



Polk County Aviation Authority Meeting

Thursday, February 5, 2026

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. Approval of the Agenda

Consider motion to approve the February 5, 2026 agenda without amendment.

C. PUBLIC FORUM

D. FINANCE / BUDGET REPORTS

E. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the January 8, 2026 minutes.

CA - 2. Consider motion to adopt **RESOLUTION** approving lease agreements with the individuals and/or organizations detailed.

CA - 3. Consider motion to approve Task Order One-Payment #10 in the amount of \$857.83 to HDR Engineering, Inc. for services that include Professional Consulting Services.

CA - 4. Consider motion to approve Payment #38 in the amount of \$1,135.00 to McClure Engineering Company for services that include General On-Call Engineering Services.

- CA - 5.** Consider motion to approve Payment #6 in the amount of \$28,153.16 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.
- CA - 6.** Consider motion to approve Payment #6 in the amount of \$1,639.88 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot project.
- CA - 7.** Consider motion to approve Payment #1 in the amount of \$24,317.50 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.
- CA - 8.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$80,898.20.
- CA - 9.** Consider motion to approve February 2026 Financial Reports.

- **APPROVAL OF CONSENT AGENDA ITEMS**

- 1. Consent Agenda Items CA-1 through CA-9.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-9.

F. REMOVED CONSENT AGENDA ITEMS:

G. OLD BUSINESS

H. NEW BUSINESS

- 1. Consider motion to approve the purchase of miscellaneous items from Exec 1 Aviation in an amount not to exceed \$5,681.85.
- 2. Consider motion to approve the purchase of an ICOM A120 aircraft radio and antenna from Aircraft Spruce & Specialty Co. in an amount not to exceed \$1,196.70.
- 3. Consider motion to approve the installation of an ICOM A120 aircraft radio and antenna from Electronic Engineering in an amount not to exceed \$327.71.
- 4. Consider motion to adopt **RESOLUTION** authorizing the execution of a Memorandum of Understanding delineating the mowing and snow removal responsibilities associated with the FAA Flight Standards District Office Building.
- 5. Consider motion to adopt **RESOLUTION** authorizing the execution of an Employee Lease Agreement with Exec 1 Aviation II, L.L.C. to allow the use of Exec 1 employees on demand when extra help is needed.

I. REPORTS

- 1. **FBO Report**

- a. Fuel Sales

- 2. **Engineering Report**

- a. Maintenance Building Project Design Update
- b. Runway 18/36 Reconstruction Project Update

3. Staff Report

- a. T-Hangar Waiting List
- b. 2026 T-Hangar Lease Renewals
- c. Airport Truck Options Update
- d. 2025 Noise Complaints Review
- e. North Property Line Private Box Hangar Update
- f. Airport Monitoring Systems
- g. Iowa National Guard Hangar Construction Schedule
- h. Taxiway D Remaining Lot Development Update
- i. IPAA Conference

4. Legal Counsel Report

5. Board Report

6. Chair Report

J. ADJOURNMENT

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)

Thursday, January 8, 2026, 5:00 p.m.

Ankeny Regional Airport, 3700 SE Convenience Blvd., Ankeny, Iowa

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

Approval of Agenda

Board Member Novak moved, second by Johnson, to approve the agenda with amendment, removing New Business Items 3. and 4. Ayes: 5.

FBO Report

Dave Kalwishky reviewed the FBO Report with the Board.

Finance / Budget Report

Gardner reported on the 1/8/26 listing of bills.

Consent Agenda Items

1. Approval of December 4, 2025 minutes.
2. **RESOLUTION 2026-01** approving lease agreements with the individuals and/or organizations detailed.
3. Motion to receive and file the Financial Statements for the Years Ended June 30, 2025 & 2024.
4. Payment #4 to HDR Engineering, Inc. for the South Corporate Terminal Area Formulation project in the amount of \$6,000.00.
5. Payment #4 to Jensen Builders Ltd for services that include the Reconstruction of the Entrance Roundabout & Terminal Parking Lot project in the amount of \$10,554.87.
6. Payment #37 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$1,820.00.
7. Payment #5 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$20,538.77.
8. Payment #5 to McClure Engineering Company for Construction Administration, Observation & Closeout Services for the Reconstruct Airport Entrance Roundabout and Terminal Building Parking lot project in the amount of \$15,431.78.
9. Approval of Bills and Transfer of Necessary Funds, \$129,475.98.
10. Approval of January 2026 Financial Reports.

Approval of Consent Agenda Items

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

New Business

1. Motion to approve a Cooperative Services Agreement with the United States Department of Agriculture APHIS Wildlife Services in the amount of \$7,700.00 for wildlife management at the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
2. **RESOLUTION 2026-02** authorizing the execution of the First Amendment to the Agreement with Exec 1 Aviation II, LLC for Snow and Ice Removal Services at the Ankeny Regional Airport. Johnson moved, second by Novak. Ayes: Johnson, Novak, Ashby, Gardner, Wangsness.
3. **RESOLUTION 2026-03** authorizing the execution of a Memorandum of Understanding delineating the mowing and snow removal responsibilities associated with the FAA Flight Standards District Office Building. REMOVED
4. **RESOLUTION 2026-04** authorizing the execution of a Memorandum of Understanding with Central Iowa Aviation, LLC to delineate the mowing and snow removal responsibilities associated with the Terminal Building, Maintenance Building and South Hangar. REMOVED
5. Motion to approve the purchase of a light bar from Truck Equipment, Inc. in an amount not to exceed \$1,182.00. Novak moved, second by Johnson. Ayes: Novak, Johnson, Ashby, Gardner, Wangsness.

Reports

1. Engineering Report – Pudenz
 - a. Draft Memorandum – South Corporate Terminal Building Investment Scenario.
 - b. Runway 18/36 Extension – Status of CPF Federal Grant Application.
 - c. Design Update – PCAA Maintenance Storage Facility.
2. Staff Report - Kalwishky
 - a. Potential proposal to lease remaining North Box Hangar Pad – Adam Obrecht.
 - b. Johnson Brothers Farm Lease – Reduced area in 2026 due to Runway 18/36 Project.
 - c. Possible acquisition of minor equipment from Exec 1 for maintenance work.
 - d. Potential use of Exec 1 employees on an as-needed basis.
3. Legal Counsel Report
4. Board Report
5. Chair Report

Adjournment

The meeting was adjourned at 5:55 p.m.

Attest: _____
Diane Klemme, Recording Secretary

Signed: _____
Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 16th day of January, 2026.

RESOLUTION 2026-XXX

A RESOLUTION APPROVING THE LEASE AGREEMENTS WITH INDIVIDUALS AND/OR ORGANIZATIONS DETAILED ON THE ATTACHED LIST.

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

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

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

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

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

Dated the 5th day of February, 2026

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

Diane Klemme, Recording Secretary

Customer Type	Hangar #	Active Status	Company	City	State	Airplane Make	Airplane Type	% Time @ IKV	Approved	Airplane ID
To be approved at the February 5, 2026, PCAA Board Meeting										
Garage	C-SE	Active	Forest Hills Development Corp-Creative Werks, Inc	Urbandale	IA					
Garage	G-NW	Active	Rob Nollan	Altoona	IA					
Garage	G-SE	Active	Exec 1 Aviation	Ankeny	IA					
Garage	I-NW	Active	Ken Anderson	Ankeny	IA					
Hangar	A-04	Active	Larry J. Coppola	West Des Moines	IA	Bonanza G35	Single-engine	100%		N52WR
Hanger	B-01	Active	Ross Wendell	Ankeny	IA	2013 Vans RV-10	Single-engine	100%		N143RW
Hangar	B-03	Active	Hawkeye Investment/Greg Smith	West Des Moines	IA	1980 Piper Saratoga	Single-engine	100%		N8322K
Hangar	B-06	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA	1941 Stinson 10A	Single-engine	100%		NC34618
Hangar	B-08	Active	Creative Werks, Inc	Des Moines	IA	1978 Cessna R182 RG	Single-engine	100%		N515BB
Hangar	C-01	Active	Jeff Beckley	Des Moines	IA	2007 Vans RV-7A Tri-gear	Single-engine	100%		N597RV
Hangar	C-06	Active	Iowa Military Aviation Heritage Museum	Ankeny	IA	2 Fisher, Homebuilt Aircraft	Single-engine	100%		Ercoupe N93514
Hangar	C-07	Active	Robin Nollan/Vintage Flying Club	Altoona	IA	Aeronca 7AC	Single-engine	100%		N6922X
Hangar	C-09	Active	Dr Herbert Remer	Urbandale	IA	1999 AVIAT Husky	Single-engine	100%		N27HR
Hangar	D-03	Active	Champion Crane Services, Inc	Des Moines	IA	1968 Cessna T210H	Single-engine	100%		N2226R
Hangar	D-05	Active	Gard Aviation	Elkhart	IA	JAVRON Piper PA-18 2022	Single-engine	100%		N21WG
Hangar	D-07	Active	Byron Rees/David Rees	Altoona	IA	Zenith CH701	Single-engine	100%		N740DB
Hangar	D-10	Active	Greg Johnson	Elkhart	IA	1992 Beechcraft A36	Single-engine	100%		N807NH
Hangar	E-08	Active	Airborne Adventures, LLC	Clive	IA	Cessna 150J	Single-engine	100%		N5520G
Hangar	E-09	Active	Denis G. Biscobing	West Des Moines	IA	2011 Just Aircraft Highlander	Single-engine	100%		N548DB
Hangar	F-05	Active	Gard Aviation & Jim Bowen	Elkhart	IA	2009 Vans RV 10	Single-engine	100%		N101WG
Hangar	F-06	Active	Paul Roan	Clive	IA	1969 Piper Cherokee 180D	Single-engine	100%		N2180R
Hangar	G-04	Active	Secured Investments Group	Des Moines	IA	Mooney MZOC	Single-engine	100%		N6901U
Hangar	G-06	Active	Vintage Flying Club	Ankeny	IA	1942 Stinson L-5	Single-engine	100%		N1252
Hangar	H-05	NEW	Iowa Military Aviation Heritage Museum	Ankeny	IA	Musketeer	Single-engine	100%		N6927Q
Hangar	I-01	NEW	Jeff Brandt	Ankeny	IA	1956 Cessna 172	Single-engine	100%		N5857A
Hangar	J-03	Active	Paul Austin	Des Moines	IA	1951 Beechcraft C35 Bonanza	Single-engine	100%		N681D
Hangar	J-05	Active	Darrin McBroom	Mound	MN	Piper Arrow 1974 Arrow II	Single-engine	100%		N-40967



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. 1200795789
 Invoice Date 28-JAN-2026
 Invoice Amount Due \$857.83
 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: 28-DEC-2025 To: 24-JAN-2026

Professional Services Summarization	Hours	Billing Rate	Amount
Accounting	0.50	94.65	47.33
Airport Planner	3.50	231.57	810.50
	4.00		\$857.83
Total Professional Services			\$857.83

Amount Due This Invoice (USD)	\$857.83
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Fee Amount	\$42,000.00
Fee Invoiced to Date	\$24,200.24
Fee Remaining	\$17,799.76

Invoice

HDR Invoice No. 1200795789
Invoice Date 28-JAN-2026

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



1360 NW 121st Street
Clive, IA 50325

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

December 29, 2025
Project No: 2022001042-000
Invoice No: 38
Due Date: January 28, 2026

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

Professional Services from November 30, 2025 to December 27, 2025

Phase 163 General On-Call Services

	Hours	Rate	Amount	
Team Leader	4.00	250.00	1,000.00	
Project Coordinator	1.00	135.00	135.00	
Totals	5.00		1,135.00	
Total Labor				1,135.00
		Total this Phase		\$1,135.00
		Total Due this Invoice		\$1,135.00

Outstanding Invoices

Number	Date	Balance
37	11/30/2025	1,820.00
Total		1,820.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny: Reconstruct Runway 18-36 - Construction
Administration and Observation Services

Project Title: _____
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 #: 2022001042-006 **PO #** N/A
Original Contract Date: July 10, 2025 **Vendor #** N/A

Date of Board Meeting 5-Feb-26 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 11/30/25 through: 12/27/25

Contract Summary

Original Contract Amount:	\$	<u>1,447,560.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>1,447,560.00</u>	
Total completed and stored to date:	\$	<u>125,370.54</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>125,370.54</u>	
Less previous applications for payment:	\$	<u>97,217.38</u>	
SUBTOTAL	\$	<u>28,153.16</u>	

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

CURRENT PAYMENT DUE **\$ 28,153.16**

Balance to finish, including retainage: \$ 1,322,189.46

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 1/16/2026
Firm Name Signature Date

PCAA Approval: _____ _____
Signature Date

City of Ankeny Staff Approval: _____ _____
Signature Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease
 Email: DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



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

December 29, 2025
 Project No: 2022001042-006
 Invoice No: 165178
 Due Date: January 28, 2026

