



Polk County Aviation Authority Meeting

Thursday, April 9, 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 April 9, 2026 agenda without amendment.

C. PUBLIC FORUM

D. PUBLIC HEARING

1. PH 2026-01 Revised FY 2025-2026 Budget and the Proposed FY 2026-2027 Budget

Consider motion to close Public Hearing 2026-01.

Consider motion to adopt RESOLUTION approving the revised FY 2025-2026 Budget and the proposed FY 2026-2027 Budget.

E. FINANCE / BUDGET REPORTS

F. CONSENT AGENDA ITEMS

CA - 1. Consider motion to approve the March 5, 2026 minutes.

CA - 2. Consider motion to adopt **RESOLUTION** authorizing the execution of a Farm Lease with Todd Volz.

- CA - 3.** Consider motion to approve Payment #3 in the amount of \$19,154.00 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services.
- CA - 4.** Consider motion to approve Payment #8 in the amount of \$56,802.76 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36.
- CA - 5.** Consider motion to approve Bills and Transfer of Necessary Funds in the amount of \$559,841.87
- CA - 6.** Consider motion to approve April 2026 Financial Reports.

• **APPROVAL OF CONSENT AGENDA ITEMS**

1. Consent Agenda Items CA-1 through CA-6.

Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-6.

G. REMOVED CONSENT AGENDA ITEMS:

H. OLD BUSINESS

I. NEW BUSINESS

1. Consider motion to approve the execution of a Terminal Building Hangar Door and Overhead Door bi-annual preventative maintenance schedule with DH Pace in an amount not to exceed \$490.00 per visit.
2. Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease agreement with 5842, LLC for purposes of the construction of an aircraft hangar.
3. Consider motion to adopt **RESOLUTION** setting a public hearing on fixing a date for the hearing on the plans, specifications, opinion or probable cost and form of contract, taking of bids and awarding the construction contract for the construct Maintenance Building project. (date of bid opening: 5/4/26 @ 3:00 p.m./date of hrg: 6/4/26 @ 5:00 p.m.)
4. Consider motion to approve the execution of a Fence Line Weed Control and Aquatic Herbicide Application maintenance contract with Perficut in an amount not to exceed \$15,862.00 per year for three years beginning in 2026 and ending in 2028.
5. Consider motion to adopt **RESOLUTION** authorizing the execution of a land lease agreement with Nolson Property, LLC for purposes of the construction of an aircraft hangar.
6. Consider motion to approve bi-weekly drone footage of the runway 18/36 reconstruction project from Waukee Aerial LLC in an amount not to exceed \$3,383.00.

J. REPORTS

1. **FBO Update**

2. Engineering Report

- a. ACIP State Grant Applications
- b. Maintenance Building Project Design Update
- c. Runway 18/36 Reconstruction Project Update

3. Staff Report

- a. Fuel Sales
- b. T-Hangar Waiting List
- c. Beech 18 parked along Taxiway D
- d. Snow season summary review
- e. National Guard Hangar Update
- f. Airport Monitoring Systems Update

4. Legal Counsel Report

- a. 2026 T-Hangar Lease Renewals

5. Board Report

6. Chair Report

K. ADJOURNMENT

PUBLIC HEARING 2026-01

5:00 P.M.

APRIL 9, 2026

**REVISED FY 2025-2026 BUDGET
AND THE PROPOSED FY 2026-2027 BUDGET FOR THE
POLK COUNTY AVIATION AUTHORITY**

Chairperson Jeff Wangsness:

“This is the time and place for a public hearing on the revised FY 2025-2026 Budget and the proposed FY 2026-2027 Budget.

Notice of this hearing was published in the Des Moines Register on March 27, 2026.”

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

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

1. Consider **MOTION** to close Public Hearing 2026-01.
2. Consider **MOTION** to adopt Resolution approving the revised FY 2025-2026 Budget and the proposed FY 2026-2027 Budget.

