - North Box Hangars Phase 2 Project.
- B. Staff Report – Moritz & Sease
 - a. Four States Airport Conference – August 20th through August 22nd in Kansas City.
 - b. Channel mowing/maintenance along Taxiway D.
 - c. Runway 18/36 Extension Project: Potential Funding by Bond utilizing Polk County Bonding Capacity.
 - d. Runway 18/36 Extension: Revisit retaining the Instrument Landing System (ILS).
 - e. Update on Emergency Runway Pavement Repairs.
- C. Legal Counsel Report - City Attorney Erin Clanton
 - a. Taxiway D Box Hangar Land Lease: Request for Helicopter Sales and Service.
- D. Board Report
- E. Chair Report

Adjournment

The meeting was adjourned at 6:27 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Todd Ashby, Acting Chairperson

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

RESOLUTION 2025-XX

A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH THE INDIVIDUALS AND/OR ORGANIZATIONS.

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

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

WHEREAS, Greg Mehrhoff executed a five-month lease for tie-down space with a termination date of December 31, 2025; and

NOW, THEREFORE, BE IT RESOLVED, that the Polk County Aviation Authority approves the lease agreements with the individuals and/or organizations as indicated above

Dated at Ankeny, Iowa, this 7th day of August, 2025.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

Tie-Down Lease

Agreement made by and between the Polk County Aviation Authority, 410 West First Street, Ankeny, Iowa 50023 herein referred to as Lessor, and Greg Mehrhoff, and having a principal address at 1806 Elm St. Granger, IA 50109, herein referred to as Lessee.

Primary Phone: (515) 250-1755 Alternate Phone: _____

E-mail: greg.mehrhoff@gmail.com

Airplane Make and Model: Cherokee

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

Airplane Identification Number: N40984

Is this aircraft sometimes stored at another airport? No Yes

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

Section One - Tie-Down Space

Lessor leases to Lessee that portion of the airport premises described as follows: Ramp Tie Down Space.

Section Two - Term

Subject to earlier termination as provided below in this Agreement, the initial term of this Agreement shall be the period commencing on August 1st, 2025 and ending no later than December 31st, 2025.

Section Three - Rentals and Charges

Lessee agrees to pay Lessor for the use of the tie-down space the sum of **Fifty Dollars (\$50.00) per month**. Rentals under this section shall be paid in advance in monthly installments due and payable no later than the first day of each month.

All services regarding weather protection shall be negotiated directly with the fixed base operator and are not provided by the Lessor.

Section Four - Statutes, Ordinances, Licenses, Rules and Regulations

Lessee will obtain, at its own expense, all necessary licenses and permits. Lessee will comply with all federal, state and local laws and ordinances. Further, Lessee will comply with all rules and regulations promulgated by Lessor.

Section Five - Insurance and Waiver

Lessee shall, at Lessee's expense, be solely responsible for securing insurance at its own expense.

Landlord assumes no responsibility for loss of use, damage or destruction of personal property or injuries to persons occasioned by Lessee's use of the lease premises. Lessee's signature below is a waiver of any liability on the part of Lessor to Lessee and/or its invitees arising out of Lessee's occupancy and/or use of the leased premises.

Section Six - Indemnification of Lessor

Lessee agrees to pay Lessor, indemnify Lessor and hold Lessor harmless against any and all liability for injuries to persons or damage to property caused of Lessee's negligent use of or occupancy of the leased premises or caused by the negligence

of any Lessee's employees, officers, agents, guests or invitees; provided, however, that Lessee shall not be liable for any injury, damage, or loss occasioned by the negligence of Lessor or its agents of employees.

Section Seven - Termination

Either party may terminate this Agreement upon thirty (30) days written notice to the other party. Further, if Lessee fails to make any payment due under this Agreement within ten days of the date on which such payment is due, or cure any other event of default within ten days, Lessor, at its options, may terminate this Agreement.

Section Eight - Assignment and Subletting

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

Section Nine - Subordination

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

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed at Ankeny, Iowa, on the date indicated below.

LESSOR:

Name: **Polk County Aviation Authority**

Signed: _____

Title: _____ **Chairperson**

Date: _____

LESSEE:

Name: **Greg Mehrhoff**

Signed: Greg Mehrhoff
Greg Mehrhoff (Jul 18, 2023 09:30 CDT)

Title: _____

Date: **18/07/25**


Greg Mehrhoff

Final Audit Report

2025-07-18

Created:	2025-07-18
By:	Dave Kalwishky (davek@exec1aviation.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANtNPIJ-pazlwVMe1rgoNa6YjCf1qgQhR

"Greg Mehrhoff" History

-  Document created by Dave Kalwishky (davek@exec1aviation.com)
2025-07-18 - 2:18:04 PM GMT
-  Document emailed to Greg Mehrhoff (greg.mehrhoff@gmail.com) for signature
2025-07-18 - 2:18:16 PM GMT
-  Email viewed by Greg Mehrhoff (greg.mehrhoff@gmail.com)
2025-07-18 - 2:34:13 PM GMT
-  Document e-signed by Greg Mehrhoff (greg.mehrhoff@gmail.com)
Signature Date: 2025-07-18 - 2:36:57 PM GMT - Time Source: server
-  Agreement completed.
2025-07-18 - 2:36:57 PM GMT



Invoice

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

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

Reference Invoice Number with Payment

HDR Invoice No. 1200737003
 Invoice Date 09-JUL-2025
 Invoice Amount Due \$1,353.26
 Payment Terms 30 NET
 Remit To PO Box 74008202
 Chicago, IL 60674-8202
 ACH/EFT Payments Bank of America ML US
 ABA# 081000032
 Account# 355004076604

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

Professional Services
 From: 30-MAR-2025 To: 28-JUN-2025

Professional Services Summarization	Hours	Billing Rate	Amount
Accounting	1.50	92.78	139.17
	0.50	135.67	67.84
Airport Planner	5.00	229.25	1,146.25
	7.00		\$1,353.26
Total Professional Services			\$1,353.26

Amount Due This Invoice (USD)	\$1,353.26
--------------------------------------	-------------------

Fee Amount	\$42,000.00
Fee Invoiced to Date	\$19,971.89
Fee Remaining	\$22,028.11

Invoice

HDR Invoice No. 1200737003
Invoice Date 09-JUL-2025

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

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: 05/04/25 through: 06/28/25

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>40,350.00</u>
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>
Total Earned less Retainage:	\$	<u>40,350.00</u>
Less previous applications for payment:	\$	<u>33,000.00</u>
SUBTOTAL	\$	<u>7,350.00</u>

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

CURRENT PAYMENT DUE **\$ 7,350.00**

Balance to finish, including retainage: \$ 19,650.00

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. 6/28/2025
Firm Name 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



Invoice

HDR Engineering, Inc.
Omaha, NE 68114-4098
Phone: (402) 399-1000

Reference Invoice Number with Payment

HDR Invoice No. 1200738504
Invoice Date 11-Jul-2025
Invoice Amount Due \$7,350.00
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: 4-May-2025 To: 28-Jun-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	67.25%	\$40,350.00	\$33,000.00	\$7,350.00

Amount Due This Invoice (USD) \$7,350.00

Fee Amount	\$60,000.00
Fee Invoiced to Date	\$40,350.00
Fee Remaining	\$19,650.00

HDR Internal Reference Only	
Client Number	44511
Cost Center	10134
Project Number	10419984

McCLURE CLIVE, IOWA	CONTRACT NO: 2022001042-008
PARTIAL PAYMENT ESTIMATE ANKENY REGIONAL AIRPORT NORTH PROPERTY LINE BOX HANGARS - PHASE 2 IOWA DOT NO. 9I250IKV100 (AIP) & 9I250IKV300 (GAVI) ANKENY, IA	PARTIAL PAYMENT ESTIMATE NO. THREE (3)
	PAGE: 1 of 3

OWNER: POLK COUNTY AVIATION AUTHORITY	CONTRACTOR: JENSEN BUILDERS, LTD.	PERIOD OF ESTIMATE: FROM: 21-Jun-25 TO: 14-Jul-25
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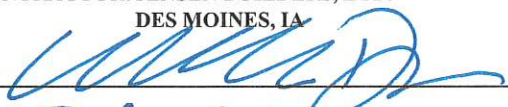
CHANGE ORDERS				PAY ESTIMATES	
NO.	DATE	AMOUNT			
		ADDITIONS	DEDUCTIONS		
				1. Original Contract	\$ 633,661.10
				2. Change Orders	-
				3. Revised Contract (1 + 2)	\$ 633,661.10
				4. Work Completed*	\$ 530,383.10
				5. Stored Materials*	\$ -
				6. Subtotal (4 + 5)	\$ 530,383.10
				7. Retainage (5%)*	\$ 26,519.16
				8. Previous Payments	395,081.34
				9. Amount Due (6-7-8)	\$ 108,782.60
TOTALS		\$ -	\$ -		
NET CHANGE		\$ -	\$ -		

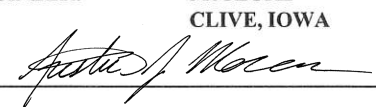
*Detailed breakdown attached

CONTRACT TIME				Contract Dated:	
Original Days	N/A	On Schedule <u> X </u> Yes No <u> </u> No		Starting Date	07-Apr-25
Revised	N/A			Project Completion Date	No later than September 30, 2025
Used	N/A			Runway Operational	N/A
Remaining	N/A				
Complete By:	2025-09-30				

CONTRACTOR'S CERTIFICATION:
 The undersigned Contractor certifies that the work covered by this Partial Payment Estimate has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for work for which previous Partial Payment Estimates were issued and payments received from the Owner, and that current payment shown herein is now due.