Project 2022001042-006 Ankeny Regional Airport: Reconstruct Runway 18-36: Construction Administration and Observation Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 1 Part I. Construction Administration/Observation Services

73.75

Total Labor

4,341.25

Overhead 201.41 % of 4,341.25

8,743.71

8,743.71

8,743.71

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	163,445.00	7.75	12,666.99	11,441.15	1,225.84
Total Fee	163,445.00		12,666.99	11,441.15	1,225.84

Total Fee

1,225.84

	Current	Prior	To-Date
Total Billings	14,310.80	97,217.38	111,528.18
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			1,165,531.82

Total this Phase

\$14,310.80

Phase 1A Part IA. CA Subconsultant (Jacobs)

Consultants

Jacobs Engineering Group Inc. 13,842.36

Total Consultants

13,842.36

13,842.36

	Current	Prior	To-Date
Total Billings	13,842.36	0.00	13,842.36
Contract Limit (not-to-exceed)			53,080.00
Contract Limit Remaining			39,237.64

Total this Phase

\$13,842.36

Phase 2 Part II. As-Built ADIP Survey

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
On-Site As-Built Survey	15,563.00	0.00	0.00	0.00	0.00
Project Management and Coordination	15,618.00	0.00	0.00	0.00	0.00
As-Built Aerial Photo/ADIP Submsn. NV5	41,519.00	0.00	0.00	0.00	0.00
Total Fee	72,700.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase 3 Part III. Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	44,720.00	0.00	0.00	0.00	0.00
Total Fee	44,720.00		0.00	0.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$28,153.16

Outstanding Invoices

Number	Date	Balance
164606	11/30/2025	20,538.77
Total		20,538.77

PROGRESS REPORT

PROJECT # **2022001042-006**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT RUNWAY 18-36 - CONSTRUCTION ADMINISTRATION AND 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: **DKalwishky@Ankenylowa.gov**

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

REPORTING PERIOD **DECEMBER 2025** NEXT REPORT **JANUARY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continued Construction Administration
- ✓ Coordinated with Manatt's on construction submittals
- ✓ Reviewed submittals and maintained submittal log
- ✓ Coordinated with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- ✓ Finalized and submitted SF-271 and SF-425 financial forms to FAA

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Construction Administration
- Continue coordination with Manatt and other contractors
- Continue construction schedule coordination with Manatt and the FAA
- Review submittals and maintain submittal log
- Continue coordination with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- Schedule Spring Pre-Construction Meeting

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Administration/Observation Services

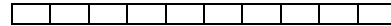
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



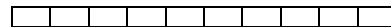
Phase 650.05 – Resident Project Representative



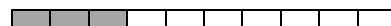
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

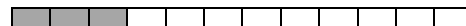


Phase 850.05 – Project Management and Coordination



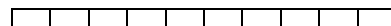
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

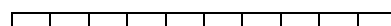


Part II: As-Built ADIP Survey

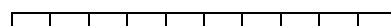
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

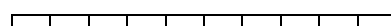


Phase 850.05 – Project Management and Coordination



Part III: project Closeout

Phase 800.05 – Project Closeout



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot -
Project Title: Construction Administration, Observation, & Closeout 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 #: 2022001042-012 **PO #** N/A
Original Contract Date: April 10, 2025 **Vendor #** N/A

Date of Board Meeting 5-Feb-26 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 11/30/25 through: 12/27/25

Contract Summary

Original Contract Amount:	\$	<u>95,300.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>95,300.00</u>	
Total completed and stored to date:	\$	<u>75,278.05</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>75,278.05</u>	
Less previous applications for payment:	\$	<u>73,638.17</u>	
SUBTOTAL	\$		<u>1,639.88</u>


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

CURRENT PAYMENT DUE \$ 1,639.88

Balance to finish, including retainage: \$ 20,021.95

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 1/16/2026
Date

PCAA Approval:

Signature _____
Date

City of Ankeny Staff Approval:

Signature _____
Date

Work Completed: See attached Progress Report.

Submit to: Dave Kalwishky, c: Jennifer Sease
 Email: DKalwishky@AnkenyIowa.gov; JSease@AnkenyIowa.gov Phone: 515-965-6420 Fax: 515-965-6416



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

December 29, 2025
 Project No: 2022001042-012
 Invoice No: 6
 Due Date: January 28, 2026

Project 2022001042-012 Ankeny: Reconstruct Airport Entrance Roundabout and Terminal Building
 Parking Lot: Construction Administration, Observation, & Closeout Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 1 Part I: Construction Management, Administration, and Observation Services

Total Labor 4.00 **237.69**

Overhead 195.99 % of 237.69 465.85 **465.85** **465.85**

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	10,048.00	96.2479	9,670.99	9,565.46	105.53
Total Fee	10,048.00		9,670.99	9,565.46	105.53
Total Fee					105.53

Mileage (.70/.686 p/mile) **5.81**

	Current	Prior	To-Date
Total Billings	814.88	73,638.17	74,453.05
Contract Limit (not-to-exceed)			78,800.00
Contract Limit Remaining			4,346.95
Total this Phase			\$814.88

Phase 2 Part II: Project Closeout Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Project Closeout	16,500.00	5.00	825.00	0.00	825.00
Total Fee	16,500.00		825.00	0.00	825.00
Total Fee					825.00

Total this Phase	\$825.00
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Total Due this Invoice	\$1,639.88
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Outstanding Invoices

Number	Date	Balance
5	11/30/2025	15,431.78
Total		15,431.78



PROGRESS REPORT

PROJECT # **2022001042-012**

PROJECT **ANKENY REGIONAL AIRPORT: RECONSTRUCT AIRPORT ENTRANCE ROUNDABOUT AND TERMINAL BUILDING PARKING LOT – CONSTRUCTION ADMINISTRATION, OBSERVATION, & CLOSEOUT SERVICES**

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

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

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

REPORTING PERIOD **DECEMBER 2025** NEXT REPORT **JANUARY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Continue Grant Administration
- ✓ Continue Project Management
- ✓ Initiated Project Closeout

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue Grant Administration
- Continue Project Management
- Final Walkthrough
- Project Acceptance by Sponsor
- Complete Project Closeout

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Management, Administration, Observation Services

300: BIL-AIG Grant Administration



504: Construction Permits



600: Construction Administration



603: QA Material Testing Coordination



650: Resident Project Representative (RPR)



760: Construction Staking (Control)

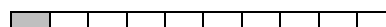


850: Project Management and Coordination



Part II: Project Closeout Services

800: Project Closeout





1360 NW 121st Street
Clive, IA 50325

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

December 29, 2025
Project No: 2022001042-016
Invoice No: 1
Due Date: January 28, 2026

Project 2022001042-016 Ankeny: Construct Maintenance Storage Facility; Design and Bidding Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 1 Part I: AIP Site Work Design & Bidding Services

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	590.00	100.00	590.00	0.00	590.00
Iowa DOT Grant Administration	830.00	0.00	0.00	0.00	0.00
Preliminary Design	1,490.00	100.00	1,490.00	0.00	1,490.00
Soil Boring Coordination	930.00	100.00	930.00	0.00	930.00
30% Design Phase	1,890.00	75.00	1,417.50	0.00	1,417.50
30%-SAN Sewer/Lift Station Des,IF NEEDED	4,400.00	0.00	0.00	0.00	0.00
90% Design Phase	4,020.00	10.00	402.00	0.00	402.00
90%-SAN Sewer/Lift Station Des,IF NEEDED	3,630.00	0.00	0.00	0.00	0.00
Issued for Bid (100%) Phase	1,810.00	0.00	0.00	0.00	0.00
Construction Permits	1,270.00	10.00	127.00	0.00	127.00
Advertise, Bidding, Contract Award	3,260.00	0.00	0.00	0.00	0.00
Topographic Survey	1,410.00	85.00	1,198.50	0.00	1,198.50
Project Management and Coordination	4,060.00	15.00	609.00	0.00	609.00
Total Fee	29,590.00		6,764.00	0.00	6,764.00
Total Fee					6,764.00
Total this Phase					\$6,764.00

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

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Existing Conditions	1,210.00	100.00	1,210.00	0.00	1,210.00
Iowa DOT Grant Administration	830.00	0.00	0.00	0.00	0.00
Preliminary Design	4,040.00	100.00	4,040.00	0.00	4,040.00
Soil Boring Coordination	1,690.00	75.00	1,267.50	0.00	1,267.50

Project	2022001042-016	Ankeny: Construct Maintenance Bldg: D/B				Invoice	1
30% Design Phase	4,390.00	75.00	3,292.50	0.00	3,292.50		
90% Design Phase	36,640.00	10.00	3,664.00	0.00	3,664.00		
Issued for Bid (100%) Phase	10,410.00	0.00	0.00	0.00	0.00		
Construction Permits	3,640.00	10.00	364.00	0.00	364.00		
Advertise, Bidding, Contract Award	9,900.00	0.00	0.00	0.00	0.00		
Topographic Survey	2,730.00	85.00	2,320.50	0.00	2,320.50		
Project Management and Coordination	9,300.00	15.00	1,395.00	0.00	1,395.00		
Subconsultants Bluestone Engineering LLC	27,000.00	0.00	0.00	0.00	0.00		
Subconsultants OPN	17,000.00	0.00	0.00	0.00	0.00		
Total Fee	128,780.00		17,553.50	0.00	17,553.50		
		Total Fee				17,553.50	
				Total this Phase		\$17,553.50	
				Total Due this Invoice		\$24,317.50	



PROGRESS REPORT

PROJECT # **2022001042-016**

PROJECT **ANKENY REGIONAL AIRPORT: CONSTRUCT MAINTENANCE STORAGE FACILITY – DESIGN AND BIDDING SERVICES**

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

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

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

REPORTING PERIOD **DECEMBER 2025** NEXT REPORT **JANUARY 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Conducted internal design team kickoff meeting
- ✓ Completed charette meeting with Owner, stakeholders
- ✓ Developed list of construction items
- ✓ Performed site visit, document existing conditions
- ✓ Established project schedule
- ✓ Prepared draft 30% plans
- ✓ Developed preliminary list of project quantities
- ✓ Determined utility requirements and building layout
- ✓ Held coordination calls with subs
- ✓ Completed topographic survey
- ✓ Coordinated Geotechnical Investigation
- ✓ Documented project questions and answers, maintain log

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize 30% plans, opinion of probable construction cost, and project budget
- Determine if “As Needed” scope items are needed for the project (sand/oil interceptor system, enhanced fire safety measures)
- Coordinate Site Plan Review process w/ City
- Continue toward 90% design completion

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

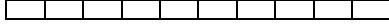
- N/A

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

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



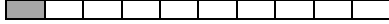
Soil Boring Coordination



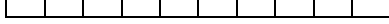
30% Design Phase



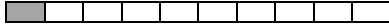
90% Design



Issued for Bid (100%)



Construction Permits



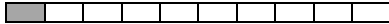
Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination

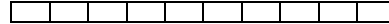


Phase 2: Part II: GAVI Vertical Infrastructure Design and Bidding Services

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



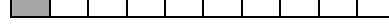
Soil Boring Coordination



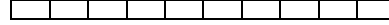
30% Design



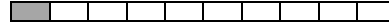
90% Design



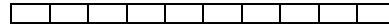
Issued for Bid (100%)



Construction Permits



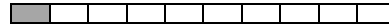
Advertise, Bidding and Contract Award



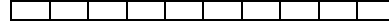
Topographic Survey



Project Management and Coordination



Subconsultants (Bluestone Engineering, LLC and OPN Architects)



**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE FEBRUARY 5, 2026 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Amazon Capital Services	46.93	01/07/26	Box Hangar restroom supplies
Amazon Capital Services	350.51	10/09/26	Tool Assortment
Amazon Capital Services	43.95	01/13/26	Washer fluid, Snow brush, bungee cords
Amazon Capital Services	17.99	01/14/26	coat rack
Amazon Capital Services	327.55	01/15/26	flashlights, misc office supplies
Amazon Capital Services	16.68	01/20/26	Custom door name plates
Amazon Capital Services	76.77	01/23/26	Tool Box, Tie down straps, battery for beacon light
Brick Gentry Law Firm	1,200.00	01/25/26	General legal services
Dave Kalwishky	418.43	01/29/26	Mileage and supplies reimbursement
Dan's Overhead Doors & More	925.00	01/14/26	After Hours Service/Repair
Dan's Overhead Doors & More	479.46	01/23/26	Gust Lock repair and shop supplies
Elder Corporation	531.00	01/09/26	Snow removal services 12/29/25
Exec 1 Aviation	1,500.00	01/28/26	Snow removal services
Hawkeye Truck Equipment	7,166.00	1/26/2026	Sander box and spray on bed liner
HDR Engineering Inc.	857.83	1/28/2026	Professional services
McClure Engineering	1,135.00	12/29/25	Professional services
MidAmerican Energy	2,214.80	01/13/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities
Truck Equipment, Inc	1,182.00	01/21/26	Furnished/Installed LED Strobe Light on Cab
USDA, APHIS, General	852.76	01/05/26	Wildlife mitigation services through 12/31/25
Total Airport Operations Fund	\$ 19,342.66		
Construction Materials Testing	7,445.00	01/08/26	Geotechnical investigation to support the design of the Construct Maintenance Storage Facility project
McClure Engineering	24,317.50	12/29/25	Construct Maintenance Storage Facility; Design and Bidding Services
McClure Engineering	28,153.16	12/29/25	Reconstruct Runway 18/36 Design and Bidding Engineering Professional Services
McClure Engineering	1,639.88	12/29/25	Reconstruct Airport Entrance Roundabout and Terminal Building Parking Lot - Design & Bidding
Total Capital Improvements Fund	\$ 61,555.54		
Grand Total	\$ 80,898.20		