RESOLUTION

RESOLUTION APPROVING THE REVISED FY 2025-2026 BUDGET AND THE PROPOSED FY 2026-2027 BUDGET

WHEREAS, the Polk County Aviation Authority (PCAA) is responsible to plan and prepare an annual budget; and

WHEREAS, as per Section 401.2 of the PCAA Board Policies, it is necessary to hold a Public Hearing to review and approve an annual budget; and

WHEREAS, the notice of Public Hearing was published in the Des Moines Register on March 27, 2026, in accordance with the Code of Iowa; and

WHEREAS, a Public Hearing regarding the PCAA revised FY 2025-2026 Budget and proposed FY 2026-2027 Budget, copies of which are hereto attached, was held at the regularly scheduled meeting of the Polk County Aviation Authority on Thursday, April 9, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby adopts the revised FY 2025-2026 Budget and proposed FY 2026-2027 Budget as presented; and

BE IT FURTHER RESOLVED that the Polk County Aviation Authority authorizes the administrative staff to take the appropriate steps to certify and provide a copy of the adopted budgets to each member municipality.

Passed and approved this 9th day of April, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

**Polk County Aviation Authority
Budget Document**

Polk County Aviation Authority		FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Adopted Budget	Revised FY 2026	Proposed FY 2027
TOTAL BEGINNING EQUITY		4,755,280	5,927,361	5,592,858	5,555,026	5,540,292	5,329,077
REVENUE							
MEMBER GOVERNMENT ASSESSMENTS	400	1,263,745	1,326,932	1,366,740	1,407,742	1,407,742	1,449,974
LEASE AND LICENSE FEE INCOME	401	212,680	228,702	196,105	135,000	137,000	137,000
INVESTMENT INCOME	402	111,349	282,039	233,252	181,000	181,000	143,000
FUEL FEE INCOME	403	52,371	43,702	48,121	49,000	37,000	21,000
INTEREST INCOME	404	18,690	14,405	23,730	-	-	-
T-HANGAR RENTAL INCOME	406	-	-	-	-	142,620	285,240
OTHER REVENUE	407	226,650	100	6,206	-	2,037	-
FAA GRANT REIMBURSEMENT	504	-	224,283	-	12,861,175	5,284,928	5,479,840
STATE GRANT REIMBURSEMENT	505	-	565,200	515,890	400,000	81,574	320,000
TOTAL REVENUES		1,885,485	2,685,363	2,390,044	15,033,917	7,273,901	7,836,054
EXPENSES							
OFFSITE MANAGEMENT SERVICES	601	42,876	70,349	79,277	80,100	151,200	257,000
POSTAGE AND OFFICE SUPPLIES	602	1,325	1,516	1,716	1,900	1,200	2,800
ONSITE MANAGEMENT SERVICES	603	60,000	60,000	284,451	187,547	95,774	2,000
CONSULTING AND MANAGEMENT	604	-	11,835	9,651	-	-	-
FINANCIAL SERVICES	609	24	8	-	-	-	-
ADVERTISING AND PROMOTION	610	227	264	228	700	400	400
PUBLICATIONS	611	1,714	1,627	1,773	2,400	2,400	2,500
CONFERENCES AND SEMINARS	612	858	2,406	751	4,000	4,300	4,300
LEGAL SERVICES	613	14,040	20,390	16,908	34,000	28,000	30,000
AUDIT SERVICES	614	10,675	11,175	12,050	17,500	13,400	18,500
GENERAL INSURANCE	616	6,435	7,843	8,388	8,700	8,400	8,700
PROPERTY INSURANCE	617	35,066	38,518	50,687	61,000	71,700	89,200
PUBLIC OFFICIALS INSURANCE	618	1,402	1,467	2,986	3,600	3,400	3,600
MINOR EQUIPMENT	620	6,575	-	1,882	-	15,100	11,100
CAPITAL EQUIPMENT	621	-	-	-	-	199,000	-
SNOW REMOVAL AND MOWING	630	89,550	87,557	59,919	108,000	112,000	112,000
REPAIRS & MAINTENANCE (General)	631	81,142	165,612	120,523	123,000	184,000	240,000
FUEL	639	-	-	-	-	6,000	6,000
UTILITIES	640	5,915	5,566	5,305	6,600	16,800	30,300
AIRPORT PLANNING AND ENGINEERING	644	42,934	32,847	38,741	63,000	66,000	66,000
MISCELLANEOUS	645	-	-	-	100	100	100
NORTH PROPERTY LINE BOX HANGARS	703	103,794	1,366,478	262,704	-	168,933	-
MAINTENANCE STORAGE FACILITY	704	-	-	-	1,774,000	514,700	1,419,200
EXTEND RUNWAY 18	718	-	-	489,346	4,845,600	1,222,626	1,151,630
TAXIWAY D ACCESS ROAD AND UTILITIES	721	40,319	247,453	492,686	-	-	-
SOUTH CORPORATE TERMINAL	725	-	-	33,000	-	19,650	-
RECONSTRUCT RUNWAY 18/36	729	168,533	788,273	244,956	8,092,500	3,982,692	5,897,726
AIRPORT SIGNING AND ENTRY IMPROVEMENTS	730	-	13,226	94,869	-	-	-
TERMINAL BUILDING ELEVATOR/LOBBY ADDITION	734	-	-	-	600,000	-	-
REMOVE AND REPLACE PAVEMENT	736	-	-	108,153	-	597,341	-
T-HANGAR GUTTER REPLACEMENT	738	-	85,456	21,660	-	-	-
TOTAL EXPENSES		713,404	3,019,866	2,442,610	16,014,247	7,485,116	9,353,056
TOTAL DEBT SERVICE		-	-	-	-	-	-
TOTAL CHANGE IN NET ASSETS		1,172,081	(334,503)	(52,566)	(980,330)	(211,215)	(1,517,002)
TOTAL ENDING EQUITY		5,927,361	5,592,858	5,540,292	4,574,696	5,329,077	3,812,075