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

CONTRACTOR: JENSEN BUILDERS, LTD.
DES MOINES, IA
 By: 
 Date: 7-30-25

ENGINEER: McCLURE CLIVE, IOWA
 By: 
 Date: 7-30-2025

APPROVED BY OWNER: POLK COUNTY AVIATION AUTHORITY

By: _____
 Date: _____

PARTIAL PAYMENT ESTIMATE NO. 2

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

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

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

Contract Amount: \$ 633,661.10

COMPLETION DATE: No later than 9/30/2025

PROJECT: NORTH PROPERTY LINE BOX HANGARS - PHASE 2
 IOWA DOT NO. 912501KV100 (AIP) & 912501KV300 (GAVI)
 ANKENY, IA

Value of Construction Completed: 84%

Period From: 21-Jun-25 to TO: 14-Jul-25

LEGEND:

AIP GRANT
GAVI GRANT

ITEM NO.	ITEM CODE	DESCRIPTION	BID QUANTITY	UNIT	TOTAL COST	C.O. + OR -	ADJUSTED QUANTITY	ADJUSTED TOTAL COST	THIS PERIOD		WORK COMPLETED TO DATE	
									QUANTITY	AMOUNT	QUANTITY	AMOUNT
BASE BID												
1	2010-108-D-1	TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD	157.0	CY	\$ 3,611.00				0.0	\$ -	0.0	\$ -
2	2010-108-E-0	EXCAVATION, CLASS 10	70.0	CY	\$ 4,144.00				0.0	\$ -	70.0	\$ 4,144.00
3	2010-108-G-0	12" SUBGRADE PREPARATION	261.0	SY	\$ 1,787.85				0.0	\$ -	261.0	\$ 1,787.85
4	2010-108-J-0	MODIFIED SUBBASE, 6-INCH, IOWA DOT 4123	261.0	SY	\$ 3,967.20				0.0	\$ -	261.0	\$ 3,967.20
5	2010-108-M-0	COMPACTION TESTING	1.0	LS	\$ 1,835.00				0.0	\$ -	1.0	\$ 1,835.00
6	7010-108-A-0	PAVEMENT, PCC, 7-INCH, CLASS C	261.0	SY	\$ 21,676.05				0.0	\$ -	261.0	\$ 21,676.05
7	7010-108-I-0	PCC PAVEMENT SAMPLES AND TESTING	1.0	LS	\$ 2,315.00				0.0	\$ -	1.0	\$ 2,315.00
8	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	1.0	LS	\$ 1,595.00				0.0	\$ -	1.0	\$ 1,595.00
9	9010-108-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	0.2	AC	\$ 13,430.00				0.0	\$ -	0.0	\$ -
10	9040-108-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	200.0	LF	\$ 1,060.00				0.0	\$ -	200.0	\$ 1,060.00
11	9040-108-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	200.0	LF	\$ 22.00				0.0	\$ -	200.0	\$ 22.00
12	9040-108-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	200.0	LF	\$ 22.00				0.0	\$ -	200.0	\$ 22.00
13	9040-108-Q-2	EROSION CONTROL MULCHING, HYDROMULCHING	0.2	AC	\$ 8,360.00				0.0	\$ -	0.0	\$ -
14	11020-108-A-1	CONSTRUCTION SURVEY	1.0	LS	\$ 2,375.00				0.0	\$ -	1.0	\$ 2,375.00
15	11020-108-A-1	MOBILIZATION	1.0	LS	\$ 2,115.00				0.0	\$ -	1.0	\$ 2,115.00
16	12010-1	LOCATION AND PROTECTION OF EXISTING AND NEW UTILITIES, CABLES, AND EQUIPMENT	1.0	LS	\$ 810.00				0.0	\$ -	1.0	\$ 810.00
17	12010-2	4" LANDSCAPING STONE, 2-INCH RIVER ROCK	6.5	CY	\$ 1,560.00				0.0	\$ -	0.0	\$ -
18	12010-3	FILTER FABRIC, IOWA DOT 4196 TYPE C	696.0	SF	\$ 348.00				0.0	\$ -	0.0	\$ -
19	13122-1	CONVENTIONAL BOX HANGAR, PRE-ENGINEERED METAL BUILDING, FLOOR SLAB, SUBBASE, AND FOUNDATION (124'X42'), HYDRAULIC DOOR (56'X17' CLEAR), COMPLETE	1.0	LS	\$ 572,540.00				0.20	\$ 114,508.00	0.85	\$ 486,659.00
20	015714-1	ELECTRIC SERVICE EXTENSION	1.0	LS	\$ 7,520.00				0.0	\$ -	0.0	\$ -
TOTAL					\$ 633,661.10			\$ -	\$ 114,508.00		\$ 530,383.10	
AIP SUBTOTAL: \$ -									\$ -	AIP TO-DATE: \$ 43,724.10		
GAVI SUBTOTAL: \$ 114,508.00									\$ 114,508.00	GAVI TO-DATE: \$ 486,659.00		

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

ORIGINAL CONTRACT AMOUNT: \$ 633,661.10

CHANGE ORDERS:

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
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REVISED CONTRACT AMOUNT: \$ 633,661.10

PAY ESTIMATES:

<u>NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
1	2025-04-28	\$ 27,195.65
2	2025-06-24	\$ 367,885.69
3	2025-07-29	\$ 108,782.60

TOTAL ESTIMATES PAID TO DATE: \$ 503,863.94



1360 NW 121st Street
Clive, IA 50325

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

June 30, 2025
Project No: 2022001042-004
Invoice No: 20
Due Date: July 30, 2025

Project 2022001042-004 Ankeny Regional Airport: Reconstruct Runway 18/36: Design and Bidding
Professional Services from June 01, 2025 to June 28, 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	98.00	7,791.00	7,791.00	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	100.00	64,670.00	61,436.50	3,233.50
Construction Permits	2,650.00	100.00	2,650.00	2,120.00	530.00
Advertise, Bidding, Contract Award	31,303.00	98.00	30,676.94	25,042.40	5,634.54
Project Closeout	1,800.00	0.00	0.00	0.00	0.00
Project Management and Coordination	48,660.00	98.00	47,686.80	46,227.00	1,459.80
Topographic Survey	3,655.00	100.00	3,655.00	3,655.00	0.00
Subcontractor - McFarland Johnson	32,700.00	50.00	16,350.00	0.00	16,350.00
Total Fee	844,865.00		824,956.74	797,748.90	27,207.84
Total Fee					27,207.84
Total this Phase					\$27,207.84

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	100.00	3,880.00	3,880.00	0.00
Total Fee	3,880.00		3,880.00	3,880.00	0.00
Total Fee					0.00
Total this Phase					0.00

Total Due this Invoice	\$27,207.84
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Outstanding Invoices

Number	Date	Balance
19	5/31/2025	15,494.70
Total		15,494.70

PROGRESS REPORT

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

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

REPORTING PERIOD **JUNE 2025** NEXT REPORT **JULY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held Pre-Bid Meeting on 5/12, including preparation of Pre-Bid Agenda and minutes following the meeting
- ✓ Issued Addenda (1 thru 5) providing bid document clarifications and answering Contractor questions
- ✓ Broke out extension project as bid addition vs. base bid as previously in bid docs
- ✓ Prepared documents to have ready once bids are received on 7/1

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Receive bids on 7/1
- Review bids documents and prepare bid tab
- Prepare FAA grant application with info. from lowest responsive, responsible bidder
- Prepare recommendation of award letter
- Finalize CA task order for submittal
- Coordinate QA testing agreement submittal


VALUE ADDED SERVICES


- N/A


INPUT NEEDED


- N/A


Part I: Design and Bidding Services (AIP Eligible)


Phase 200 – Existing Conditions



Phase 300 – AIP Grant Administration



Phase 400 – Preliminary Design


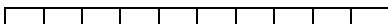
Phase 500.A – 30% Design



Phase 500.B – 90% Design



Phase 500.C – Issued for Bid (100%)



Phase 504 – Construction Permits


Phase 602 – Advertise, Bidding and Contract Award



Phase 800 – Project Closeout


Phase 700 – Topographic Survey


Phase 850 – Project Management and Coordination


Phase 960 – Subcontractor - McFarland Johnson


Part II: Design and Bidding Services (AIP Ineligible)

Phase 400 – Preliminary Design


APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



North Property Line Box Hangars (Site Work and Vertical Infrastructure) -
Project Title: Phase 2 - 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 7-Aug-25 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: 06/01/25 through: 06/28/25

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>48,143.10</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>48,143.10</u>	
Less previous applications for payment:	\$	<u>31,985.61</u>	
SUBTOTAL	\$		<u>16,157.49</u>

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

CURRENT PAYMENT DUE \$ 16,157.49

Balance to finish, including retainage: \$ 39,135.90

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

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

Engineer/Consultant Approval: McClure
Firm Name

[Signature]

Signature

7/21/2025

Date

PCAA Approval:

Signature

Date

City of Ankeny Staff Approval:

Signature

Date

Work Completed: See attached Progress Report.