See attachments for more information regarding:
Contractor/project costs
Snow removal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of January 31, 2026

	<u>Jan 31, 2026</u>
ASSETS	
Current Assets	
Checking/Savings	
102 · FIRST NATIONAL BANK	4,530,998.69
Total Checking/Savings	<u>4,530,998.69</u>
Accounts Receivable	
112 · ACCOUNTS RECEIVABLE	3,253.72
Total Accounts Receivable	<u>3,253.72</u>
Other Current Assets	
113 · PRE-PAID EXPENSES	48,245.87
114 · LEASE RECEIVABLE	971,110.49
115 · ACCRUED INTEREST RECEIVABLE	13,346.00
Total Other Current Assets	<u>1,032,702.36</u>
Total Current Assets	<u>5,566,954.77</u>
Fixed Assets	
140 · NON-DEPRECIABLE ASSETS	6,956,965.27
141 · DEPRECIABLE ASSETS	27,885,447.73
180 · CONSTRUCTION IN PROGRESS	4,265,548.05
181 · ACCUMULATED DEPRECIATION	(19,931,344.11)
Total Fixed Assets	<u>19,176,616.94</u>
TOTAL ASSETS	<u><u>24,743,571.71</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202 · ACCOUNTS PAYABLE	78,683.40
Total Accounts Payable	<u>78,683.40</u>
Other Current Liabilities	
204 · RETAINAGE PAYABLE	4,870.53
206 · DEFERRED REVENUE	20,201.05
207 · HANGAR/LEASE ADVANCE DEPOSITS	20,910.28
209 · DEFERRED LEASE REVENUE	944,162.69
Total Other Current Liabilities	<u>990,144.55</u>
Total Current Liabilities	<u>1,068,827.95</u>
Total Liabilities	<u>1,068,827.95</u>
Equity	
3000 · INVESTED IN CAPITAL ASSETS	18,513,364.44
3001 · UNRESTRICTED NET ASSETS	6,084,380.90
3003 · RESTRICTED FOR AIRPORT IMPROVE	(923,001.58)
Total Equity	<u>23,674,743.76</u>
TOTAL LIABILITIES & EQUITY	<u><u>24,743,571.71</u></u>

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	703,871.01	1,407,742.00	(703,870.99)	50.0%
401 · LEASE AND LICENSE FEE INCOME	96,334.19	135,000.00	(38,665.81)	71.36%
403 · FUEL FEE INCOME	30,610.24	49,000.00	(18,389.76)	62.47%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
406 · T-HANGAR RENTAL INCOME	41,470.00	0.00	41,470.00	100.0%
407 · OTHER REVENUE	2,037.13	0.00	2,037.13	100.0%
Total Income	880,995.57	1,591,742.00	(710,746.43)	55.35%
Gross Profit	880,995.57	1,591,742.00	(710,746.43)	55.35%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	42,624.76	80,100.00	(37,475.24)	53.21%
602 · POSTAGE & OFFICE SUPPLIES	475.17	1,900.00	(1,424.83)	25.01%
603 · ONSITE MANAGEMENT SERVICES	93,773.64	187,547.00	(93,773.36)	50.0%
610 · ADVERTISING & PROMOTION	178.03	700.00	(521.97)	25.43%
611 · PUBLICATIONS	895.60	2,400.00	(1,504.40)	37.32%
612 · CONFERENCES AND SEMINARS	810.41	4,000.00	(3,189.59)	20.26%
613 · LEGAL SERVICES	5,855.50	34,000.00	(28,144.50)	17.22%
614 · AUDIT SERVICES	13,325.00	17,500.00	(4,175.00)	76.14%
616 · GENERAL INSURANCE	4,903.76	8,700.00	(3,796.24)	56.37%
617 · PROPERTY INSURANCE	37,461.59	61,000.00	(23,538.41)	61.41%
618 · PUBLIC OFFICIALS INSURANCE	1,999.95	3,600.00	(1,600.05)	55.55%
620 · MINOR EQUIPMENT	362.86	0.00	362.86	100.0%
621 · CAPITAL EQUIPMENT	62,124.00	0.00	62,124.00	100.0%
630 · SNOW REMOVAL & MOWING	58,419.89	108,000.00	(49,580.11)	54.09%
631 · REPAIRS & MAINTENANCE (General)	83,181.25	123,000.00	(39,818.75)	67.63%
640 · UTILITIES	6,144.36	6,600.00	(455.64)	93.1%
644 · AIRPORT PLANNING & ENGINEERING	18,976.75	63,000.00	(44,023.25)	30.12%
645 · MISCELLANEOUS	0.00	100.00	(100.00)	0.0%
703 · NORTH PROPERTY LINE BOX HANGARS	142,413.91	0.00	142,413.91	100.0%
704 · MAINTENANCE BUILDING	31,762.50	1,774,000.00	(1,742,237.50)	1.79%
718 · EXTEND RUNWAY 18	17,366.20	4,845,600.00	(4,828,233.80)	0.36%
725 · SOUTH CORPORATE TERMINAL	19,650.00	0.00	19,650.00	100.0%
729 · RECONSTRUCT & EXTEND RW 18/36	149,478.80	8,092,500.00	(7,943,021.20)	1.85%
734 · ELEVATOR AND LOBBY ADDITION	0.00	600,000.00	(600,000.00)	0.0%
736 · REMOVE & REPLACE PAVEMENT	562,330.17	0.00	562,330.17	100.0%
Total Expense	1,354,514.10	16,014,247.00	(14,659,732.90)	8.46%
Net Ordinary Income	(473,518.53)	(14,422,505.00)	13,948,986.47	3.28%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	94,605.62	181,000.00	(86,394.38)	52.27%
504 · FAA GRANT REIMBURSEMENT	0.00	12,861,175.00	(12,861,175.00)	0.0%
505 · STATE GRANT REIMBURSEMENT	0.00	400,000.00	(400,000.00)	0.0%
Total Other Income	94,605.62	13,442,175.00	(13,347,569.38)	0.7%
Net Other Income	94,605.62	13,442,175.00	(13,347,569.38)	0.7%
Net Income	(378,912.91)	(980,330.00)	601,417.09	38.65%

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
C & R AVIATION	0.00	0.20	0.00	0.00	0.00	0.20
Casey's Hangar Land Lease	297.04	0.00	0.00	0.00	0.00	297.04
EXEC 1 AVIATION (F-09)	2,784.23	0.00	0.00	0.00	0.00	2,784.23
MILLER, DENNIS (FARM LEASE)	0.00	0.00	162.25	0.00	0.00	162.25
Wendell, Ross	0.00	10.00	0.00	0.00	0.00	10.00
TOTAL	3,081.27	10.20	162.25	0.00	0.00	3,253.72

Index

Sheet	Project Name	Contractors	Grant Eligible?	Original Contract Amount	Change orders & Non-Contract	Total Project Cost	Expenditures to date	Remaining Obligation	Retainage	Expected Grant Receipts	Grant Funds Received to date:	FY Completed
Sheet01	General Engineering - 2022 Agreement	McClure Engineering	EXP	108,076.82	-	108,076.82	108,076.82	-	-	-	-	
Sheet08	General Planning - 2022 Agreement	HDR Engineering	EXP	42,000.00	-	42,000.00	20,829.72	21,170.28	-	-	-	
Sheet03	Wildlife Hazard Mitigation	USDA, APHIS, General	EXP	53,000.00	(8,194.47)	44,805.53	44,805.53	-	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	435,221.00	27,217.80	462,438.80	414,451.80	47,987.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	laDOT	1,543,446.90	25,549.49	1,568,996.39	1,565,878.39	3,118.00	-	565,200	565,200	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	laDOT	733,200.85	12,403.85	745,604.70	739,527.10	6,077.60	-	400,000	331,215	
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	laDOT	845,795.10	23,431.22	869,226.32	869,226.33	(0.01)	-	411,425	184,677	
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	989,875.00	22,349.62	1,012,224.62	1,012,224.62	-	-	916,074	-	FY26
Sheet30	Extend Runway 18	McClure/HDR Engineering	FAA	385,039.00	-	385,039.00	385,039.00	-	-	-	-	FY26
Sheet31	Remove/Replace Pavement - Entrance Drive/Roundabout/Parking Lot	McClure/OneBridge Locating/Jensen Builders	FAA	796,613.12	19,623.00	816,236.12	670,483.57	145,752.55	4,870.53	636,362	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	989,407.09	-	989,407.09	184,907.09	804,500.00	-	-	-	
Sheet33	South Corporate Terminal Area Development	HDR Engineering	EXP	60,000.00	-	60,000.00	60,000.00	-	-	-	-	
Sheet34	Reconstruct Runway 18/36 - CA & Observation Services/Construction	McClure/Manatt's	FAA	11,923,625.58	-	11,923,625.58	129,570.54	11,794,055.04	-	-	-	
Sheet35	Concrete Paving of Infill Areas - Tee Hangar Taxilanes	Nehring Construction	EXP	21,935.50	-	21,935.50	21,935.50	-	-	-	-	
Sheet36	Maintenance Storage Facility	McClure/CMT	laDOT	1,961,340.00	-	1,961,340.00	31,762.50	1,929,577.50	-	-	-	
Sheet25	Airport Brand Signing and Entry Improvements	McClure & 818, LLC	EXP	102,964.89	9,491.13	112,456.02	112,456.02	-	-	-	-	FY25
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

Grayed out = Completed items, no new charges expected

29,293,816.53 2,084,438.95 31,378,255.48 16,625,178.25 14,752,237.97 4,870.53 8,066,732 6,218,763

\$ 4,870.53

^= 204 Retainage Pay

^ = 110 Grant AR

FY25/26 TOTALS		FY24/25		
	Quantity	Cost		
Elder	169.00	\$ 27,169.00	\$ 17,931.50	151.52%
S Jackson	-	\$ -	\$ 150.00	0.00%
New Deal	55.00	\$ 2,928.17	\$ -	0.00%
Cryotech	530.00	\$ 5,234.50	\$ 4,977.72	105.16%
Exec 1 Aviation	19.50	\$ 9,750.00	\$ 22,750.00	42.86%
	<u>\$ 773.50</u>	<u>\$ 45,081.67</u>	<u>\$ 45,809.22</u>	<u>98.41%</u>
	Quantity	Cost	Cost	
Labor	97.00	\$ 17,366.50	\$ 33,573.00	51.73%
Equipment	92.50	\$ 19,553.50	\$ 26,170.25	74.72%
Material	587.00	\$ 8,162.67	\$ 17,106.10	47.72%
	<u>\$ 776.50</u>	<u>\$ 45,082.67</u>	<u>\$ 76,849.35</u>	<u>58.66%</u>
	Quantity	Cost	Cost	
Operations	773.50	\$ 45,081.67	\$ 76,849.35	58.66%
	<u>\$ 773.50</u>	<u>\$ 45,081.67</u>	<u>\$ 76,849.35</u>	<u>58.66%</u>

(Elder contract: year)

FY25/26 Hourly Rates		FY24/25		% Inc	Category
Elder	Manager	\$ 96.00	\$ 96.00	0.0%	Labor
Elder	Manager-OT	\$ 143.00	\$ 143.00	0.0%	Labor
Elder	Manager-DT	\$ 192.00	\$ 192.00	0.0%	Labor
Elder	Operator	\$ 82.00	\$ 82.00	0.0%	Labor
Elder	Operator-OT	\$ 124.00	\$ 124.00	0.0%	Labor
Elder	Operator-DT	\$ 164.00	\$ 164.00	0.0%	Labor
Elder	Mobilization of Equipment	\$ 7,500.00	\$ 7,500.00	0.0%	Equipment
Elder	Motor Grader	\$ 212.00	\$ 212.00	0.0%	Equipment
Elder	Wheel Loader	\$ 225.00	\$ 225.00	0.0%	Equipment
Elder	Blower	\$ 30.00	\$ 30.00	0.0%	Equipment
Elder	Pickup	\$ 25.00	\$ 25.00	0.0%	Equipment
Elder	Snow Plow	\$ 16.50	\$ 16.50	0.0%	Equipment
Elder	Compact Track Loader	\$ 137.00	\$ 137.00	0.0%	Equipment
Elder	Tractor Broom w/Blade	\$ 137.00	\$ 137.00	0.0%	Equipment
Exec 1 Aviation	Oshkosh Labor	\$ 500.00	\$ 500.00	0.0%	Labor
S Jackson	Oralabor	\$ 150.00	\$ 150.00	0.0%	Labor
Cryotech	Liquid	\$ 8.45	\$ 9.15	-7.7%	Material
Cryotech	S&H	\$ 378.00	\$ 128.22	194.8%	Material
New Deal	Granular per bag	\$ 47.18	\$ 49.00	-3.7%	Material
New Deal	Shipping per pallet	\$ 333.17	\$ 305.91	8.9%	Material