MINUTES OF THE POLK COUNTY AVIATION AUTHORITY (PCAA)

Thursday, March 5, 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 Member Greg Johnson was in attendance. William Gardner joined the meeting electronically. Todd Ashby joined the meeting electronically at 5:09. Dr. Paul Novak was absent. 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 Johnson moved, second by Gardner, to approve the agenda without amendment. Ayes: 3.

Finance / Budget Report

Jennifer Sease reported on the 3/5/26 listing of bills.

Consent Agenda Items

1. Approval of February 5, 2026 minutes.
2. **RESOLUTION 2026-06** authorizing the execution of a Farm Lease with Johnson Bros of Ankeny, Ltd.
3. Payment #39 to McClure Engineering Company for services that include General On-Call Engineering Services in the amount of \$865.00.
4. Payment #7 to McClure Engineering Company for services that include Construction Administration and Observation Services to Reconstruct Runway 18/36 in the amount of \$38,362.16.
5. Payment #2 to McClure Engineering Company for the Construct Maintenance Storage Facility, Design and Bidding Services in the amount of \$31,636.50.
6. Approval of Bills and Transfer of Necessary Funds, \$84,083.93.
7. Approval of March 2026 Financial Reports.

Approval of Consent Agenda Items

Board Member Johnson moved, second by Gardner, to approve Consent Agenda Items CA-1 through CA-7. Ayes: Johnson, Gardner, Wangsness.

New Business

1. **RESOLUTON 2026-07** authorizing the Farm Leases with Jeffrey Wangsness. Ashby moved, second by Johnson. Ayes: Ashby, Johnson, Gardner. Abstained: Wangsness.