Submit to: Paul Moritz, cc: Alexia Grgurich

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



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

June 30, 2025
 Project No: 2022001042-011
 Invoice No: 4
 Due Date: July 30, 2025

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

Professional Services from June 01, 2025 to June 28, 2025

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

Total Labor 9.50 440.61 **440.61**

Overhead 195.99 % of 440.61 863.55 **863.55** **863.55**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	2,330.00	90.00	2,097.00	815.50	1,281.50
Total Fee	2,330.00		2,097.00	815.50	1,281.50
		Total Fee			1,281.50

Mileage (.70/.50 p/mile)
 6/12/2025 Site Visit 110.0 miles @ 0.70 77.00
Total Units **77.00** **77.00**

	Current	Prior	To-Date
Total Billings	2,662.66	11,940.58	14,603.24
Contract Limit (not-to-exceed)			18,684.00
Contract Limit Remaining			4,080.76
		Total this Phase	\$2,662.66

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

Total Labor 103.25 **4,066.92**

Overhead		195.99 % of 4,066.92	7,970.76	
			7,970.76	7,970.76

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	7,260.00	52.00	3,775.20	2,541.00	1,234.20
Total Fee	7,260.00		3,775.20	2,541.00	1,234.20
		Total Fee			1,234.20

Reimbursable Expenses

Mileage					192.71
Meals					30.24
	Total Reimbursables				222.95

	Current	Prior	To-Date
Total Billings	13,494.83	20,045.03	33,539.86
Contract Limit (not-to-exceed)			68,595.00
Contract Limit Remaining			35,055.14
		Total this Phase	\$13,494.83
		Total Due this Invoice	\$16,157.49

Outstanding Invoices

Number	Date	Balance
3	5/31/2025	16,758.03
Total		16,758.03



PROGRESS REPORT

PROJECT # **2022001042-011**

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

PRJ MNGR **AUSTIN MORAN, P.E.**

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

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

REPORTING PERIOD **JUNE 2025** NEXT REPORT **JULY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Reviewed submittals and provided comments
- ✓ Coordinated and held progress meetings
- ✓ Provided On-site construction observation services
- ✓ Processed second pay estimate

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue to coordinate construction activities
- Provide on-site construction observation services
- Process third pay estimate
- Coordinate and hold next progress meeting
- Schedule final walkthrough
- Develop Punch List
- Complete project closeout

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

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

AIP Grant Administration



Construction Administration



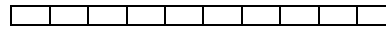
Resident Project Representative



Construction Staking



Project Closeout



Project Management and Coordination



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

GAVI Grant Administration



Construction Administration



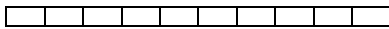
Resident Project Representative



Construction Staking



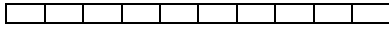
Project Closeout



Project Management and Coordination



Subconsultants - Bluestone and OPN



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Board Meeting 7-Aug-25 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: 06/01/25 through: 06/28/25

Contract Summary

Original Contract Amount:	\$	<u>290,247.00</u>
Net change by Change Orders:	\$	<u>-</u>
Contract Amount to Date: (line 1 ± 2)	\$	<u>290,247.00</u>
Total completed and stored to date:	\$	<u>281,269.70</u>
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>
Total Earned less Retainage:	\$	<u>281,269.70</u>
Less previous applications for payment:	\$	<u>264,644.80</u>
SUBTOTAL	\$	<u>16,624.90</u>

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

CURRENT PAYMENT DUE **\$ 16,624.90**

Balance to finish, including retainage: \$ 8,977.30

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
7/21/2025
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

June 30, 2025
Project No: 2022001042-013
Invoice No: 10
Due Date: July 30, 2025

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

Professional Services from June 01, 2025 to June 28, 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	100.00	23,210.00	22,745.80	464.20
Construction Permits	5,690.00	100.00	5,690.00	4,552.00	1,138.00
Advertise, Bidding, Contract Award	7,740.00	98.00	7,585.20	6,192.00	1,393.20
Project Management and Coordination	41,450.00	98.00	40,621.00	37,305.00	3,316.00
Subconsultants (Electrical Engineering)	15,987.00	50.00	7,993.50	0.00	7,993.50
Total Fee	285,607.00		276,629.70	262,324.80	14,304.90
Total Fee					14,304.90
Total this Phase					\$14,304.90

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	100.00	4,640.00	2,320.00	2,320.00
Total Fee	4,640.00		4,640.00	2,320.00	2,320.00
Total Fee					2,320.00
Total this Phase					\$2,320.00
Total Due this Invoice					\$16,624.90

Outstanding Invoices

Number	Date	Balance
9	5/31/2025	9,722.00
Total		9,722.00



PROGRESS REPORT

PROJECT # **2022001042-013**

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

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

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

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

REPORTING PERIOD **JUNE 2025** NEXT REPORT **JULY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Held Pre-Bid Meeting on 5/12, including preparation of Pre-Bid Agenda and minutes following the meeting
- ✓ Issued Addenda (1 thru 5) providing bid document clarifications and answering Contractor questions
- ✓ Broke out extension project as bid addition vs. base bid as previously in bid docs
- ✓ Prepared documents to have ready once bids are received on 7/1

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Receive bids on 7/1
- Review bids documents and prepare bid tab
- Prepare FAA grant application with info. from lowest responsive, responsible bidder
- Prepare recommendation of award letter
- Finalize CA task order for submittal
- Coordinate QA testing agreement submittal

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

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

June 30, 2025
Project No: 2022001042-010
Invoice No: 9
Due Date: July 30, 2025

Project 2022001042-010 Ankeny: Construct Monument Signs
Professional Services from June 01, 2025 to June 28, 2025

Phase 1 Lump Sum

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
90% Design	9,710.00	100.00	9,710.00	9,710.00	0.00
Issued for Bid (100%)	2,540.00	100.00	2,540.00	2,540.00	0.00
Advertise, Bidding, Contract Award	3,490.00	100.00	3,490.00	3,490.00	0.00
Topographic Survey	650.00	100.00	650.00	650.00	0.00
Construction Staking	950.00	100.00	950.00	950.00	0.00
Project Management and Coordination	1,520.00	100.00	1,520.00	1,444.00	76.00
Total Fee	18,860.00		18,860.00	18,784.00	76.00
Total Fee					76.00
Total this Phase					\$76.00

Phase 2 Construction Permits

	Hours	Rate	Amount
Team Leader	.50	250.00	125.00
Totals	.50		125.00
Total Labor			125.00
	Current	Prior	To-Date
Total Billings	125.00	2,111.25	2,236.25
Contract Limit (not-to-exceed)			2,150.00
Amount Adjusted this Period			-86.25
Total this Phase			\$38.75

Phase 3 Construction Administration

	Hours	Rate	Amount
Team Leader	.50	250.00	125.00
Totals	.50		125.00
Total Labor			125.00

	Current	Prior	To-Date	
Total Billings	125.00	2,515.00	2,640.00	
Contract Limit (not-to-exceed)			2,580.00	
Amount Adjusted this Period				-60.00
		Total this Phase		\$65.00
		Total Due this Invoice		\$179.75



PROGRESS REPORT

PROJECT # **2022001042-010**

PROJECT **ANKENY REGIONAL AIRPORT: CONSTRUCT MONUMENT SIGNS - DESIGN, BIDDING AND CONSTRUCTION ADMINISTRATION / OBSERVATION SERVICES**

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

CLIENT **POLK COUNTY AVIATION AUTHORITY** 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 **JUNE 2025** NEXT REPORT **N/A**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated final seeding, clean up
- ✓ Preparation of final pay app, change order and close the project out

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- N/A – final invoice

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Phase I: Design and Bidding Services (AIP Eligible)

Phase 500.B – 90% Design



Phase 500.C – Issued for Bid (100%)



Phase 602 – Advertise, Bidding and Contract Award



Phase 700 – Topographic Survey



Phase 760 – Construction Staking



Phase 850 – Project Management and Coordination



Phase 2: Construction Permits



Phase 3: Construction Administration





1360 NW 121st Street
Clive, IA 50325

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

June 30, 2025
Project No: 2022001042-014
Invoice No: 4
Due Date: July 30, 2025

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

Professional Services from June 01, 2025 to June 28, 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	90.00	3,482.10	1,934.50	1,547.60	
50% Design	9,749.00	100.00	9,749.00	9,749.00	0.00	
90% Design	17,292.00	100.00	17,292.00	16,946.16	345.84	
100% Design	12,815.00	100.00	12,815.00	8,970.50	3,844.50	
Issued for Bid	7,194.00	95.00	6,834.30	3,597.00	3,237.30	
Construction Permits	2,772.00	100.00	2,772.00	0.00	2,772.00	
Project Management and Coordination	13,923.00	90.00	12,530.70	6,961.50	5,569.20	
Subconsultants (Electrical Engineering)	12,500.00	50.00	6,250.00	0.00	6,250.00	
Total Fee	80,114.00		71,725.10	48,158.66	23,566.44	
Total Fee						23,566.44
Total this Phase						\$23,566.44