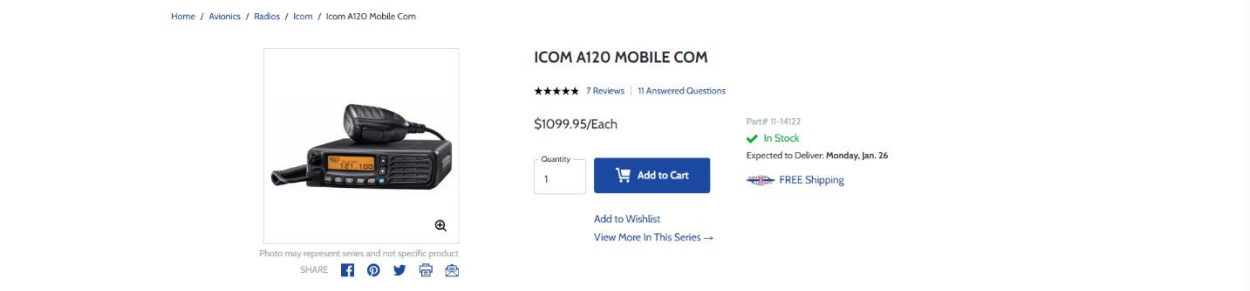
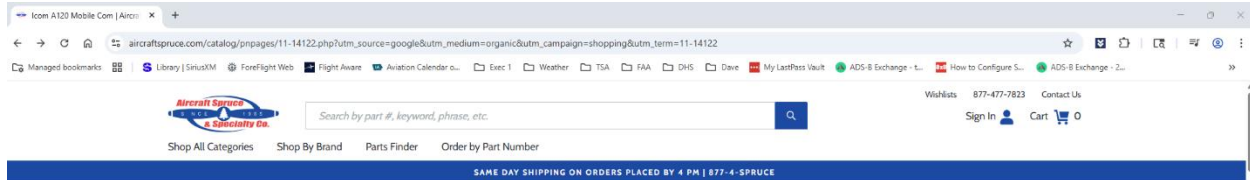
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Provider	What	Inv. Date	Quantity/Hrs	Rate	Cost	Category
Elder	Pickup	12/13/25	0.50	\$ 25.00	\$ 12.50	Equipment
Elder	Pickup	12/13/25	2.00	\$ 25.00	\$ 50.00	Equipment
Elder	Compact Track Loader	12/13/25	2.50	\$ 137.00	\$ 342.50	Equipment
Elder	Wheel Loader	12/13/25	8.50	\$ 225.00	\$ 1,912.50	Equipment
Elder	Manager	12/29/24	3.00	\$ 96.00	\$ 288.00	Labor
Elder	Pickup	12/29/24	1.50	\$ 25.00	\$ 37.50	Equipment
Elder	Tractor Broom w/Blade	12/29/24	1.50	\$ 137.00	\$ 205.50	Equipment
Elder	Manager	01/09/26	3.00	\$ 96.00	\$ 288.00	Labor
Elder	Pickup	01/09/26	1.50	\$ 25.00	\$ 37.50	Equipment
Elder	Compact Track Loader	01/09/26	1.50	\$ 137.00	\$ 205.50	Equipment
Exec 1 Aviation	Oshkosh Labor	01/24/26	3.00	\$ 500.00	\$ 1,500.00	Labor

Provider	What	Inv. Date	Quantity/Hrs	Rate	Cost	Category	Invoice Number
New Deal	Granular per bag	08/04/25	55.00	\$ 47.18	\$ 2,595.00	Material	080425A
New Deal	Shipping per pallet	08/04/25		\$ 333.17	\$ 333.17	Material	080425A
Elder	Mobilization of Equipment	11/10/25	1.00	\$ 7,500.00	\$ 7,500.00	Equipment	42062
Cryotech	Liquid	12/09/25	530.00	\$ 8.45	\$ 4,478.50	Material	IN75047
Cryotech	S&H	12/09/25	2.00	\$ 378.00	\$ 756.00	Material	IN75047
Exec 1 Aviation	Oshkosh Labor	11/30/25	9.50	\$ 500.00	\$ 4,750.00	Labor	331601
Exec 1 Aviation	Oshkosh Labor	12/01/25	3.00	\$ 500.00	\$ 1,500.00	Labor	331600
Exec 1 Aviation	Oshkosh Labor	12/02/25	4.00	\$ 500.00	\$ 2,000.00	Labor	331602
Elder	Operator	11/29/25	7.00	\$ 82.00	\$ 574.00	Labor	42214
Elder	Manager	11/29/25	8.50	\$ 96.00	\$ 816.00	Labor	42214
Elder	Pickup	11/29/25	4.50	\$ 25.00	\$ 112.50	Equipment	42214
Elder	Pickup	11/29/25	4.50	\$ 25.00	\$ 112.50	Equipment	42214
Elder	Wheel Loader	11/29/25	4.00	\$ 225.00	\$ 900.00	Equipment	42214
Elder	Wheel Loader	11/29/25	2.50	\$ 225.00	\$ 562.50	Equipment	42214
Elder	Operator	11/30/25	6.50	\$ 82.00	\$ 533.00	Labor	42248
Elder	Manager	11/30/25	5.00	\$ 96.00	\$ 480.00	Labor	42248
Elder	Manager	12/02/25	2.00	\$ 96.00	\$ 192.00	Labor	42248
Elder	Pickup	11/30/25	1.00	\$ 25.00	\$ 25.00	Equipment	42248
Elder	Blower	11/30/25	4.00	\$ 30.00	\$ 120.00	Equipment	42248
Elder	Wheel Loader	11/30/25	4.00	\$ 225.00	\$ 900.00	Equipment	42248
Elder	Wheel Loader	11/30/25	6.50	\$ 225.00	\$ 1,462.50	Equipment	42248
Elder	Blower	12/02/25	2.00	\$ 30.00	\$ 60.00	Equipment	42248
Elder	Wheel Loader	12/02/25	2.00	\$ 225.00	\$ 450.00	Equipment	42248
Elder	Operator-OT	12/07/25	6.75	\$ 124.00	\$ 837.00	Labor	42320
Elder	Manager-OT	12/07/25	8.00	\$ 143.00	\$ 1,144.00	Labor	42320
Elder	Pickup	12/07/25	0.50	\$ 25.00	\$ 12.50	Equipment	42320
Elder	Pickup	12/07/25	4.00	\$ 25.00	\$ 100.00	Equipment	42320
Elder	Blower	12/07/25	4.00	\$ 30.00	\$ 120.00	Equipment	42320
Elder	Wheel Loader	12/07/25	4.00	\$ 225.00	\$ 900.00	Equipment	42320
Elder	Wheel Loader	12/07/25	6.25	\$ 225.00	\$ 1,406.25	Equipment	42320
Elder	Manager	12/08/25	4.00	\$ 96.00	\$ 384.00	Labor	42320
Elder	Blower	12/08/25	4.00	\$ 30.00	\$ 120.00	Equipment	42320
Elder	Wheel Loader	12/08/25	4.00	\$ 225.00	\$ 900.00	Equipment	42320
Elder	Operator	12/11/25	2.25	\$ 82.00	\$ 184.50	Labor	42320
Elder	Manager	12/11/25	5.00	\$ 96.00	\$ 480.00	Labor	42320
Elder	Pickup	12/11/25	2.50	\$ 25.00	\$ 62.50	Equipment	42320
Elder	Compact Track Loader	12/11/25	2.50	\$ 137.00	\$ 342.50	Equipment	42320
Elder	Wheel Loader	12/11/25	2.25	\$ 225.00	\$ 506.25	Equipment	42320
Elder	Operator	12/12/25	3.00	\$ 82.00	\$ 246.00	Labor	42320
Elder	Pickup	12/12/25	3.00	\$ 25.00	\$ 75.00	Equipment	42320
Elder	Operator	12/13/25	9.00	\$ 82.00	\$ 738.00	Labor	42320
Elder	Manager	12/13/25	4.50	\$ 96.00	\$ 432.00	Labor	42320

Location / Item	Cost	Quantity	Extended	Notes	Web Link
Dave's Office					
File cabinets in my office	\$ 124.99	2	\$ 249.98	New price	https://www.amazon.com/dp/B09V4XPFL3?ref=ppx_hzsearch_conn_dt_b_fed_asin_title_4&th=1
Light Shed					
Runway 04/22 light bulbs	\$ 280.39	1	\$ 280.39	Invoice provided - new price	
Runway 18/36 light bulbs	\$ 16.29	3	\$ 48.87	New price	https://www.amazon.com/dp/B008VR6FOY?ref=ppx_hzsearch_conn_dt_b_fed_asin_title_1
Red shelves for storage	\$ 440.57	2	\$ 881.14	New price	https://www.menards.com/main/storage-organization/shelves-shelving-units/steel-component-shelving/xtreme-garage-reg-151-1-2w-x-72h-x-17d-4-tier-rack/1994571/p-1444422779067-c-9540.htm
Runway light assemblies	\$ 204.91	9	\$ 1,844.18	Paid price	https://adbsafegate.com/products/airfield/runway-lighting/EL-EAH-runway-edge-runway-end-runway-threshold
Taxiway light assemblies	\$ 271.34	1	\$ 271.34	Paid price	https://adbsafegate.com/products/airfield/taxiway-lighting/reliance-elevated-taxiway-edge-light-L861T-led
Performax tool box	\$ 319.99	1	\$ 319.99	New price	https://www.menards.com/main/storage-organization/garage-outdoor-storage/garage-cabinet-systems/performax-reg-26-1-2w-x-35-3-4h-x-18-1-4d-5-drawer-base-garage-storage-cabinet/m27bc5/p-7919224473545189-c-12653.htm
Milwaukee Impact Driver	\$ 429.00	1	\$ 429.00	New price - This is used to remove runway light frangible couplings when they break.	https://www.northerntool.com/products/milwaukee-m18-fuel-cordless-high-torque-impact-wrench-with-one-key-and-friction-ring-tool-only-3-4in-drive-1500-ft-lbs-torque-model-2864-20-63588?cm_mmc=Google-pla&utm_source=Google_PLA&utm_medium=Power%20Tools%20%3E%20Impact%20Tools%20%2B%20Accessories%20%3E%20Impact%20Wrenches&utm_campaign=Milwaukee&utm_content=63588&ogmap=SHP PLA GOOG STND c SITEWIDE INTRADE PoverTools [adgroup]] 857740929 42214667743&gclid=CjwKCAIAmKnKbBrFiwAaqAnZ7P7Wrh3cTPzW_3bXmg5nuGHJ55Ddunj0eMnhC9wUAacwVofEgYeabBoCC7YQAvD_BwE
Garage E-NW					
Traffic Cones	\$ 5.00	35	\$ 175.00	Used price - New price is \$17 each - The airport uses these for marking patched areas while working and blocking off areas when needed. Some are in good shape, others are rough so I feel this is a good average price.	https://www.uline.com/Product/Detail/S-24652ORR/Traffic-Cones/Heavy-Duty-Standard-Traffic-Cones-18-Orange
Truck Magnet	\$ 200.00	1	\$ 200.00	New price - This is used to pick up metallic FOD from the ramps and runways. This is primarily used during the winter months to pick up the metal bristles from the snow plows broom.	https://www.globalindustrial.com/p/global-industrial-153-hang-type-magnetic-sweeper-48-w
Runway Closure tarps	\$ 390.00	2	\$ 780.00	New price - this will include the snow fence that is also used.	https://www.safetyflag.com/products/29-flags-airport-runway-closure-misc/177-runway-closure-marker
Bricks	\$ 1.98	102	\$ 201.96	New price - these are used to hold the runway closure markers down.	https://www.lowes.com/pd/Half-Cored-Concrete-Block-Common-8-in-x-8-in-x-8-in-Actual-7-625-in-x-7-625-in-x-7-625-in/3306748
T Hangar F-09					
Nothing					
Total purchase			<u>\$ 5,681.85</u>		

ICOM A120 Mobile aircraft radio and antenna for the airport truck. This will allow the driver to make position reports on the airport that other aircraft will hear and allow communication between the truck and aircraft.