2. **RESOLUTON 2026-08** setting a public hearing on the Polk County Aviation Authority revised Fiscal Year 2025-2026 Budget and the proposed Fiscal Year 2026-2027 Budget. (date of hrg: 4/9/26 @ 5:00 p.m.). Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
3. **RESOLUTON 2026-09** authorizing the execution of an Equipment Rental Agreement between the Polk County Aviation Authority and Exec 1 Aviation II, LLC. Johnson moved, second by Gardner. Ayes: Johnson Gardner, Ashby, Wangsness.
4. **RESOLUTON 2026-10** authorizing the execution of a Diesel Fuel Trailer Lease Agreement between the Polk County Aviation Authority and Exec 1 Aviation II, LLC. Johnson moved, second by Ashby. Ayes: Johnson, Ashby, Gardner, Wangsness.
5. **RESOLUTON 2026-11** ratifying the signing of an FFA Grant Application for reimbursement of the FAA inspection costs for the Glide Slope Replacement and Flight Checks on the Reconstruct and Extend Runway 18/36 Project at the Ankeny Regional Airport. Ashby moved, second by Johnson. Ayes: Ashby, Johnson, Gardner, Wangsness.
6. **RESOLUTON 2026-12** authorizing an amendment to the Reimbursable Agreement with the FAA for the Instrument Landing System Relocation Inspection Services as part of the Runway 18/36 Extension Project. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
7. **RESOLUTON 2026-13** ratifying the signing of an FAA grant application for reimbursement of the design and construction costs for completing the 500-foot extension of Runway 18/36 as part of the overall Reconstruct and Extend Runway 18/36 Project. Ashby moved, second by Gardner. Ayes: Ashby, Gardner, Johnson, Wangsness.
8. **RESOLUTON 2026-14** ratifying the signing of an FFA Cold Weather Early Start Acknowledgment for the 500-foot Extension of Runway 18/36 as part of the overall Reconstruct and Extend Runway 18/36 Project. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.
9. **RESOLUTON 2026-15** authorizing the execution of a Software Agreement with Airport Monitoring Systems to allow the use of Airport Monitoring Systems software. Johnson moved, second by Ashby. Ayes: Johnson, Ashby, Gardner, Wangsness.
10. Motion to approve the execution of a Rough Cutting and Weed Control agreement with Perficut in an amount not to exceed \$2,035.00. Gardner moved, second by Johnson. Ayes: Gardner, Johnson, Ashby, Wangsness.
11. Motion to approve the execution of a Lawn Fertilization agreement with Allen Lawn Care for fertilization in an amount not to exceed \$1,160.00. Johnson moved, second by Gardner. Ayes: Johnson, Gardner, Ashby, Wangsness.

Reports

1. FBO Update
2. Engineering Report – Pudenz
 - a. Maintenance Building Project Design Update
 - b. Runway 18/36 Reconstruction Project Update
3. Staff Report - Kalwishky
 - a. Fuel Sales
 - b. T-Hangar Waiting List

- c. 2026 T-Hangar Lease Renewals
 - d. Airport Maintenance Technician Position
 - e. North Property Line Private Box Hangar Update
 - f. Taxiway D Remaining Lot Development Update
 - g. South Corporate Terminal Area – Possible Meeting to discuss State Funding Opportunity
- 4. Legal Counsel Report
 - 5. Board Report
 - 6. Chair Report

Adjournment

The meeting was adjourned at 5:58 p.m.

Attest: _____ Signed: _____
Diane Klemme, Recording Secretary Jeff Wangsness, Chairperson

Published in the Des Moines Register on the 13th day of March, 2026.

RESOLUTION

A RESOLUTION AUTHORIZING THE EXECUTION OF A FARM LEASE WITH TODD VOLZ

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which Todd Volz desires to continue to lease for the purpose of hay farming; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the land to be farmed; and

WHEREAS, the Polk County Aviation Authority, having reviewed the attached Land Lease believes it to be in the best interest of the Aviation Authority to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the attached Land Lease with Todd Volz.

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

Dated the 9th day of April, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

FARM LEASE - CASH

THIS LEASE ("Lease") is made between Polk County Aviation Authority ("Landlord"), whose address for the purpose of this Lease is c/o City of Ankeny, Attention City Clerk, 410 West 1st Street, Ankeny, Iowa 50021 and Todd Volz ("Tenant"), whose address for the purpose of this Lease is 3222 N.E. 162nd Avenue, Elkhart, IA 50073.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Polk County, Iowa (the "Real Estate"):

Hay ground currently mowed by Tenant and located on property owned by Landlord

and containing 19 total acres, more or less, with possession by Tenant for a term of one year to commence on May 1, 2026, and end on April 30, 2027. The Tenant has had an opportunity to make an independent investigation as to the acres and boundaries of the premises.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$50.00 per acre payable, unless otherwise agreed, as follows: first one-half on 1st of July 2026, second one-half on 1st of December 2026; All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis.

4. **TERMINATION OF LEASE.** The tenancy shall terminate as of April 30, 2027. The tenancy shall not continue because of an absence of the notice as provided by law.

5. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other

reasonable purposes.

6. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid rent to become immediately due and payable, without any notice to or demand upon Tenant.

7. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

8. **NO AGENCY.** Tenant is not an agent of the Landlord.

9. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

10. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

11. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

12. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

13. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

Dated: Feb 25, 2026

Tenant:

By: Todd Volz
Todd Volz

Landlord: Polk County Aviation Authority

By: _____
Jeff Wangsness, Chair

By: _____
Diane Klemme
Recording Secretary

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Construct Maintenance Storage Facility; Design and Bidding Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-016 **PO #** N/A
Original Contract Date: December 4, 2025 **Vendor #** N/A

Date of Board Meeting 9-Apr-26 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 02/01/26 through: 02/28/26

Contract Summary

Original Contract Amount:	\$	<u>158,370.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>158,370.00</u>	
Total completed and stored to date:	\$	<u>75,108.00</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>75,108.00</u>	
Less previous applications for payment:	\$	<u>55,954.00</u>	
SUBTOTAL	\$		<u>19,154.00</u>

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

CURRENT PAYMENT DUE \$ 19,154.00

Balance to finish, including retainage: \$ 83,262.00

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

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

Engineer/Consultant Approval: McClure
 3/23/2026
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@Ankenylowa.gov; JSease@Ankenylowa.gov Phone: 515-965-6420 Fax: 515-965-6416



1360 NW 121st Street
Clive, IA 50325

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

February 28, 2026
Project No: 2022001042-016
Invoice No: 3
Due Date: March 30, 2026

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

Professional Services from February 01, 2026 to February 28, 2026

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	590.00	0.00
Iowa DOT Grant Administration	830.00	20.00	166.00	0.00	166.00
Preliminary Design	1,490.00	100.00	1,490.00	1,490.00	0.00
Soil Boring Coordination	930.00	100.00	930.00	930.00	0.00
30% Design Phase	1,890.00	100.00	1,890.00	1,890.00	0.00
30%-SAN Sewer/Lift Station Des,IF NEEDED	4,400.00	100.00	4,400.00	4,400.00	0.00
90% Design Phase	4,020.00	75.00	3,015.00	1,326.60	1,688.40
90%-SAN Sewer/Lift Station Des,IF NEEDED	3,630.00	100.00	3,630.00	1,197.90	2,432.10
Issued for Bid (100%) Phase	1,810.00	0.00	0.00	0.00	0.00
Construction Permits	1,270.00	50.00	635.00	127.00	508.00
Advertise, Bidding, Contract Award	3,260.00	0.00	0.00	0.00	0.00
Topographic Survey	1,410.00	100.00	1,410.00	1,410.00	0.00
Project Management and Coordination	4,060.00	30.00	1,218.00	812.00	406.00
Total Fee	29,590.00		19,374.00	14,173.50	5,200.50
Total Fee					5,200.50
Total this Phase					\$5,200.50

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	1,210.00	0.00
Iowa DOT Grant Administration	830.00	20.00	166.00	0.00	166.00
Preliminary Design	4,040.00	100.00	4,040.00	4,040.00	0.00
Soil Boring Coordination	1,690.00	100.00	1,690.00	1,690.00	0.00

Project	2022001042-016	Ankeny: Construct Maintenance Bldg: D/B				Invoice	3
30% Design Phase		4,390.00	100.00	4,390.00	4,390.00	0.00	
90% Design Phase		36,640.00	70.00	25,648.00	14,656.00	10,992.00	
Issued for Bid (100%) Phase		10,410.00	0.00	0.00	0.00	0.00	
Construction Permits		3,640.00	50.00	1,820.00	364.00	1,456.00	
Advertise, Bidding, Contract Award		9,900.00	0.00	0.00	0.00	0.00	
Topographic Survey		2,730.00	100.00	2,730.00	2,320.50	409.50	
Project Management and Coordination		9,300.00	30.00	2,790.00	1,860.00	930.00	
Subconsultants Bluestone Engineering LLC		27,000.00	41.6667	11,250.00	11,250.00	0.00	
Subconsultants OPN		17,000.00	0.00	0.00	0.00	0.00	
Total Fee		128,780.00		55,734.00	41,780.50	13,953.50	
		Total Fee					13,953.50
						Total this Phase	\$13,953.50
						Total Due this Invoice	\$19,154.00

Outstanding Invoices

Number	Date	Balance
2	1/31/2026	31,636.50
Total		31,636.50



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 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone Fax Email:	515.965.6420 dkalwishky@ankenyiowa.gov

REPORT BY	AUSTIN MORAN, P.E. Email: amoran@mcclurevision.com		
REPORTING PERIOD	FEBRUARY 2026	NEXT REPORT	MARCH 2026

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Finalized and submitted site plan review to City for review and approval