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing	
Sub (Limited HAZMAT Inspect Survey)	4,500.00	0.00	0.00	0.00	0.00	
Total Fee	4,500.00		0.00	0.00	0.00	
Total Fee						0.00
Total this Phase						0.00
Total Due this Invoice						\$23,566.44

Outstanding Invoices

Number	Date	Balance
3	5/31/2025	13,320.76
Total		13,320.76



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 **JUNE 2025** NEXT REPORT **JULY 2025**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Design complete and included in bid documents
- ✓ Held bi-weekly conference calls going over questions, comments, receiving additional information to include in bid documents

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue holding conference call until all comments from the FAA are addressed and project team receives all of the information needed to successfully complete the localizer / glideslope work
- Receive and respond to comments, addressing any needed changes within bid documents

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

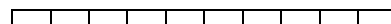


Subconsultants (Electrical Engineering)



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

Sub (Limited HAZMAT Inspect Survey)



**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE AUGUST 7, 2025 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Amazon Capital Services	28.31	07/17/25	Die-Cast 36 inch mixer paddle for Fast Patch application
Amazon Capital Services	20.21	07/16/25	Pendaflex expandable files
Amazon Capital Services	54.99	07/23/25	100 PACK 48 IN DRIVEWAY MARKERS
Brick Gentry Law Firm	1,018.00	07/25/25	General legal services
Coleman Moore Company	2,710.48	06/26/25	#3111 Fast Patch 5000 - 17 buckets
Cutting Edge Outdoors, LLC	1,290.00	07/07/25	Perimeter mowing
Dave Kalwishky	118.76	07/12/25	diesel used for generators for runway closure markers for runway emergency repairs
Des Moines Register	1,002.80	06/30/25	June A/P, minutes
Exec 1 Aviation	15,628.94	07/31/25	On-site management fee
HDR Engineering Inc.	1,353.26	6/30/2025	Professional services
Iowa Pump Works	369.53	7/11/2025	Pump discharge blocked with silt: bottom silt covered in station; recommend vac truck and possibly a s
MidAmerican Energy	453.09	07/11/25	Lift station; Runway lights; Lighting services
Perficut	1,348.00	07/29/25	Aquatic Algaecide and/or Herbicide treatment application
Ridnour Construction	170.00	07/14/25	Fast-Patch repairs for joint spalls on the main runway - 07/03/25
Ridnour Construction	640.00	07/14/25	Fast-Patch repairs for joint spalls on the main runway 07/11/25
Ridnour Construction	25,376.43	07/14/25	extensive full-depth patching after the runway blowouts on 07/06/25
USDA, APHIS, General	1,829.03	06/30/25	Wildlife mitigation services
Total Airport Operations Fund	\$ 53,411.83		
Jensen Builders	108,782.60	06/30/25	North Property Line Box Hangers-Phase 2
McClure Engineering	16,157.49	06/30/25	North Property Line Box Hangers-Phase 2
McClure Engineering	16,624.90	06/30/25	Extend Runway 18: Design and Bidding Services
McClure Engineering	23,566.44	06/30/25	Runway 18 Localizer Relocation - Glideslope Impacts
HDR Engineering	7,350.00	06/30/25	South Corporate Terminal Area Project Formulation
McClure Engineering	27,207.84	06/30/25	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	179.75	06/30/25	Construct Monument Signs
Total Capital Improvements Fund	\$ 199,869.02		
Grand Total	\$ 253,280.85		FY 2025 charges paid in FY 2026

See attachments for more information regarding:

- Contractor/project costs
- Snow removal costs, if applicable
- Insurance renewal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of July 31, 2025

Jul 31, 25

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

4,603,248.19

Total Checking/Savings

4,603,248.19

Accounts Receivable

110 · GRANTS RECEIVABLE

515,890.00

Total Accounts Receivable

515,890.00

Other Current Assets

113 · PRE-PAID EXPENSES

9,106.83

114 · LEASE RECEIVABLE

580,175.49

Total Other Current Assets

589,282.32

Total Current Assets

5,708,420.51

Fixed Assets

140 · NON-DEPRECIABLE ASSETS

6,956,965.27

141 · DEPRECIABLE ASSETS

27,022,208.05

180 · CONSTRUCTION IN PROGRESS

3,237,188.89

181 · ACCUMULATED DEPRECIATION

(19,266,195.63)

Total Fixed Assets

17,950,166.58

TOTAL ASSETS

23,658,587.09

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

252,827.76

Total Accounts Payable

252,827.76

Other Current Liabilities

204 · RETAINAGE PAYABLE

26,519.16

206 · DEFERRED REVENUE

20,636.42

207 · HANGAR/LEASE ADVANCE DEPOSITS

17,845.28

209 · DEFERRED LEASE REVENUE

560,559.69

Total Other Current Liabilities

625,560.55

Total Current Liabilities

878,388.31

Total Liabilities

878,388.31

Equity

3000 · INVESTED IN CAPITAL ASSETS

17,431,139.06

3001 · UNRESTRICTED NET ASSETS

6,715,422.33

3003 · RESTRICTED FOR AIRPORT IMPROVE

(1,366,362.61)

Total Equity

22,780,198.78

TOTAL LIABILITIES & EQUITY

23,658,587.09

POLK COUNTY AVIATION AUTHORITY
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400 · MEMBER GOVERNMENT ASSESSMENTS	0.00	1,407,742.00	(1,407,742.00)	0.0%
401 · LEASE AND LICENSE FEE INCOME	23,352.92	135,000.00	(111,647.08)	17.3%
403 · FUEL FEE INCOME	4,309.52	49,000.00	(44,690.48)	8.8%
Total Income	27,662.44	1,591,742.00	(1,564,079.56)	1.74%
Gross Profit	27,662.44	1,591,742.00	(1,564,079.56)	1.74%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	0.00	80,100.00	(80,100.00)	0.0%
602 · POSTAGE & OFFICE SUPPLIES	20.21	1,900.00	(1,879.79)	1.06%
603 · ONSITE MANAGEMENT SERVICES	15,628.94	187,547.00	(171,918.06)	8.33%
610 · ADVERTISING & PROMOTION	25.67	700.00	(674.33)	3.67%
611 · PUBLICATIONS	0.00	2,400.00	(2,400.00)	0.0%
612 · CONFERENCES AND SEMINARS	0.00	4,000.00	(4,000.00)	0.0%
613 · LEGAL SERVICES	1,018.00	34,000.00	(32,982.00)	2.99%
614 · AUDIT SERVICES	0.00	17,500.00	(17,500.00)	0.0%
616 · GENERAL INSURANCE	707.05	8,700.00	(7,992.95)	8.13%
617 · PROPERTY INSURANCE	4,479.29	61,000.00	(56,520.71)	7.34%
618 · PUBLIC OFFICIALS INSURANCE	288.41	3,600.00	(3,311.59)	8.01%
630 · SNOW REMOVAL & MOWING	1,290.00	108,000.00	(106,710.00)	1.19%
631 · REPAIRS & MAINTENANCE (General)	28,106.02	123,000.00	(94,893.98)	22.85%
640 · UTILITIES	453.09	6,600.00	(6,146.91)	6.87%
644 · AIRPORT PLANNING & ENGINEERING	0.00	63,000.00	(63,000.00)	0.0%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
704 · MAINTENANCE BUILDING	0.00	1,774,000.00	(1,774,000.00)	0.0%
718 · EXTEND RUNWAY 18	0.00	4,845,600.00	(4,845,600.00)	0.0%
729 · RECONSTRUCT & EXTEND RW 18/36	0.00	8,092,500.00	(8,092,500.00)	0.0%
734 · ELEVATOR AND LOBBY ADDITION	0.00	600,000.00	(600,000.00)	0.0%
Total Expense	52,016.68	16,014,247.00	(15,962,230.32)	0.33%
Net Ordinary Income	(24,354.24)	(14,422,505.00)	14,398,150.76	0.17%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	0.00	181,000.00	(181,000.00)	0.0%
504 · FAA GRANT REIMBURSEMENT	0.00	12,861,175.00	(12,861,175.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	515,890.00	400,000.00	115,890.00	128.97%
Total Other Income	515,890.00	13,442,175.00	(12,926,285.00)	3.84%
Net Other Income	515,890.00	13,442,175.00	(12,926,285.00)	3.84%
Net Income	491,535.76	(980,330.00)	1,471,865.76	(50.14%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of July 31, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
IOWA DOT	0.00	515,890.00	0.00	0.00	0.00	515,890.00
TOTAL	0.00	515,890.00	0.00	0.00	0.00	515,890.00