Electronic Engineering
 1100 Keo Way
 Des Moines, IA 50309
 Phone: 515-283-1100
 Toll Free: 800-343-3998

QUOTE
120019638

Prepared For: Walk In DSM - Exempt
 1100 Keo
 Des Moines, IA 50309

Your Account Representative

Name: DSM House Acct
 Phone: 515-283-1100
 Fax: 515-244-6948
 Cell: ...-...-....

Quantity	Product/Service Name	Unit Price	UOM	Extended
1	Shop Service Call Quote requested by David Kalwishky to install ICOM Avionics radio and antenna into 2026 Dodge Ram 2500. VIN:3C6MR5AJ3TG213575	0.00	EA	\$0.00
2	2 Way Radios-Inst/Rmvl-Ins-Hourly 1 TECH X 2 HOURS FOR INSTALLATION WIRE TO IGNITION, FLOOR MOUNT, ROOF MOUNT ANTENNA, FUSE TAP, RADIO POWER IS 8 WATTS.	140.00	EA	\$280.00
1	Shop Supplies and Materials	14.00	EA	\$14.00
1	FUSE/TAP/MICRO-2-CIRCUIT/20A GL Dept 900 GL Code 4100	9.95	EA	\$9.95
1	Floor Wedge Mount	23.76	EA	\$23.76

Remark

Total Tangibles :	\$33.71
Total Services :	\$294.00
Total Charges :	\$0.00
Total Discount :	\$0.00
Tax:	\$0.00
Total Quote :	\$327.71

Prices quoted are F.O.B. factory. Quotation good for 30 days.
 Delivery: Receipt of goods are determined by manufacturer lead time.

Quotation Prepared By:	Accepted By:
Name: _____	Name: _____
Date: 01/16/2026	Date: _____

RESOLUTION 2026-

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
MEMORANDUM OF UNDERSTANDING TO DELINEATE THE
MOWING AND SNOW REMOVAL RESPONSIBILITIES
ASSOCIATED WITH THE FAA FLIGHT STANDARDS DISTRICT
OFFICE BUILDING**

WHEREAS, the Polk County Aviation Authority entered into the Amended and Substituted Land Lease Agreement (the Agreement) dated October 10, 2013 between the POLK COUNTY AVIATION AUTHORITY (Licensor) and RJB, LLC (Licensee) which granted to the licensee the non-exclusive right to construct an office building (the “Building”) on specified Ankeny Regional Airport (Airport) property; and

WHEREAS, commencing January 1, 2026, the Polk County Aviation Authority assumes management of the Airport, including the maintenance responsibilities of the publicly owned facilities at the Airport, such as snow/ice control and turf lawn mowing of public spaces; and

WHEREAS, this shift in maintenance responsibilities requires that the responsibility for snow removal and mowing associated with the FAA Flight Standards District Office henceforth needs to be identified; and

WHEREAS, staff has determined that the non-public parking lots, sidewalks, and turf lawn areas used the Licensee and/or Licensee’s tenant (currently the FAA) should be maintained by the Licensee; and

WHEREAS, staff has prepared a Memorandum of Understanding (MOU) to delineate the responsibilities for maintaining the exterior areas around the Buildings including lawn mowing and snow removal services.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the Memorandum of Understanding with RJB, LLC in the form attached hereto.

BE IT FURTHER RESOLVED that the Chairperson of the Polk County Aviation Authority is hereby authorized to execute said Memorandum of Understanding.

PASSED AND APPROVED, this 5th day of February, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

MEMORANDUM OF UNDERSTANDING
For the
AMENDED AND SUBSTITUTED LAND LICENSE AGREEMENT – FAA BUILDING

This Memorandum of Understanding (“MOU”) applies to the Amended and Substituted Land Lease Agreement (the Agreement) dated October 10, 2013 between the POLK COUNTY AVIATION AUTHORITY (Licensor) and RJB, LLC (Licensee) which granted to the licensee the non-exclusive right to construct an office building (the “Building”) on specified Ankeny Regional Airport (Airport) property. The Licensee subsequently leased the said Building to the Federal Aviation Administration for use as a Flight Standards District Office.

WHEREAS, the purpose of this MOU is to delineate the responsibilities for maintaining the exterior areas around the Building including lawn mowing and snow removal services; and

WHEREAS, Section 3(F) of the Agreement provides that the Licensor is responsible to “plow the snow and mow the grass as needed” on the “publicly owned facilities” of the Airport; and

WHEREAS, Section 4(B) requires the Licensee to “keep and maintain at its sole cost and expense, the Premises in a safe, clean and orderly condition at all times, consistent with good practices and comparable in appearance and character to similar improvements on the Airport”; and

WHEREAS, commencing January 1, 2026, Polk County Aviation Authority will be assuming management of the Airport, including the maintenance responsibilities of the publicly owned facilities at the Airport, such as snow/ice control and grass mowing of public spaces; and

WHEREAS, the non-public parking lots, sidewalks, and turf lawn areas used exclusively by the Licensee and/or Licensee’s tenant(s) will need to be maintained by the Licensee.

NOW, THEREFORE, Licensee confirms it is responsible for the following maintenance obligations:

1. Snow and Ice Control Areas include the two parking lots and the building entry sidewalks on the west and east sides of the Building. These areas are shown in yellow on the attached Exhibit 1.
2. Turf lawn mowing areas include the area between the east side of the Building and the apron/employee parking area, a ten-foot strip on the south side of the Building adjacent to the gazebo, the area between the west side of the Building and the parking lot, and the areas within the fences on the gated parking lot. These areas are shown in yellow on the attached Exhibit 2.

The above maintenance responsibilities shall follow the term of the Agreement which shall be in full force and effect through December 31, 2038.

IN WITNESS WHEREOF, each of the parties hereto Acknowledge this Memorandum of Understanding on this the _____ day of _____, 2026.

Polk County Aviation Authority:

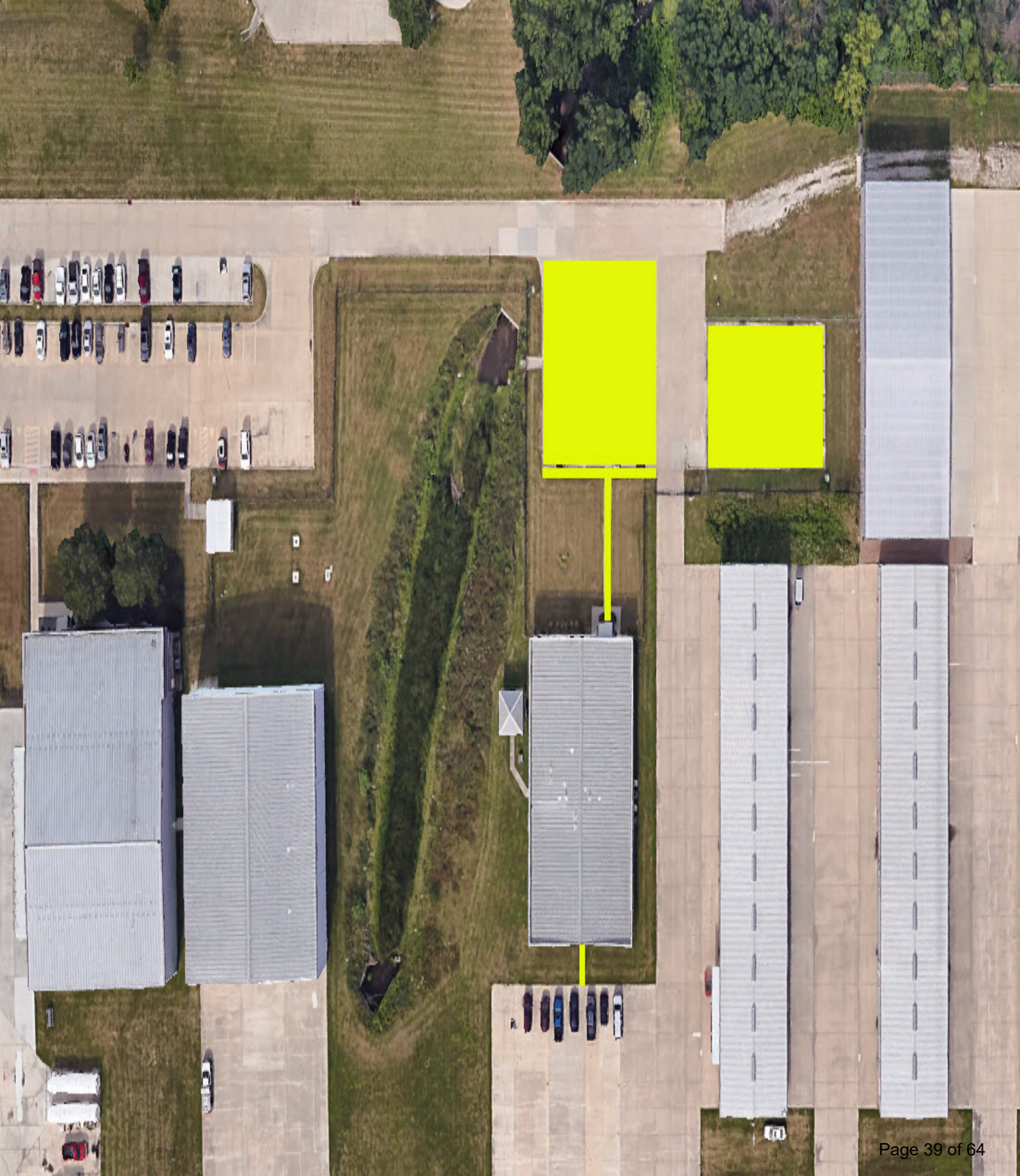
RJB, LLC

By: _____

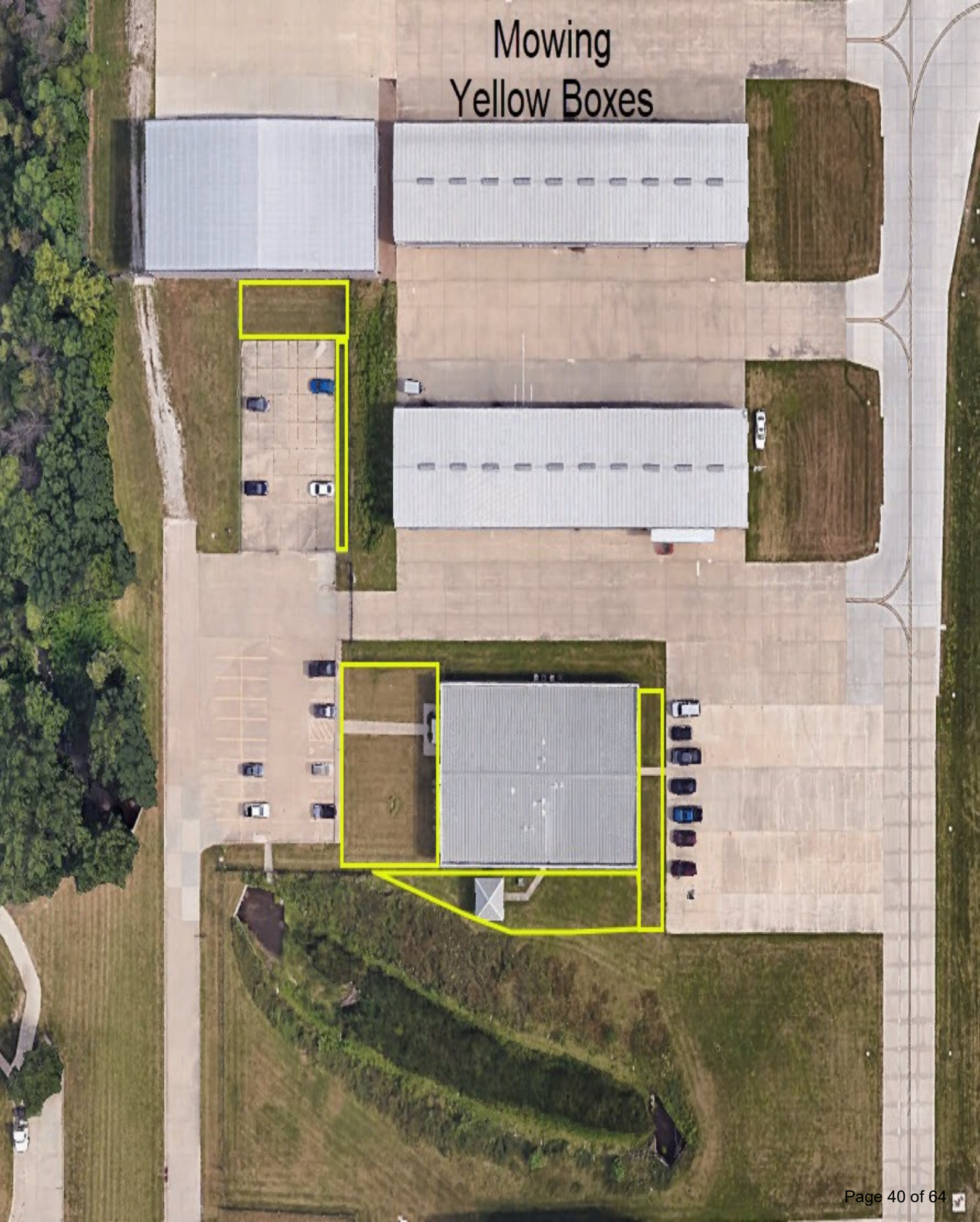
By: _____

Jeff Wangness, Board Chair

Title: _____



Mowing Yellow Boxes



RESOLUTION

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
EMPLOYEE LEASE AGREEMENT WITH EXEC 1 AVIATION II,
L.L.C. TO ALLOW THE USE OF EXEC 1 EMPLOYEES ON DEMAND
WHEN EXTRA HELP IS NEEDED.**

WHEREAS, the Polk County Aviation Authority entered into the Employee Lease Agreement (the Agreement) dated February 5th, 2026, between the POLK COUNTY AVIATION AUTHORITY (Licensor) and Exec 1 Aviation II, L.L.C. (Licensee) which granted to the Licensor the right to lease employees from the Licensee on an as needed basis to support airport operations at the Ankeny Regional.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the Employee Lease Agreement with Exec 1 Aviation II, L.L.C. in the form attached hereto.