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Finalize 90% design completion, quantities, opinion of probable construction cost, and project budget
- Finalize issued for bid documents
- Hold final review meeting with PCAA
- Receive comments from City's Planning and Zoning Commission
- Advertise for Bids
- Hold Public Hearing on Plans, Specs, Form of Contract, and Estimate of Construction Cost
- Hold Pre-Bid Meeting
- Receive Bids
- Award Contract, Execute Contract and Bonds
- Begin Construction (Fall 2026)

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

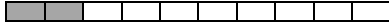
- N/A

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

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



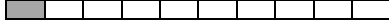
30% Design Phase



90% Design



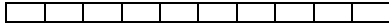
Issued for Bid (100%)



Construction Permits



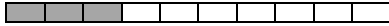
Advertise, Bidding and Contract Award



Topographic Survey



Project Management and Coordination

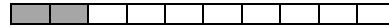


Phase 2: Part II: GAVI Vertical Infrastructure Design and Bidding Services

Existing Conditions



Iowa DOT Grant Administration



Preliminary Design



Soil Boring Coordination



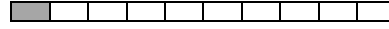
30% Design



90% Design



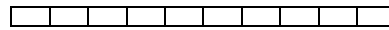
Issued for Bid (100%)



Construction Permits



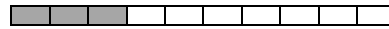
Advertise, Bidding and Contract Award



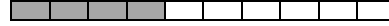
Topographic Survey



Project Management and Coordination



Subconsultants (Bluestone Engineering, LLC and OPN Architects)



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Ankeny: Reconstruct Runway 18-36 - Construction
Project Title: Administration and Observation Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st St, Suite A, Clive, IA 50325
Finance Budget Code: 644 **Finance Project Code:** N/A
Vendor Project or Invoice #: 2022001042-006 **PO #** N/A
Original Contract Date: July 10, 2025 **Vendor #** N/A

Date of Board Meeting 9-Apr-26 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: 02/01/26 through: 02/28/26

Contract Summary

Original Contract Amount:	\$	1,447,560.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,447,560.00	
Total completed and stored to date:	\$	220,535.46	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	220,535.46	
Less previous applications for payment:	\$	163,732.70	
SUBTOTAL	\$		56,802.76

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

CURRENT PAYMENT DUE \$ 56,802.76

Balance to finish, including retainage: \$ 1,227,024.54

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

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

Engineer/Consultant Approval: McClure
Firm Name

Signature: [Signature] Date: 3/20/2026

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

February 28, 2026
Project No: 2022001042-006
Invoice No: 8
Due Date: March 30, 2026

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

Professional Services from February 01, 2026 to February 28, 2026

Phase 1 Part I. Construction Administration/Observation Services

291.25

Total Labor

16,243.16

Overhead 201.41 % of 16,243.16

32,715.35

32,715.35

32,715.35

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Fixed Fee	163,445.00	15.00	24,516.75	17,161.73	7,355.02
Total Fee	163,445.00		24,516.75	17,161.73	7,355.02
Total Fee					7,355.02

Mileage (.725/.686 p/mile)

489.23

	Current	Prior	To-Date
Total Billings	56,802.76	149,890.34	206,693.10
Contract Limit (not-to-exceed)			1,277,060.00
Contract Limit Remaining			1,070,366.90

Total this Phase \$56,802.76

Phase 1A Part IA. CA Subconsultant (Jacobs)

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

Total this Phase 0.00

Phase 2 Part II. As-Built ADIP Survey

Project	2022001042-006	Ankeny: Reconstruct Runway 18-36 CA	Invoice	8
---------	----------------	-------------------------------------	---------	---

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						\$56,802.76

Outstanding Invoices

Number	Date	Balance
7	1/31/2026	38,362.16
Total		38,362.16

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 410 WEST 1ST STREET ANKENY, IOWA 50021	Phone 515.965.6420 Fax Email: DKalwishky@Ankenylowa.gov	

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

REPORTING PERIOD **FEBRUARY 2026** NEXT REPORT **MARCH 2026**

SUMMARY OF WORK DONE LAST PERIOD

- ✓ Coordinated with Manatt's on construction submittals; reviewed submittals / maintained submittal log
- ✓ Submitted OE/AAA case study for project
- ✓ Coordinated with FAA on Reimbursable Agreement (RA) for Glide Slope and ILS Localizer
- ✓ Drafted, Finalized, and Submitted to FAA Grant Application for Extend Runway 18
- ✓ Conducted Spring Pre-Construction Meeting (02/18/2026), created meeting agenda and distributed minutes
- ✓ Updated Glide Slope and ILS Localizer in accordance with FAA comments and incorporated additional drawings.