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed	Grant diff
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	89,100.07	-	89,100.07	89,100.07	-	-	-	-	-	-
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	19,971.89	22,028.11	-	-	-	-	-
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	53,000.00	(6,233.94)	46,766.06	42,090.05	4,676.01	-	-	-	-	-
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	IaDOT	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	40,080.00	7,506.00	-	-	-	-	-
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	IaDOT	733,200.85	12,403.85	745,604.70	736,028.89	9,575.81	-	331,213	-	-	331,213
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	102,964.89	9,491.13	112,456.02	112,456.02	-	-	-	-	FY25	-
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	IaDOT	845,795.10	1,459.40	847,254.50	704,840.60	142,413.90	26,519.16	217,312	-	-	217,312
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	852,545.00	2,564.62	855,109.62	835,201.36	19,908.26	-	-	-	-	-
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	372,261.70	12,777.30	-	-	-	-	-
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	989,407.09	-	989,407.09	166,039.10	823,367.99	-	-	-	-	-
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	40,350.00	19,650.00	-	-	-	-	-
Sheet27	T-Hangars Gutter Replacement Project	Wood Roofing & Sheet Metal Co.	EXP	94,916.40	12,200.00	107,116.40	107,116.40	-	-	-	-	FY25	-
Sheet28	Rotating Beacon Replacement	Van Maanen Electric, Inc	EXP	22,753.00	-	22,753.00	22,753.00	-	-	-	-	FY24	-
Sheet07	Taxiway D Apron and Access Roadway Paving-Phase 3	McClure, Concrete Tech	IaDOT	736,490.90	41,046.73	777,537.63	777,537.63	-	-	312,682	312,682	FY24	-
Grayed out = Completed items, no new charges expected				15,240,428.70	2,029,862.66	17,270,291.36	15,454,434.17	1,815,017.93	26,519.16	6,251,396	5,702,871		548,525
									\$ 26,519.16	\$ 548,525			
									^= 204 Retainage Pay	^ = 110 Grant AR			



C141861
 515-339-7425
 justusfencing@gmail.com
 PO BOX 13047 Des Moines IA 50310
 justusfencing.com

Justus Fencing

QUOTATION

FOR: Dave (airport) Exec1
 3700 se convenience blvd. Ankeny IA
 515-314-7060

NUMBER: QUOT0183
DATE: Jun 25, 2025

Description	Quantity	Unit price	Amount
Re-set 8 brackets for 4 windsocks Two new arms needs for stability on one of the wind socks.	1	\$1,875.00	\$1,875.00

SUBTOTAL: \$1,875.00
TOTAL: \$1,875.00
PAID: \$0.00

BALANCE DUE \$1,875.00

Terms and conditions

By signing this estimate, you acknowledge and agree to the responsibilities of each party as outlined in the Justus Fencing scope of work document provided during quote process. Quotes are only good for two weeks from date on the quote.

Justus Fencing Scope of Work

1. Consultation and site assessment

- Conducting on-site visits to assess the area
- Discussing client needs, preferences, and budget
- Offering advice on fence types, materials, and installation options

2. Design and planning

- Preparing detailed drawings and plans for approval
- Homeowner is responsible for obtaining permits, if you would like us to submit the permit, a processing fee will be charged
- Calling in public utility locates prior to start of project
- Dirt removal, core drilling, and/or hand excavation within 18 inches of utilities will accrue additional costs.

3. Material Sourcing

- Sourcing high quality materials such as wood, vinyl, aluminum, chain link, and ornamental iron
- Providing clients with material options and pricing
- After material is purchased, at a point of cancelation by the homeowner, there are no refunds available
- Justus Fencing will not store fencing material once purchased, the material is dropped off at the site once order is ready

4. Fence Installation

- Building or assembling the structure, including posts, panels, gates, and hardware
- Ensuring proper alignment, height, and stability
- Installing gates of various styles (manual, automatic, swing, or sliding)

5. Safety and Compliance

- Ensuring all installations meet local regulations and safety standards
- Proper disposal of waste materials and debris after installation, this does not include dirt. Dirt is left onsite, unless specified prior to quoting

Requirements of Customer

1. Homeowner must provide exterior water and electricity during build times
2. Yards should be clear of animal waste
3. Customer is 100% responsible for finding and displaying their property pins. No fence work can commence until the property pins have been displayed
4. Private utilities to be located by others in accordance with the State's One Call System standards. In the event these utilities are damaged as a result of improper locating, Justus Fencing will not be responsible for damages and associated costs
5. The customer will accrue the costs of any changes made to design/size/type of fence after project approval
6. Homeowner is responsible for obtaining appropriate permits per their city requirements unless specifically discussed during quote process.
7. 60% of payment is due when ordering supplies, the final 40% to be paid within 48 hours of completion of fence. Customer is responsible for \$50/day for each additional day in delay in payment. (accepted forms of payment: credit card, cash, or check)

ANKENY REGIONAL AIRPORT SPECIAL EVENTS POLICY

Polk County Aviation Authority

Ankeny, Iowa

PURPOSE:

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

BACKGROUND:

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

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

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

DEFINITIONS:

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

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

or similar type events.

PERMITTED USES:

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

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

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

AGREEMENTS:

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

SPECIAL EVENT PERMIT FEE SCHEDULE:

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

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

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

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

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

Event permit fees are to be paid at least fourteen (14) days prior to the event and submitted with the required certificates of insurance. If the event is cancelled by mutual consent of both parties at least fourteen (14) days prior to the event all fees paid will be fully reimbursed. If the event is cancelled within fourteen (14) days of the event, the Authority will reimburse the event permit fee but reserves the right to retain the deposit as a cancellation fee.

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

CERTIFICATE OF INSURANCE REQUIREMENTS:

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

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

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

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

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

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

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

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

The Authority may also require a Governmental Immunities Endorsement which must read: 1. Non-Waiver of Government Immunity: The insurance carrier expressly agrees and states that the purchase of this policy and the inclusion of the Polk County Aviation Authority as an additional insured does not waive any of the defenses of governmental immunity available to the Polk County Aviation Authority under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. 2. Claims Coverage: the insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as may be amended from time to time. 3. Assertion of Government Immunity: The Polk County Aviation Authority shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental immunity on behalf of the Polk County Aviation Authority. 4. Non-Denial of Coverage: The insurance carrier shall not

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

NON-AUTHORITY PERMITS AND LICENSES:

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

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

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

RESTRICTIONS ON USE OF FACILITIES:

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

All activities will be restricted to the following hours:

1. No loud music or public address announcements before 7:00 a.m.
2. Events may not start before 7:00 a.m.
3. All events must conclude by 11:00 p.m.
4. Aerial lighting must be approved prior to use.

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

Date received by the Authority: _____ by: _____

Ankeny Regional Airport Special Events Application

This application must be approved by the Authority prior to any special events held on Ankeny Regional Airport property. Return the completed application to: Polk County Aviation Authority, Attn: Airport Manager, 410 West First Street, Ankeny, IA 50023-1557. Include a refundable \$200 deposit check with the application.

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

If your event entails multiple venues/activities, please add additional sheets as necessary to provide detailed information. All event applications are subject to approval by the Airport Manager or his/her designee, the Fixed Base Operator, the Polk County Aviation Authority and the Federal Aviation Administration (FAA). Final approval by the Authority will state any conditions which must be met for the event to be held, including insurance requirements. Refer to the contacts list for questions.



General Information:

Name of event Corvettes At Karl			
Day and date of event September 11th, 2025	New event? Yes No	Returning event? Yes No	
Location where event will be held Exec 1 Main Hangar & Main Ramp			
Description of event <i>reception for car guests / corvette-enthusiasts</i>			
Sponsor or hosting organization and phone number Karl Chevrolet 515-299-4409			
Name and mailing address of local contact person Jami Paulsen 1101 SE Orvalaker Rd Ankeny IA 50021			
Daytime phone # 515-710-9969	Mobile phone # 515-710-9969	Fax #	
E-mail j. paulsen@karlchevrolet.com			
Event start time 5:00pm	Event end time 8:00pm	Note: All clean-up must be done on the day of the event. Costs to remove any remaining trash or equipment will be billed to the organizers	
Set-up start date and time 3:00pm	Tear-down end date and time 10:00pm		
Name of event contractor, if applicable Jami Paulsen			
What type of audience is the event planned for? Car / corvette enthusiasts			
Anticipated number of Participants: 60	Spectators: 120	Adult volunteers: 15	
Are there fees for the participants or spectators?		Will fees be collected on site?	
Yes No		Yes No	

Special Events Permit: Events expecting 200 or more people at any one time may be required to obtain a special event permit from the City of Ankeny. Application must be received by the City Clerk's Office at least thirty (30) days prior to the event.

Sound System and/or Lighting: Use of any type of amplified sound system will require a noise permit from the City of Ankeny, application must be received at least ten (10) business days prior to the event. Further, lighting must not interfere with aircraft operations or impede the ability of pilots, ground control, operations, or any other primary service to safely conduct their jobs or interfere with safety lighting in place on the airport.