BE IT FURTHER RESOLVED that the Chairperson of the Polk County Aviation Authority is hereby authorized to execute said Employee Lease Agreement.

PASSED AND APPROVED, this 5th day of February 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

EMPLOYEE LEASE AGREEMENT

By and between

Polk County Aviation Authority

And

Exec 1 Aviation II, L.L.C.

This Employee Lease Agreement (“Agreement”) is entered into as of February 5th, 2026, by and between Polk County Aviation Authority, operating Ankeny Regional Airport (“PCAA”), and Exec 1 Aviation II, L.L.C. (“Exec 1”). The purpose of this Agreement is to allow PCAA to obtain temporary assistance from Exec 1 employees on an as-needed basis to support airport operations, and Exec 1 agrees to provide such assistance under the terms set forth herein.

1. **Term and Termination.** The term of this Agreement shall commence on February 1, 2026, and shall terminate on December 31, 2026, unless extended by mutual written agreement, or terminated earlier pursuant to the provisions of this Agreement. Either party may terminate this Agreement upon thirty (30) days’ written notice.
2. **Services.** Exec 1 agrees to provide qualified personnel to assist PCAA staff when requested by PCAA. Exec 1 shall ensure that all personnel provided are properly trained and competent for the tasks assigned. Requests for assistance shall be made by PCAA in writing, which may include email, and Exec 1 shall confirm availability and assign personnel accordingly. Exec 1 employees shall report to the Airport Manager during the assignment.
3. **Compensation.** Exec 1 personnel shall be compensated at an hourly rate of \$50.00. Exec 1 shall submit invoices detailing hours worked, employee names, and dates of service. The Airport Manager shall review and approve invoices prior to payment, and payment shall be made following approval at the next regularly scheduled PCAA board meeting.
4. **Employment Status.** Exec 1 employees shall remain employees of Exec 1 at all times, and nothing in this Agreement shall create an employment relationship between PCAA and Exec 1 employees. Exec 1 acknowledges and agrees that it is responsible for all matters related to the payment of federal, state and local payroll taxes, workers’ compensation insurance, salaries and benefits for its employees. Exec 1 shall indemnify and hold PCAA harmless for any penalty, claim, liability or damage arising as a result of Exec 1’s failure to fulfill the employment matters set forth herein.
5. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Iowa.

6. **Entire Agreement.** This document constitutes the entire understanding between the parties and supersedes all prior discussions or agreements.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Dave Kalwishky
Airport Manager
Polk County Aviation Authority (PCAA)

President
Exec 1 Aviation II, LLC

EXEC1

— AVIATION —

FUEL SALES - February 5th, 2026

12/26-1/25	2026 Gallons	Self Serve	Percent		2025 Gallons	Last Month
100LL	5,843.9	1,429.1	24%		5,996.8	5,825.2
JET-A	25,092.0				34,541.0	21,880.0
Total Gallons	30,935.9				40,537.8	27,705.2
30,935.9 x \$.09/gallon=		\$ 2,784.23				



Casey's Fuel Report

12/26-1/25/26	2025 Gallons		2024 Gallons	Last Month
JET-A	3,300.4			1,976.0
Total Gallons	3,300.4			
3,300.4 x \$.09/gallon=		\$	297.04	

Misc:

86 people are on the waiting list.
 40 people do not currently have a plane to put into a hangar.

46 people have a plane to put into a hangar.
 11 people live out of state.

T HANGAR							
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	11/5/2020	James Stogdill	Cardinal N52604			<p>12/07/21: Dave K He called checking on his place on the list. 11/05/21: James e-mailed back on but never got added. I added him. 12/21/24: Dave K spoke to James, he is not ready for a hangar right now. He is hoping to look at a Bonanza between Christmas and New Year 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. 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. 06/03/25: Dave K James has an stake in a Cardinal so I changed the plane type from a Bonanza to the Cardinal. 08/29/25: Dave K I sent James a text asking for an update on the Cardinal and that a hangar should be availaile in October. James got back to me, the plane is back in DSM (after a wing spare replacement) however his ownership stake has not been established. I let him know that would have to be resolved before he could accept the hangar. 10/23/25: Dave K sent James and email asking for an update on the Cardinal ownership. I reminded him he has to be an owner of that plane to accept the hangar. Jim emailed back asking what the lease rate was and if there were anything special to know, I told him the lease rate and sent a copy of the lease for him to review. I did not get an answer on the Cardinal ownership. 10/27/25: Dave K sent James an email asking for an answer by the end of the week. 11/03/25: Dave K I never heard back from James so I updated his pass counter from 1 to 2. 01/13/26: Dave K reached out Jim to see if there were any updates on moving to IKV when a hangar opens up. 01/14/26: Dave K Jim texted back that the majority owner does not want to move the plane to IKV, Jim said to leave him on as the owner may change his mind.</p>	2
2	11/20/2020	Todd Lenig	Looking: Stearman			<p>11/21/21 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. 08/29/25: Dave K I sent Todd a text asking for an update on his airplane search and that he may be eligible for a hangar on October. 08/30/25: Dave K Todd texted back and does not have a plane yet and won't be ready in October. 10/23/25: Dave K emailed Todd asking if he's purchased a plane yet and if he'd take a hangar if one were to be offered with a December 1st move in date. 10/24/25: Dave K sent Todd a text asking if he has a plane and if he does will he take a hangar December 1st when one opens. Todd texted back that he will need to pass this time as he will not have a plane. I updated his pass counter from 0 to 1.</p>	1
3	4/5/2021	Jacob Greenfield	Building: Sonex B			<p>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. 08/29/25: Dave K I sent Jacob a text asking how he was progressing on his plane as his name may come up in October for a hangar. He got back to me right away, he is considering selling his project. His sister may be moving to Des Moines and owns a Cessna 150 that they will split. 10/23/25: Dave K sent Jacob an email asking for an update on the Cessna 150 and if he would take a hangar of offered for a December 1st move in. Jacob got back to me today, his sister is staying in northern MN so he will pass at this time. I've incremented his pass counter from 0 to 1.</p>	1

4	6/8/2021	Paul Peterson	Cessna 180 N5466E		<p>11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list.</p> <p>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 responded 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 Charles City, IA. The owner may live in Florida.</p> <p>10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25.</p> <p>10/24/25: Dave K emailed Paul to see if he'd be interested in a hangar in December if one were offered. I let him know the plane must be here at least 6 months out of the year. He asked for the hangar terms so I sent him a copy of the lease, he said he's in a good hangar but it's a bit of a drive for him.</p> <p>11/03/25: Dave K Paul never got back to me so I've incremented his pass counter from 0 to 1.</p> <p>01/13/26: Dave K called Paul and left a voice message asking if he was still interested in a T hangar if one would open up this year. I called because I've been unable to reach him via email or text.</p>	1
5	8/12/2021	David Hogan	RV6 N709RW		<p>08/12/21: Dan Stull: David called in, I told him to email me. Have not received email.</p> <p>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.</p> <p>11/24/21 He replied back to stay on the list.</p> <p>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.</p> <p>10/24/25: Dave K emailed David to see if he'd be interested in a hangar in December if one were offered. If several people ahead of him pass his name may come up.</p> <p>10/25/25: Dave K sent a text to David about the hangar.</p> <p>10/27/25: Dave K David emailed back that his plane is going out for paint and will be gone for November and December so he is going to pass this time. I updated his pass counter from 0 to 1.</p>	1
6	8/31/2021	Sam Marcsisak	looking		<p>11/05/21: Dave K - emailed asking if he is still interested.</p> <p>11/08/21: emailed back asking to stay on list.</p> <p>10/24/25: Dave K texted Sam to see if he has purchased a plane yet. I let him know he may come up for a T hangar sometime in 2026. He has not purchased anything yet. I incremented his pass counter from 0 to 1.</p>	1
7	8/31/2021	Chad Larson	Piper Saratoga N11YT		<p>###/###/###: 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.</p> <p>11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list.</p> <p>07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number.</p> <p>10/26/25: Dave K emailed Chad asking if he'd be interested in a hangar in December or January if one opens up.</p> <p>10/27/25: Dave K Chad got back to me, he will take a hangar when one opens up.</p> <p>11/03/25: Dave K sent an email letting Chad know he could potentially move in December 1st and that I'd send a lease to be electronically signed once I have a firm move in date. Chad called and asked some questions about the closure next year, he might pass this time.</p> <p>11/04/25: Dave K Chad called and left a voice message, he's decided to pass at this time. This is due to the runway closures next year and that his CFI-I is out of Des Moines so finishing his instrument training at DSM is a benefit to him. I have updated the pass counter from 0 to 1.</p>	1
8	9/7/2021	Larry Plathe	looking: Malibu		<p>11/05/21: Dave K - emailed asking if he is still interested.</p> <p>10/27/25: Dave K sent an email and text to Larry asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. I let him know a Malibu will not fit into a T Hangar. Larry emailed back that he will have to pass but that he'd like to remain on the list. I updated his pass counter from 0 to 1.</p>	1

9	10/4/2021	Kolbe Stenoien	Looking: C172 or A36			11/05/21: Dave K - emailed asking if he is still interested. He emailed back that he wants to remain on the list. 10/27/25: Dave K sent an email and text to Kolbe asking if he has a plane and if he'd take a T Hangar if his name comes up at the end of the year. His Facebook page shows he now lives in IL. 10/29/25: Dave K Kolbe emailed back that he does not have a plane at the moment but is still looking. I updated his pass counter from 0 to 1.	1
10	1/11/2022	Tom Drew	Looking			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. 11/03/25: Dave K sent Tom and email gauging his interest in a possibly hangar in January. He got back to me right away and will pass at this time. I updated his pass counter from 0 to 1.	1
11	1/26/2022	Solar Flying Club	Looking			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. 11/03/25: Dave K sent Jesse an email asking if the club would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
12	1/28/2022	Paul Reinke	Building: RANS S21			01/28/22: Dave K - Paul e-mailed asking to be put on the list. 11/03/25: Dave K sent Paul an email asking he would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
13	2/3/2022	Dalton Headlee	Looking			02/03/22: Dave K - Dalton e-mailed asking to be put on the list. 11/03/25: Dave K sent Dalton an email asking if he would be interested in a hangar if one would become available in January. 11/07/25: Dave K did not hear back, I changed the pass counter from 0 to 1.	1
14	3/3/2022	Ken King	Looking			03/03/22: Dave K - Ken e-mailed asking to be put on the list. 11/03/25: Dave K sent Ken an email asking if he would be interested in a hangar if one would become available in January. Ken got back to me right away that he would have to pass as he does not have a plane. I changed his pass counter from 0 to 1.	1
15	4/21/2022	Austin Lanphier	Looking			04/21/22: Dave K - Austin e-mailed asking to be put on the list. 10/24/25: Dave K texted Austin to see if he wants to remain on the waiting list now that he has a box hangar. Nichole got back to me to stay on the list, they may be buying more planes in the future. 11/03/25: Dave K texted Austin letting him know there is a small chance he could be offered a hangar in January. He got back to me that he may start looking for a plane.	
16	5/31/2022	John Kolbo	Bellanca Viking N4747V			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. John texted it back. 11/03/25: Dave K texted John asking if he lives in Des Moines, his plane is registered in New Mexico. The N Number he has on file has not flown since May 15th, 2024. 11/10/25: Dave K John never responded to me.	
17	6/2/2022	Bill Bergren	Cessna 182 N3210Y			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. 11/03/25: Dave K sent Bill a text asking if he'd be inerested if a hangar were to be offered to him in January. I explained the runway closures next year. 11/10/25: Dave K Bill never responded to me. 11/14/25: Dave K Bill got back to me, he will not move until the airport reconstruction has been completed next year.	
18	6/17/2022	Jeremy Sikes	Cessna 182 N8711T			06/17/22: Dave K - Jeremy e-mailed asking to be put on the list. 11/05/25: Dave K texted Jeremy to see if he'd be ineretsted in a hangar when one becomes available. He got back to me that he is interested.	