FORECAST OF ACTIVITIES FOR NEXT PERIOD

- Continue construction administration and coordination
- 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
- Receive OE/AAA determination letter
- Finalize Glide Slope and ILS Localizer drawings
- Develop and Draft Change Order #1
- Draft and Issue Notice to Proceed (NTP)

VALUE ADDED SERVICES

- N/A

INPUT NEEDED

- N/A

Part I: Construction Administration/Observation Services

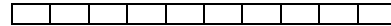
Phase 300.05 – AIP Grant Administration



Phase 600.05 – Construction Administration



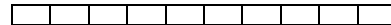
Phase 650.05 – Resident Project Representative



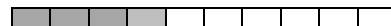
Phase 701.07 – Runway Airspace Management (RAM) Survey



Phase 760.07 – Construction Staking

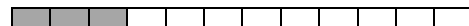


Phase 850.05 – Project Management and Coordination



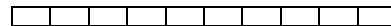
Part IA: CA Subconsultant

Phase 960.05 – Subconsultants (Jacobs)

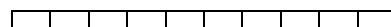


Part II: As-Built ADIP Survey

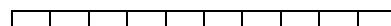
Phase 780.07 – On-Site As-Built Survey



Phase 850.05 – Project Management and Coordination

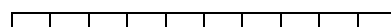


Phase 850.05– Project Management and Coordination



Part III: project Closeout

Phase 800.05 – Project Closeout



**POLK COUNTY AVIATION AUTHORITY
LISTING OF BILLS TO BE APPROVED
FOR THE APRIL 9, 2026 BOARD MEETING**

Vendor	Amount	Date of Invoice	Description
Allen Lawn Care	290.00	03/30/26	Crabgrass preventer - early spring granular application
Amazon Capital Services	256.57	03/11/26	Battery back up and surge protector
Amazon Capital Services	42.99	03/17/26	2 Pk Master Combination Locks
Baker Electric	2,203.40	02/26/26	Repair motor for hangar A03 & repair light
Baker Electric	1,155.60	03/12/26	Provide 5 RW Lighting Transformers
Baker Electric	1,350.32	03/19/26	Provide spare motor for hangar doors
Brick Gentry Law Firm	540.00	03/25/26	General legal services
Capital City Kubota Equipment	19,379.73	03/23/26	Kubota Zero Turn Mower
City of Ankeny	70.17	02/27/26	Water & Sewer - thru 2/25/26
City of Ankeny	70.96	03/30/26	Water & Sewer - thru 3/27/26
Cryotech	5,234.89	03/04/26	(2) - 265/gal totes of E36 liquid RW Deicer
Dan's Overhead Doors	392.28	03/11/26	Service to south hangar door
Dan's Overhead Doors	523.05	03/13/26	Work Order 530876 Hangar A3
Dan's Overhead Doors	132.20	03/17/26	Work Order 530995 Hangar A3
Dan's Overhead Doors	1,163.70	03/25/26	East gust lock on the terminal building's hangar door
Elder Corporation	4,497.75	02/28/26	Snow removal services 02/19/26 & 02/20/26
Exec 1 Aviation	90.00	02/26/26	Use of forklift and Exec1 employees to unload and move 2 totes of Cryotech E35 liquid deicer
Exec 1 Aviation	5,681.86	03/05/26	Office supplies and maintenance supplies
Exec 1 Aviation	50.00	03/09/26	Use of scissor lift to replace motor in T-Hangar A-03
Exec 1 Aviation	50.00	03/30/26	Use of scissor lift to mount aircraft tracking computer in terminal building hangar
Exec 1 Aviation	100.00	03/30/26	Use of forklift and Exec1 employee to remove salt spreader from truck
Iowa Lead Safety Training	402.00	11/13/25	Indoor Air Quality testing @ 3700 SE Convenience Blvd, on 11/04/25
MidAmerican Energy	2,046.35	03/12/26	Lift station; Runway lights; Lighting services; Add'l hangar/garage utilities
USA TODAY	108.16	02/28/26	February A/P, minutes
Wood Roofing	546.81	01/29/26	Leak investigation and repair
Total Airport Operations Fund	\$ 46,378.79		
McClure Engineering	19,154.00	02/28/26	Construct Maintenance Storage Facility; Design and Bidding Services
FAA	437,506.32	03/12/26	FAA Reimbursable Agreement - ACH pmt
McClure Engineering	56,802.76	02/28/26	Reconstruct Runway 18/36 Construction Administration & Observation Services
Total Capital Improvements Fund	\$ 513,463.08		
Grand Total	\$ 559,841.87		