Please indicate if you will be using any of the following sound systems or temporary lighting:

Amplified sound/speakers Public address system Recorded music Live music — *potentially*
 Temporary outside lighting Temporary indoor lighting Spot light of any kind

Tents/Canopies/Stages: The use of temporary structures may require a tent permit from the City of Ankeny Planning and Building Department, application must be received a minimum of five (5) business days prior to the event. The use of such structures may be limited in some areas due to underground utilities and irrigation systems. Tent ropes and guy lines shall not be tied or anchored to trees, monuments, railings, fences, signs, light poles, or airport navigational structures, runway lights or taxiway lights.

Please indicate if any of the following will be used at the event:

Tent, size: 10 X 20 Canopy, size: _____
 Stage Bleachers Bandwagon/Trailer Other: _____

Concessions: Food vendors must contact Polk County Public Health (515-286-3798) in advance of the event for any required permits and guidelines. Any required permits must be displayed at the event.

Will food or beverages be served at the event? NO YES If yes, please indicate if the food will be:

Cooked or prepared on-site? _____ Cooked over an open flame? _____ Catered in?

Please list the types of food or beverages that will be available: heavy appetizers /
cocktails

Are you requesting approval to offer other items for sale at the event? If yes, what: NO

Alcohol and Tobacco: The sale of alcohol requires a license from the State of Iowa Alcoholic Beverages Division. This application must be completed online at least forty-five (45) days prior to the event. A liquor license is required for: the sale of alcohol; the presence of any hard liquor; if an admission fee is being charged; if you are otherwise recouping costs for the event; or if the event is exclusive and not open to the public.

Are you requesting that alcohol be served at the event? NO YES

All facilities at the Airport are non-smoking.

Restrooms: Will additional restroom facilities be brought to the event site? NO YES How many? 1

Clean-up and Trash Removal: All spaces used must be left in the condition they were in prior to the event. Clean-up of the area immediately following the event, including trash removal, is the responsibility of the applicant. Removal of any remaining materials, trash, or structures will be billed to the event organizers.

List who will be responsible for clean-up of the event site, include phone number:

Karl Chevrolet Staff - 515-710-9969

List who will be responsible for removal of trash from the event site, include phone number:

Karl Chevrolet Staff - 515-710-9969

Airport Utilities: Limited water and electrical power are available at some areas. A nominal fee may be charged for utility use and will be payable upon approval of the permit. Additional generator power or water supply is the responsibility of the applicant. Please indicate your source for the following utilities:

Electrical power: _____

Water: _____

Vehicle Loading/Unloading: Vehicles cannot be left unattended around the terminal building. If you are requesting loading or unloading around the terminal, you will need to arrange for a person to remain with the vehicle at all times.

Are you requesting that vehicles be permitted to load/unload near the terminal? NO YES

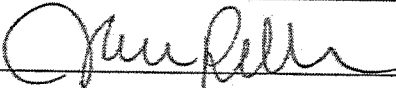
If yes, please indicate the locations and times: FBO building / hangar 2:00 pm

Public Safety/Security: Public safety officials may be required for certain events as determined by the Authority or the FAA. If required, it is the responsibility of the event organizers to work with the City of Ankeny Police Department and/or Fire Departments to arrange the necessary public safety coverage. Additional fees may be assessed to pay for the necessary staff to oversee such events.

Any events requesting access to the Airport Area of Operation will be approved on a case-by-case basis with additional security measures in place.

By signing this event application, the applicant agrees and understands that this application is not permission to violate any laws, ordinances or statutes. The Police Department has the authority, in the interest of public welfare, safety or order, to terminate the event without notice.

Applicant's printed name: Jami Paulsen

Applicant's signature: 

Date: 06/30/25

Important Contacts:

Airport Manager, Paul Moritz: (515) 965-6428

Ankeny Police Department: (515) 289-5240

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

Ankeny Fire Department: (515) 965-6469

Ankeny City Clerk: (515) 965-6400

Polk County Public Health: (515) 286-3798

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

Iowa Alcoholic Beverages: www.iowaabd.com

To be Completed by the Fixed Base Operator

Please indicate, if this event is approved, how it will impact normal and routine aviation activities at the Ankeny Regional Airport. Please check any that apply.

FULL closure of the airport PARTIAL closure of the airport NO closure

The location of the event will interfere with the normal operation of the airport. If yes, is an alternate location available that will not interfere with the normal operation of the airport? Please attach a map indicating the proposed alternate location.

There are possible significant adverse impacts to the aviation community. If yes, are there other airports in the area available to handle diverted air traffic? Which: _____

There are Fixed Base Operator services, activities, and revenue streams that may be negatively impacted. If yes, which: _____

Special precautions will need to be taken to prevent damage to airport property. If yes, what: _____

There are financial or other benefits that will result from this event. If yes, what: _____

Additional public safety officials should be on-site for this event. Explain: _____

This event will require special communications:
 NOTAMS: _____
 Airport tenants: _____
 Others: _____

This event will require that labor, equipment or materials be provided by Exec 1 Aviation. Exec 1 will need to be reimbursed based on actual expenses incurred after the event. Anticipated expenses include:

addition staff for crowd control - \$160.00

Other items the FBO would like the Authority to consider: _____

The FBO recommends approving this event YES NO

Form completed by: [Signature] Date: 6-30-25

To be Completed by the Polk County Aviation Authority

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

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

This application is denied.

PERMIT FEE: \$ 200.00 _____

CERTIFICATE OF INSURANCE REQUIREMENTS: _____

Governmental Immunities Endorsement is required.

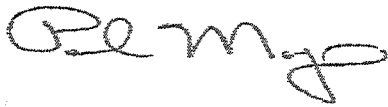
PUBLIC SAFETY: Additional public safety officials are required for this event:

Police Department or private security officers

Fire Department personnel

Emergency Medical Services personnel

POLK COUNTY AVIATION AUTHORITY



Signed: _____

By: Paul Moritz – Airport Board Manager Date: August 7, 2025

Office use:

_____ *Deposit received*

_____ *Event permit fee received*

_____ *Certificate of insurance received*

_____ *FAA notified*

_____ *FAA approval received*

_____ *Deposit returned* _____ *Deposit retained*

RESOLUTION NO. 2025 -

**A RESOLUTION GRANTING AN ELECTRIC EASEMENT TO
MIDAMERICAN ENERGY COMPANY FOR THE INSTALLATION OF AN
ELECTRIC SERVICE AND TRANSFORMER TO SERVE THE IOWA
DEPARTMENT OF PUBLIC SAFETY HANGAR ON THE ANKENY
REGIONAL AIRPORT**

WHEREAS, the Iowa Department of Public Safety (Iowa Highway Patrol) Hangar construction on Phase 4 of the Taxiway D Hangar Development is commencing at this time; and

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

WHEREAS, staff coordinated with MidAmerican Energy and McClure Engineering to determine the proper alignment of the proposed electric service line and corresponding easement to cover the said facilities; and

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

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

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

Dated, this 7th day of August, 2025.

Jeff, Wangsness, Chairperson
Polk County Aviation Authority

ATTEST:

Diane Klemme, Recording Secretary

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

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

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

This MidAmerican Energy Company Electric Easement (this “Easement”) is made this 7th day of August, 2025, by and between **Polk County Aviation Authority** (“Grantor”), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns (“Grantee”) (individually referred to at times as “Party”, or collectively the “Parties”).

RECITALS

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

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

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

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

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

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

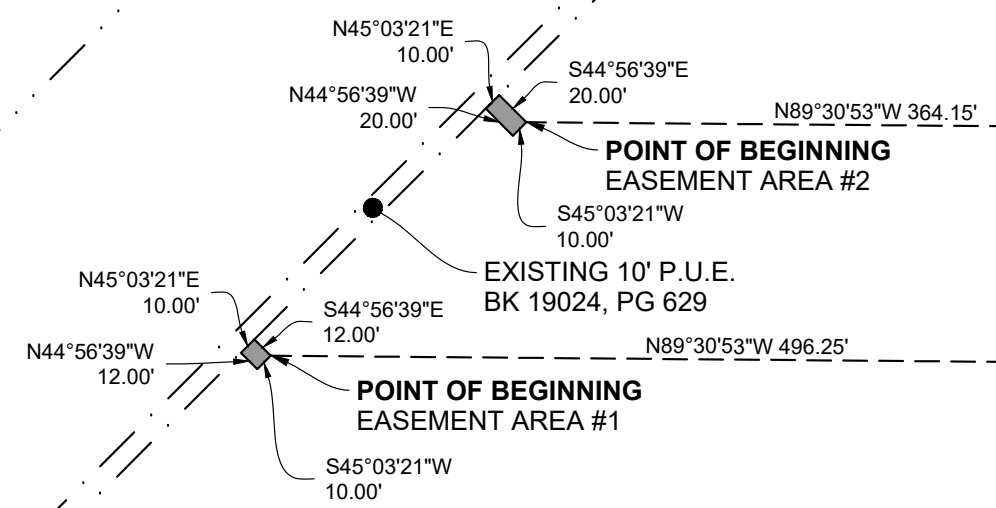
9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it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

Signature Page Follows

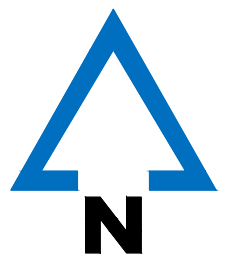
DRAWING PATH: P:\2022001042\06-Drawings\Survey\July 2025 - 3750 SE Convenience Blvd\2022001042_EXH.dwg PLOT DATE: 07/29/2025 2:08 PM PLOTTED BY: KATHRYN BIDERMAN-HART

PARCEL 'K'
BK 8485, PG 176

NE COR, NE1/4 SW1/4
SEC. 31-80-23



SE1/4, SW1/4
SEC. 31-80-23
RETRACEMENT PLAT OF
SURVEY
BK 16731, PG 493



NORTH
0 25 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND	
	EXISTING EASEMENT
	PROPERTY LINE
	SECTION LINE
	ROW LINE
	EASEMENT AREA

LEGAL DESCRIPTION:

EASEMENT AREA #1

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

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 N00°29'07"E, 978.98 FEET; THENCE N89°30'53"W, 496.25 FEET TO THE POINT OF BEGINNING; THENCE S45°03'21"W, 10.00 FEET; THENCE N44°56'39"W, 12.00 FEET; THENCE N45°03'21"E, 10.00 FEET; THENCE S44°56'39"E, 12.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 120 SQUARE FEET.