19	7/10/2022	Harold Petro	Cessna 140 N76843			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. 11/05/25: Dave K texted Harold to see if he'd be inerested in a hangar when one becomes available. He got back right away that he'd take a hangar.
20	7/11/2022	Greg Jensen	Cherokee 235 N8655W			07/11/22: Dave K Greg e-mailed asking to be put on the list. 07/25/25: Dave K Texted Greg asking for his N Number. Greg sent me his N Number.
21	8/26/2022	Shaune Osborne	Looking			08/26/22: Dave K Shaune e-mailed asking to be put on the list.
22	9/6/2022	Nichole Needs	Cessna 150 N60538			09/06/22: Dave K Nichole e-mailed asking to be put on the list. 10/24/25: Dave K texted Nichole to see if she wants to remain on the waiting list now that she has a box hangar. She got right back to me to stay on the list as she may be buying more planes in the future.
23	9/7/2022	Gravis Alger	Looking			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 changed the Cirrus to Looking.
24	9/7/2022	David Switzer	Lancair Legacy N84V			09/07/22 - Dave K - David e-mailed asking to be put on the list.
25	11/15/2023	Rocky Kinney	Piper Cherokee 140 N418FL			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: Dave K 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.
26	2/14/2023	Wing It LLC	Piper Cherokee N777KC			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,
27	2/14/2023	Aaron Hopkins	Cessna 172 N739YM			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.
28	3/7/2023	Gabe Roth	Citabria N82VB			03/07/23 - Gabe e-mailed asking to be put on the list.
29	3/14/2023	Bob Folkestad	Looking: Carbon Cub			03/14/23 - Bob e-mailed asking to be put on the list. 11/05/25: Dave K sent Bob a text asking for the tail number. Bob got back to me right away, he does not have a plane for the hangar, he is shipping for a Carbon Cub. I've update this record to reflect this.
30	4/6/2023	Jeff Vosberg	PA28-235 Pathfinder N32089			04/06/23 - Jeff e-mailed asking to be put on the list. 11/05/25: Dave K sent Jeff a text asking for the tail number. Jeff got back to me right away with the tail number.
31	4/11/2023	Joe Kirby	Cirrus SR22 N527JK			04/11/23 - Joe e-mailed asking to be put on the list. 11/05/25: Dave K sent Joe a text asking for the tail number. Joe got back to me quickly with his tail number.
32	10/24/2018	Todd Slezak	Looking: Carbon Cub			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. 11/05/25: Dave K sent Todd a text asking for the tail number. Todd got back to me quickly, the Arrow that was listed is not the plane that would be based here. He is looking to purchase a Carbon Cub.
33	6/12/2023	Corbin McClavy	Looking			06/12/23 - Corbin e-mailed asking to be put on the list.
34	1/10/2020	Andy Maysent	Looking			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.

35	12/23/2019	Ben Welch	Lancair, Robinson, C172		<p>11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list.</p> <p>06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available.</p> <p>06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar.</p> <p>06/23/23 Dave K sent an e-mail answering the questions.</p> <p>06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions.</p> <p>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.</p> <p>Dave K found Ben was on the list two other times, those have been removed.</p> <p>11/15/25: Dave K emailed Ben asking if his plans have changed.</p>
36	7/11/2023	Ryan White	Cessna 150 N227LL		07/11/23 Dave K received an e-mail from Ryan to be added to the list.
37	8/10/2023	Ryan Brosz	Building RV-14		08/10/23 Dave K received an e-mail from Ryan to be added to the list.
38	9/20/2023	Patrick Murphy	Commander 114 N4722W		09/20/23 Dave K received an e-mail from Patrick to be added to the list.
39	6/7/2017	Mike Hubbell	NX Cub		<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>
40	12/5/2023	Evan Reiman	Cirrus N906CT		12/5/23 Kappy R received a call from Evan she e-mailed the information to Dave K.
41	12/10/2023	Jesse Tischer	Cessna 205 N205HN		12/10/23 Dave K received an e-mail from Jesse to be added to the list, I emailed his position back to him.
42	12/20/2023	Samuel Rankin	SR22 N119WZ		<p>12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him.</p> <p>08/12/24 Dave K received an email from Sam with his aircraft information.</p>
43	2/8/2024	Kent Lehs	Cessna 182 N101AM		<p>02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him.</p> <p>10/23/25: Dave K updated the tail number to be correct.</p>
44	2/12/2024	Scott Moritz	Looking		02/08/24 Dave K received an e-mail from Scott to be added to the list, I emailed his position back to him.
45	3/21/2024	Jacob Anderson	Citabria		03/21/24 Dave K received an e-mail from Jacob to be added to the list, I emailed his position back to him.

46	4/10/2024	Christian Fitzgerald	Zenith 601XL-B N423DS		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.
47	4/14/2024	Jordon Elwell	Looking		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.
48	4/18/2024	Curt Nelson	Piper Archer 180 N2501R		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.
49	3/21/2016	CAP - Darrel Mullins	Looking: possible CAP plane		05/05/21 Dan - passes 11/05/21 Dave K - emailed asking if he is still interested. Wants to stay on list. 10/26/23 Dave K called Darrel to see if he is intersted, I left a voice mail and sent a text. 10/27/23 Dave K spoke with Darrel, he has a glider in Ames so moving that to IKV does not make sense. He is going to check with CAP leadership to see if they would like to move one of their planes here. When Darrel first got onto the list it was for him or CAP. 04/09/24 Dave K emailed Darrel to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Darrel again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Darrel emailed back and says CAP doesn't need the hangar so he'd like to be moved to the bottom of the list.
50	4/21/2024	Steven Chester	Bonanza N8570M		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.
51	4/25/2024	Barb Spencer	Looking		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.
52	6/21/2024	Steve McClatchey	C172A N7689T		06/21/24 Kappy spoke with Steve and she sent me his information.
53	8/23/2024	Arron Weeks	Lancair 235 N32TG		08/23/24 Dave K received a call from Aaron asking to be added to the list.
54	10/1/2024	Kirk Eno	Looking		10/01/24: Dave K received a call from Kirk asking to be added to the list. 10/23/25: Dave K Kirk purchased a plane with Nate Booth and they've moved into a T Hangar. I emailed him asking if he wants removed from the list or if he would like to stay on it. Kirk got right back to me that he'd like to stay on the list, there may be a second plane in the future.
55	10/1/2024	Cody Christensen	Looking		10/01/24 Dave K received a call from Cody asking to be added to the list.
56	10/3/2024	Brett Hoben	Looking		10/01/24 Dave K received an email from Brett asking to be added to the list.
57	10/9/2024	Jeremy Whitver	Cessna 150 N5857G		10/09/24 Dave K received an email from Jeremy asking to be added to the list.
58	10/20/2024	Matthew Clark	Looking Cessna 150		10/20/24 Dave K received an email from Matthew asking to be added to the list.
59	10/24/2024	Dalexis Carrion Estrada	Looking Bonanza C35		10/24/24 Dave K: Dalexis stopped in asking about space so I got his info and added him to the list.
60	12/9/2024	Aleah Voigt	Cessna 172 N172PR		12/09/24 Dave K received an email from Aleah asking to be added to the list. 11/05/25L Dave K spoke with Aleah today, Tyler Ihle asked to be added to the list with this tail number. Turns out that Aleah & Tyler are engaged. The plane belongs to one of their parents but will be given to them once a hangar is available.
61	12/13/2024	Drew Smith	Looking		12/13/24 Dave K received an email from Drew asking to be added to the list.
62	12/19/2024	Mike Vesey	Cirrus SR22T N24WD		12/19/24 Dave K received an email from Mike asking to be added to the list.
63	12/28/2024	Scott Hogue	Grumman Yankee N9962L		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.
64	1/15/2025	Mike Kanne	Comanche N9243P		01/15/25: Dave K received a call from Mike asking to be added to the list.
65	1/21/2025	BruceVanderpool / Sara Allen	Looking		01/21/25: Dave K received an email from Bruce asking to be added to the list.
66	2/25/2025	Ted Quick	Looking: Archer		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.
67	2/26/2025	Larry Chase	Cessna 182 N2070G		02/26/25: Dave K received an email from Larry asking to be added to the waiting list.
68	3/25/2025	Mike callison	Stinson 108-3 N6528M		03/25/25: Dave K received an email from Mike asking to be added to the waiting list.
69	4/7/2025	Dr Robert Lee	Cirrus SR22 N91GL		04/07/25: Dave K received an email from Robert asking to be added to the waiting list.

70	7/17/2019	Jeff Davis	Looking		<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>
71	8/28/2019	Dan Stull	Looking		<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>
72	6/27/2025	Greg Mehrhoff	Cherokee 140 N40984		06/27/25: Dave K received an email from Greg asking to be added to the waiting list.
73	7/1/2025	Carter Albrecht	Looking: Cirrus		07/01/25: Dave K received a call from Carter asking to be added to the waiting list.
74	7/8/2025	Brian Larson	looking: 182		07/08/25: Dave K received an email from Brian asking to be added to the waiting list.
75	7/25/2025	Jonathan Morgan	Looking		07/25/25: Dave K received an email from Jonathan asking to be added to the waiting list.

76	7/28/2025	Timothy Mahoney	2005 Sting Sport N606N		07/28/25: Dave K received an email from Timothy asking to be added to the waiting list.
77	8/11/2025	Daniel Strait	Cessna 182 N3350F		08/11/25: Dave K received an email from Daniel asking to be added to the waiting list.
78	9/3/2025	Chris Janssen	Mooney M20C N78875		09/03/25: Dave K received an email from Chris asking to be added to the waiting list.
79	9/9/2025	Dan Gannon	Cessna 182 N3340R		09/09/25: Dave K received an email from Dan asking to be added to the waiting list.
80	10/3/2025	Jason Rohlf	American Champion 8GCBC N395T L-19 N5308G		10/03/25: Dave K received an email from Jason asking to be added to the waiting list.
81	10/15/2025	Ryan Rock	Cirrus SR22 on order		10/15/25: Dave K received an email from Ryan asking to be added to the waiting list.
82	6/10/2020	Kayode Fajingbesi	Cessna 182 N251ME		11/5/21 Dave K - emailed asking if he is still interested. He emailed back that he would like to stay on the list. 12/17/24: I sent Kayode a text letting him know that H-05 is available as of January 1st if he wants it. 12/20/24: Dave K texted him that there is a T Hangar available, he said to skip him this time. I will set his skip counter to 1. 03/19/25: Dave K sent him an email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size. 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. 06/03/25: 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. 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. 07/25/25: Dave K texted Kayode to get his N number. He has not responded to any of my last few communications. 07/27/25: Dave K Kayode texted me his N Number. 08/29/25: Dave K I sent him a text letting him know something should open up in October and he's next up. I also let him know if he passes this will be the third time and he will move to the bottom of the list. 09/27/25: Dave K Kayode emailed Dave asking if he could pass his spot on to someone else, I told him no, he cannot do that. 10/23/25: Dave K I sent him an email letting him know he is number 1 on the list and if he plans on moving when the hangar becomes available which is likely to be December 1st. 10/24/25: Dave K sent him a text asking if he'd like one of the T hangars opening up in November for a December 1st move in. He got back to me with some questions about the size and lease rate. I replied with the answers, he said he may be needed a bigger hangar soon. He replied back and said he will pass at this time. 10/25/25: Dave K Since this is his third pass I moved him to the bottom of the list and I sent him an email asking if he'd like to remain on the list.
83	11/10/2025	Jeremy Dubansky	Looking		11/10/25: Dave K Jeremy sent an email asking to be added to the list. He is taking lessons now through Exec 1.
84	12/15/2025	Craig Lundgren	Building: VANS RV9A		12/15/25: Dave K Craig sent an email asking to be added to the list.
85	10/9/2020	Brooks Woolson	Looking		11/06/21 Dave K talked to him, he'd like to stay on the list. 12/21/24: Dave K spoke to Brooks, he's not ready for a hangar so I am going to set his skip counter to 1. 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 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. 08/29/25: Dave K I texted Brooks for an update, he got back to me right away that he would have to pass this time. 10/23/25: Dave K sent Brooks an email confirming he would pass if something opens up for December 1st. 10/24/25: Dave K Brooks emailed back that he will have to pass this time. I incremented his skip counter from 1 to 2. 01/15/26: Dave K Brooks emailed as asked to be moved to the bottom of the list, it will be several years before he will be looking for a plane.