EASEMENT AREA #2

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

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 N00°29'07"E, 1101.68 FEET; THENCE N89°30'53"W, 364.15 FEET TO THE POINT OF BEGINNING; THENCE S45°03'21"W, 10.00 FEET; THENCE N44°56'39"W, 20.00 FEET; THENCE N45°03'21"E, 10.00 FEET; THENCE S44°56'39"E, 20.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 200 SQUARE FEET.

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

ELECTRIC ONLY EASEMENT EXHIBIT			
ENGINEER PUDENZ	DRAWN BY HART	REVISIONS	ANKENY, IOWA POLK COUNTY
SURVEYOR SHELQUIST	CREW CHIEF ----	.	2022001042 07/30/2025
SHEET NO. 01/01		.	

M^cCLURE™
making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

Hali-Brite
RCM-D L-893(L)
Lighted Runway Closure Marker
July 18, 2025

Company	Item	Price	Quantity	Extended
OTW Safety	Runway Closure Marker	\$ 23,000	2	\$ 46,000
	Adapter Cord	\$ -	0	\$ -
	Cover	\$ 700	2	\$ 1,400
	Oil Valve Kit	\$ 225	2	\$ 449
	Rear Hitch	\$ 550	0	\$ -
	Extended Service Kit	\$ 800	0	\$ -
	Battery Backup	\$ -	0	\$ -
	Freight	\$ 3,250	1	\$ 3,250
	Total			<u><u>\$ 51,099</u></u>
Hali-Brite	Runway Closure Marker	\$ 23,854	2	\$ 47,708
	Adapter Cord	\$ -	0	\$ -
	Cover	\$ 510	2	\$ 1,019
	Oil Valve Kit	\$ 187	2	\$ 375
	Rear Hitch	\$ -	2	\$ -
	Extended Service Kit	\$ -	0	\$ -
	Battery Backup	\$ 2,118	0	\$ -
	Freight	\$ 3,000	1	\$ 3,000
	Total			<u><u>\$ 52,102</u></u>
Bullzeye Equipment	Runway Closure Marker	\$ 23,000	2	\$ 46,000
	Adapter Cord	\$ 150	0	\$ -
	Cover	\$ 500	2	\$ 1,000
	Oil Valve Kit	\$ 200	2	\$ 400
	Rear Hitch	\$ 500	0	\$ -
	Extended Service Kit	\$ 800	0	\$ -
	Battery Backup	\$ -	0	\$ -
	Freight	\$ 5,000	1	\$ 5,000
	Total			<u><u>\$ 52,400</u></u>
ADB Safegate	Runway Closure Marker	\$ 40,029	2	\$ 80,059
	Adapter Cord	\$ -	0	\$ -
	Cover	\$ 855	2	\$ 1,710
	Oil Valve Kit	\$ -	0	\$ -
	Rear Hitch	\$ 926	0	\$ -
	Extended Service Kit	\$ -	0	\$ -

Battery Backup	\$	-	0	\$	-
Freight	\$	-	1	\$	-
Total				<u>\$</u>	<u>81,769</u>

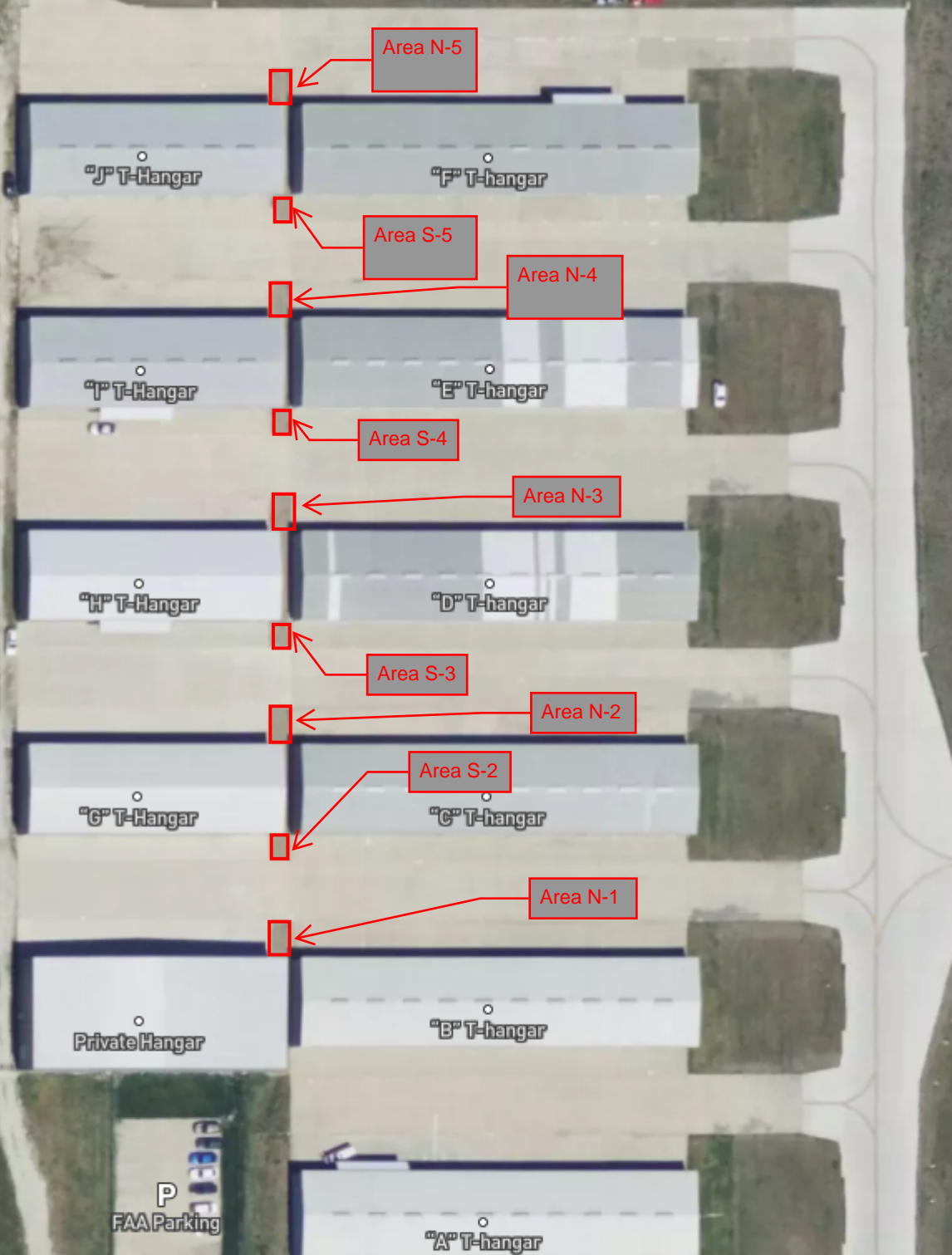
Allows unit to be plugged into a standard electrical
Cover for the folded X's
Makes oil changes much easier
Allows towing two units at once
4 air filters, 8 oil filters & 1 belt
24 hour battery backup

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4 air filters, 8 oil filters & 1 belt

24 hour battery backup



Concrete Paving of Infill Areas - Tee Hangar Taxilanes
Ankeny Regional Airport
August, 2025

ENGINEER'S ESTIMATE

Concrete Paving of Infill Areas – Tee Hangar Taxilanes

Item No.	Description	Unit	Quantity	Unit Price	Extension
1	Mobilization	LS	1	\$3,000.00	\$3,000.00
2	Removal of Existing Landscaping Stone	SY	225	\$35.00	\$7,875.00
3	PCC Paving, 6" Depth	SY	225	\$200.00	\$45,000.00

TOTAL = \$ 55,875.00



Paul Moritz, P.E.
Airport Board Manager

Memorandum

TO: PCAA Board

DATE: July 30, 2024

RE: Tee Hangar and Tie Down Leasing

PCAA Board: As you know, staff will be making two changes to the tee hangar lease agreements before the end of the year:

1. A possible monthly rent increase to defray the costs of adding fire extinguishers to each tee hangar.
2. Adding language to better define the hangar use in regard to storing/refurbishing non-operational aircraft.

Dave Kalwishky and I recently discussed a couple other issues that could be addressed with the tee hangar lease and the tie-down lease:

1. There currently are some tee hangars that are unoccupied for extended periods of time. These aircraft, according to Dave, appear to be stored at other airports and are only at our airport occasionally. This has been discussed in general terms with the board previously, and is viewed as detrimental to aviation at the airport. With a waiting list as long as ours, it seems prudent to have our tee hangars regularly being occupied. The current tee hangar lease document does not contain any requirement for a lessee to have their aircraft within the tee hangar for any period of time.

We would like to discuss with the Board the possibility of adding a clause that would require a lessee to have their aircraft based at the airport for at least 6 months out of the year. If the Board was in favor of this, any existing lessees would be “grandfathered in”. But for new tenants, this would give Dave the ability to make sure that a new tenant intends to store their aircraft here as the primary location. He could then monitor the tee hangars for long-term vacancies. If a lessee was found to have an empty hangar for a long time, Dave could remind them of this requirement, and ultimately could enforce a lease termination. However, this would only be a last resort.

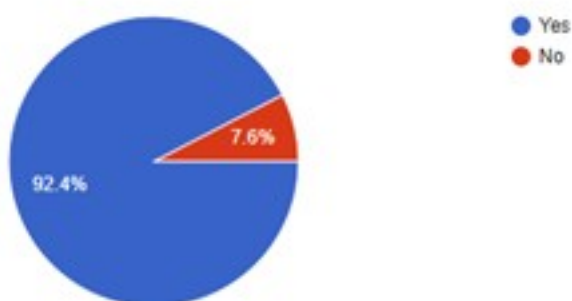
2. The tie-down lease is set up for securing an aircraft on the apron for an extended period of time, and requires a payment of \$50.00 per month. Exec 1’s current practice is to allow pilots to tie down their aircraft as needed, usually for just a day or overnight. There are currently four aircraft that are tied down long term, and these four pilots pay the \$50.00 per month.

However, there are other pilots tying down their aircraft for more than a week or two, and they are not being charged the \$50.00 per month because the tie-down lease does not have a clause for initiating the monthly fee. We are recommending that, starting in 2026, a clause be added to the tie-down lease stating that any aircraft secured for more than two weeks will require the signing of the said lease and the monthly payments.

Dave and I can provide additional information as needed. Thank you.

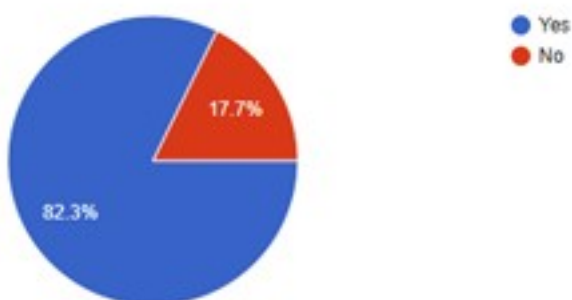
Did you know IKV has a calm wind runway?

79 responses



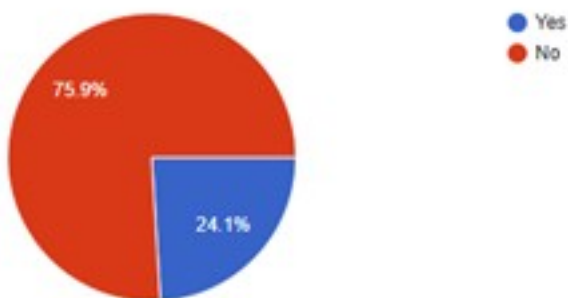
Do you use the calm wind runway when winds are less than 5kts?

79 responses



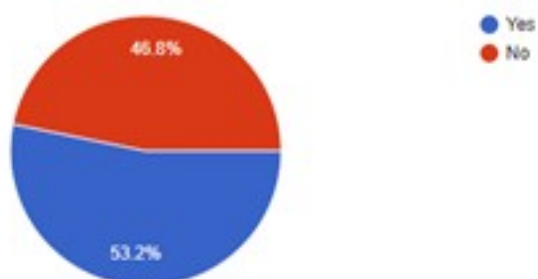
Would you like to see the calm wind runway removed from FAA publications?

79 responses



Should the calm wind runway be used when the wind is calm instead of less than 5kts?

79 responses



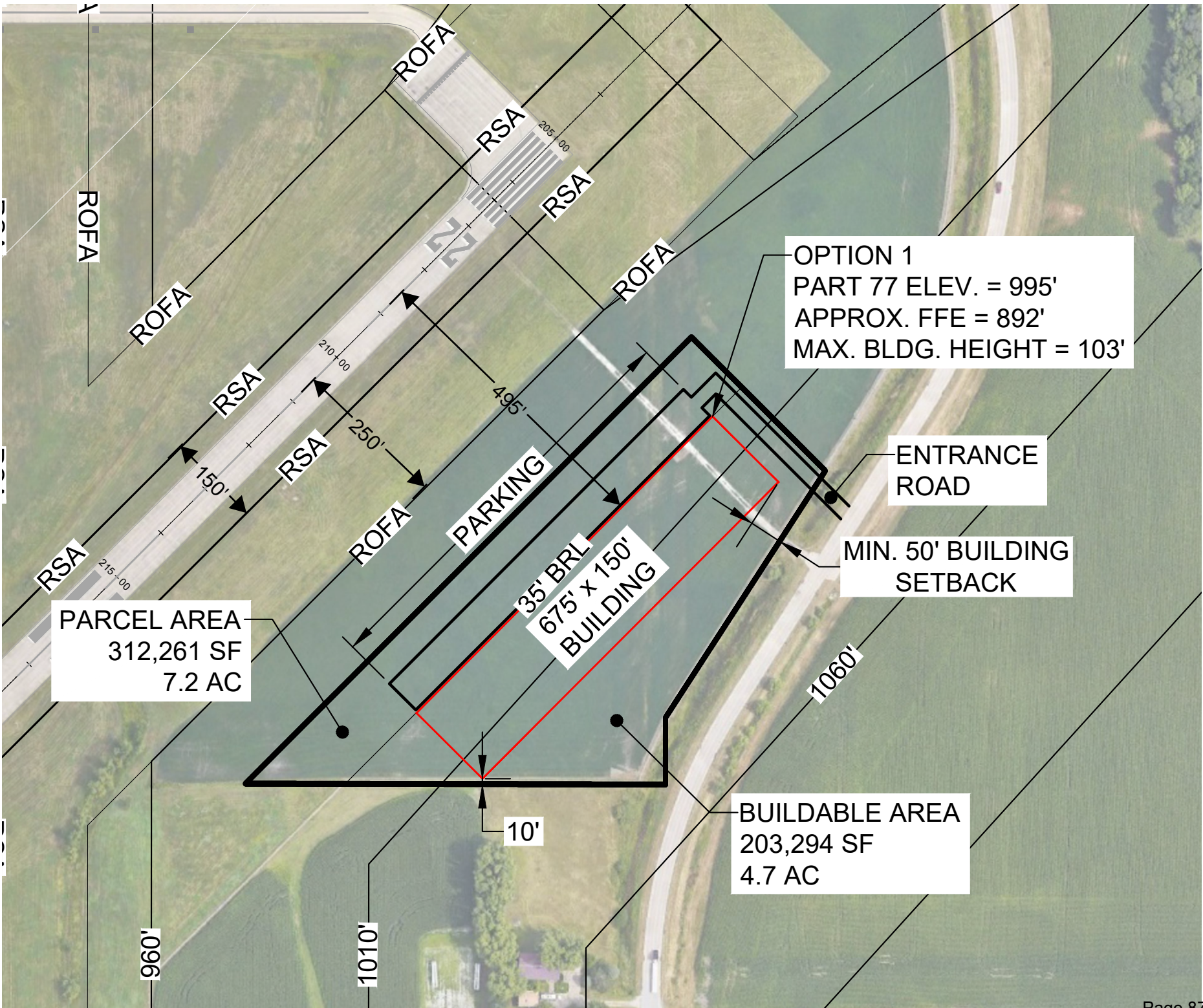
**North Property Line Box Hangars
Proposed Monthly Rent
August 7, 2025**

	Phase 1 Hangars	Phase 2 Hangars
Depth	42 Feet	42 Feet
Width	50 Feet	62 Feet
Floor Area	2100 SF	2600 SF
Door Width	48 Feet	56 Feet
Month Rent	\$900.00	\$1,100.00

The Phase 1 Hangars are currently being rented for \$900.00 per month.

Based on Floor Area, the prorated value for the larger Phase 2 Hangar would be: \$1,114.00

Based on the Door Width, the prorated value for the larger Phase 2 Hangar would be: \$1,050.00



ROFA

ROFA

ROFA

RSA

RSA

ROFA

RSA

RSA

ROFA

PARKING

35' BRL
675' x 150'
BUILDING

ENTRANCE
ROAD

MIN. 50' BUILDING
SETBACK

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

PARCEL AREA
312,261 SF
7.2 AC

BUILDABLE AREA
203,294 SF
4.7 AC

960'

1010'

10'

1060'