86	1/23/2026	Brandon Abel	1946 Aeronca 7AC, 1945 Welch OW-5M, 2002 Welch OW-8M (replica), 1936 Aeronca C-3			01/23/26: Dave K received an email from Brandon asking to be added to the waiting list.
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SOUTH HANGAR

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	12/27/2016	Dave Kalwishky	E10 - C182			12/15 Dianna: Declined A-2 and asked to stay on the list, but move to the bottom. 06/28/23 Dave K: passed, asked to stay on list. 06/22/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 11/15/23 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 08/23/24 Dave K asked himself if he wanted to stay on the South facing list and he said yes. 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. I have incremented the pass counter from 0 to 1.	1
2	7/11/2023	Ryan White	A10 - RV6			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. 10/23/25: Dave K sent Ryan an email asking if he is going to move or stay put when a south facing hangar opens up next month. Ryan got right back to me that he is going to stay put but would like to stay on the list.	1
3	5/7/2025	Charles Goodall	J-06 - C182			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.	
4	12/22/2025	Nile Ackerman	E-06 - RV6			12/22/25: Dave K Nile asked to be on this list.	
5	1/13/2026	Kurt Wegge	D-08 - LongEZ			01/13/26: Dave K added Kurt at his request via text.	

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

Pos	Date Added	Name	Plane	Phone	E-Mail	Notes	Passes
1	10/24/2018	Todd Slezak				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 he took it.	1
2	8/18/2019	Dan Stull				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				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				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			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				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				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			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.	

Date Range Selecti

1/1/2025 12/31/2025

Russellville Regional Airport (KRUE)

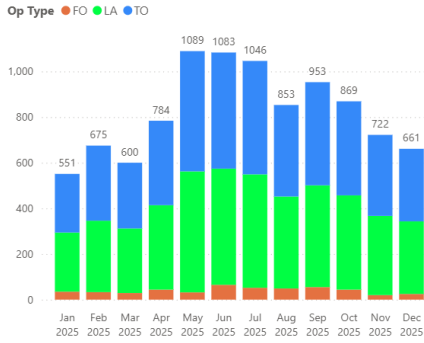
Aircraft Operations Data



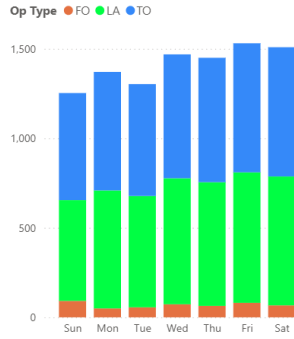
Ops Last Calendar Year
9,886

Ops YTD
(Blank)

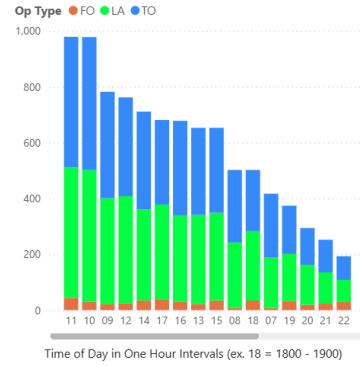
By Month



By Day



By Time



Runway Used

25 7 UND
Press CTRL for Multiple Selection

OPSD
WX0



Ground Tracks



Local Aircraft Tracks



Historical Comparison

Provided By:



For More Information:

info@airportmonitoring.com
855-5HelpGA (543-5742)

Date Range Selection

1/1/2025 12/31/2025

Russellville Regional Airport (KRUE)

Aircraft Operations Data



Click on Aircraft ID to See Tracks

Date/Time	Manufacturer	Model	ADSB Callsign	N Number	Operation Type	Runway	Part 135?	Origin/Dest	Time Enroute	Registrant_Name
12/31/2025 7:43:45 PM	BELL	407	N932SE	N932SE	TO	UND	Part 135	KRUE	21.18	N390SF LLC
12/31/2025 7:38:47 PM	BELL	407	N932SE	N932SE	LA	UND	Part 135	KRUE	4.41	N390SF LLC
12/31/2025 5:26:27 PM	MEFFORD DONNIE ERVIN	VANS RV6	N188DG	N188DG	LA	25		KRUE	0.79	DJ MEFFORD LLC
12/31/2025 4:39:10 PM	MEFFORD DONNIE ERVIN	VANS RV6	N188DG	N188DG	TO	25		KRUE	0.79	DJ MEFFORD LLC
12/31/2025 3:18:17 PM	CESSNA	180A	N5235D	N5235D	LA	25		KRUE	0.00	P2I REAL ESTATE LTD
12/31/2025 3:18:15 PM	CESSNA	180A	N5235D	N5235D	LA	25		KRUE	0.01	P2I REAL ESTATE LTD
12/31/2025 3:17:42 PM	CESSNA	180A	N5235D	N5235D	TO	25		KRUE	0.01	P2I REAL ESTATE LTD
12/31/2025 3:13:49 PM	BELL	407	N932SE	N932SE	FO	UND	Part 135		0.00	N390SF LLC
12/31/2025 3:04:41 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.08	SMITH HERBERT E
12/31/2025 3:00:11 PM	PIPER	PA-28-140	N5810U	N5810U	TO	25		KRUE	0.08	SMITH HERBERT E
12/31/2025 2:58:10 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.03	SMITH HERBERT E
12/31/2025 2:58:01 PM	CESSNA	172E	N3882S	N3882S	TO	25			0.00	NICHOLS TROY
12/31/2025 2:56:09 PM	PIPER	PA-28-140	N5810U	N5810U	TO	25		KRUE	0.03	SMITH HERBERT E
12/31/2025 2:56:00 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.07	SMITH HERBERT E
12/31/2025 2:52:02 PM	PIPER	PA-28-140	N5810U	N5810U	TO	25		KRUE	0.07	SMITH HERBERT E
12/31/2025 2:51:45 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.01	SMITH HERBERT E
12/31/2025 2:51:27 PM	PIPER	PA-28-140	N5810U	N5810U	TO	25		KRUE	0.01	SMITH HERBERT E
12/31/2025 2:51:20 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.00	SMITH HERBERT E
12/31/2025 2:51:11 PM	PIPER	PA-28-140	N5810U	N5810U	TO	25		KRUE	0.00	SMITH HERBERT E
12/31/2025 2:51:09 PM	PIPER	PA-28-140	N5810U	N5810U	LA	25		KRUE	0.04	SMITH HERBERT E

Runway Used

25 7 UND

Press CTRL for Multiple Selection

Find Ops For FAA N Number

Search

N19208

N1939C

Aircraft Registration Data
From FAA.gov

Provided By: **AIRPORT**
MONITORING SYSTEMS

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118%

Microsoft Power BI

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Date Range Selection

1/1/2025 12/31/2025

Russellville Regional Airport (KRUE) Aircraft Operations Data



Operations Count for Date Range

Based A/C 3,560

Non-Based A/C 6,326

Business Ops 0

Select Business(es) (Ctrl-click for multiple):

Search

- Select all
- 3MC AVIATION LLC
- 405 TRANSPORTATION PARTNERS LLC
- 42W LLC

5010 Aligned Count for Date Range

100 Air Carrier (Blank)

102 Air Taxi 1,676

103 GA Local 2,378

104 GA Itinerant 7,508

105 Military 121

Total Ops 9,886
(will not add up)

Based Aircraft, 57

N Number	Group
N1280L	
N13452	
N1372Z	
N1826J	
N188DG	
N1894X	
N1932T	
N1950D	
N23898	
N240LF	
N2428P	
N2632L	
N2632L	
N2632L	

Runway Used **Estimated Non-ADS-B Traffic** 2,274 (23% of the Traffic)

Runway Used

25 7 UND

Press CTRL for Multiple Selection

Aircraft Registration Data
From FAA.gov

Provided By: AIRPORT

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Date Range Selection

1/1/2025 12/31/2025

Russellville Regional Airport (KRUE) Aircraft Operations Data

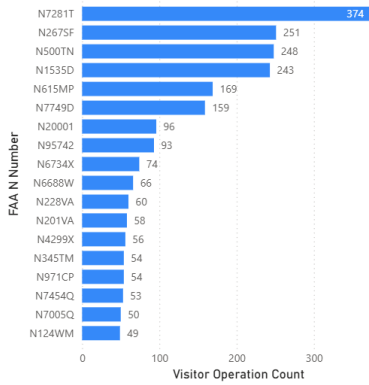
Select N for TopN

Top count: 1 25

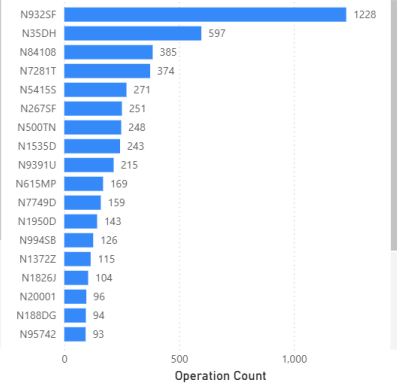
Based A/C by Last Operation Date

FAA N Number	Last Operation
N488P	4/21/2025
N903W	4/22/2025
N9391U	8/12/2025
N5333P	9/1/2025
N994SB	10/4/2025
N284K	10/13/2025
N1894X	10/22/2025
N2830L	10/23/2025
N73TL	10/24/2025
N939DT	11/8/2025
N5129W	11/8/2025
N6MY	11/11/2025
N5415S	11/13/2025
N1826J	11/19/2025
N5577D	11/23/2025
N3233J	12/11/2025
N73596	12/16/2025

TopN VISITORS (by FAA N Number)



TopN ALL (by FAA N Number)



REMINDER: This information is only for ADS-B equipped aircraft unless airport also has camera sensors operational

Date Range Select

Russellville Regional Airport (KRUE) Community Benefits



Summary of Benefits

Humanitarian Flights

227

Economic Benefit to Community
(Over Selected Time)

\$8.10M

How is this determined?

This is a sum of the conservatively-based direct economic impacts quantified on the following pages. The data is founded on each operation at the airport and the assumptions contained on the last pages of this site contributed by airport management and other economic studies.

Jobs

4

Provided By: **AIRPORT**
MONITORING SYSTEMS

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Date Range Selection
 1/1/2025 12/31/2025

Russellville Regional Airport (KRUE)

Economic Benefits



Contributions From 2334 Visitors

Money Spent to Visit Airport

\$6.39M

How is this relevant?

This is how much people and businesses spend to stop at the airport.

People and businesses expect to get a return on these costs through investments and activities that contribute the same or more to the local economy.

Lodging Expenditures

\$317.71K

Tax Income from Lodging

\$9.53K

Meals and Other Goods and Services

Overnight Visitors

\$261.45K

Day Visitors

\$43.6K

Tax Revenue

\$6.1K

Notes:

- Visitors are transients that have stayed more than 1 hour - Does not include 135/Fractional Flight Crews
- Maintenance of Based Aircraft Database with Airport Monitoring Systems improves accuracy of information

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Summary

The company Airport Monitoring has been in business for 6 years and they have around 100 customers.

The price is \$1,995 per year, everything's included in that price except for a UPS (backup battery for the computer) which we purchase for under \$500.

If we want to have them load 2025's data, there is a one-time charge of \$2,500 (in addition to annual \$1995). They pull the data from various sources; they partner with ADSB Exchange for this. The data will not be 100% complete but it's usually better than 80% complete. With the excellent ADSB coverage at the airport I'd expect better than 80%.

The company will send hardware that we install at the airport. The hardware is about the size of a shoebox. The computer is a souped-up Raspberry Pi. The computer has three connections, power, internet and an external antenna. The computer collects ADSB data and sends it to their server.

The lead time to get the hardware shipped to us is 3 weeks and comes with a 100% money back guarantee.

I only showed a few of the screens of information (there are 28 in total) If you'd like I can send a link to the website and you can look at all of the data that is collected.

They have a free tool that can be used to generate your own screens or pull data out into Excel or whatever analytical tool you'd want to use for analysis. I spent an hour with them reviewing the backend data and how we could access to generate our own reports, it's very straight forward and I believe I could get up to speed very quickly to generate anything we want that they haven't already created.

From: Nate Stieler <nstieler@opnarchitects.com>
Sent: Monday, January 26, 2026 12:47 PM
To: Paul Moritz <PMoritz@AnkenyIowa.gov>
Cc: Justin Strom <jstrom@snyder-associates.com>; Chris Frerichs <chris@kinglandconstruction.com>; Ashley Isebrand <ashley@kinglandconstruction.com>
Subject: RE: [External] Ankeny Airport Hangar - IAARNG

CAUTION: This email is from an **EXTERNAL** sender. Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. When uncertain, use caution and reach out to the sender from a known trusted communication method before proceeding. Just because you know the sender, does not mean this specific email is safe.

Paul,

I have an updated construction schedule from the Kingland. The project construction will kick off sometime in the spring when the weather allows them to get into the dirt. Current plan is to start end of March/beginning of April which is likely when the roadway will be disturbed for the underground utilities. Overall project duration will last until November 2026. I will make sure the contractor knows to coordinate any roadway disturbances with you.

Chris Frerichs is the project manager for Kingland and Ashley Isebrand is the project engineer.

Chris Frerichs chris@kinglandconstruction.com; Ashley Isebrand ashley@kinglandconstruction.com

T. 641-585-0101

I shared your contact information with Kingland as well.

Nate Stieler AIA
Project Architect

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