See attachments for more information regarding:

Contractor/project costs

Snow removal costs, if applicable

Insurance renewal costs, if applicable

POLK COUNTY AVIATION AUTHORITY

Balance Sheet

As of March 31, 2026

Mar 31, 26

ASSETS

Current Assets

Checking/Savings

102 · FIRST NATIONAL BANK

5,166,061.35

Total Checking/Savings

5,166,061.35

Accounts Receivable

110 · GRANTS RECEIVABLE

105,755.00

112 · ACCOUNTS RECEIVABLE

5,893.52

Total Accounts Receivable

111,648.52

Other Current Assets

113 · PRE-PAID EXPENSES

35,906.18

114 · LEASE RECEIVABLE

971,110.49

115 · ACCRUED INTEREST RECEIVABLE

13,346.00

Total Other Current Assets

1,020,362.67

Total Current Assets

6,298,072.54

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

19,176,616.94

TOTAL ASSETS

25,474,689.48

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

202 · ACCOUNTS PAYABLE

120,148.07

Total Accounts Payable

120,148.07

Other Current Liabilities

204 · RETAINAGE PAYABLE

4,870.53

206 · DEFERRED REVENUE

48,132.29

207 · HANGAR/LEASE ADVANCE DEPOSITS

20,912.28

209 · DEFERRED LEASE REVENUE

944,162.69

Total Other Current Liabilities

1,018,077.79

Total Current Liabilities

1,138,225.86

Total Liabilities

1,138,225.86

Equity

3000 · INVESTED IN CAPITAL ASSETS

18,513,364.44

3001 · UNRESTRICTED NET ASSETS

6,424,878.50

3003 · RESTRICTED FOR AIRPORT IMPROVE

(601,779.32)

Total Equity

24,336,463.62

TOTAL LIABILITIES & EQUITY

25,474,689.48

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	1,407,742.02	1,407,742.00	0.02	100.0%
401 · LEASE AND LICENSE FEE INCOME	112,955.76	135,000.00	(22,044.24)	83.67%
403 · FUEL FEE INCOME	36,115.02	49,000.00	(12,884.98)	73.7%
404 · INTEREST INCOME	6,673.00	0.00	6,673.00	100.0%
406 · T-HANGAR RENTAL INCOME	75,690.00	0.00	75,690.00	100.0%
407 · OTHER REVENUE	2,037.13	0.00	2,037.13	100.0%
Total Income	1,641,212.93	1,591,742.00	49,470.93	103.11%
Gross Profit	1,641,212.93	1,591,742.00	49,470.93	103.11%
Expense				
601 · OFFSITE MANAGEMENT SERVICES	42,624.76	80,100.00	(37,475.24)	53.21%
602 · POSTAGE & OFFICE SUPPLIES	930.79	1,900.00	(969.21)	48.99%
603 · ONSITE MANAGEMENT SERVICES	93,773.64	187,547.00	(93,773.36)	50.0%
610 · ADVERTISING & PROMOTION	226.89	700.00	(473.11)	32.41%
611 · PUBLICATIONS	1,132.00	2,400.00	(1,268.00)	47.17%
612 · CONFERENCES AND SEMINARS	865.98	4,000.00	(3,134.02)	21.65%
613 · LEGAL SERVICES	7,520.50	34,000.00	(26,479.50)	22.12%
614 · AUDIT SERVICES	13,325.00	17,500.00	(4,175.00)	76.14%
616 · GENERAL INSURANCE	6,249.45	8,700.00	(2,450.55)	71.83%
617 · PROPERTY INSURANCE	47,857.96	61,000.00	(13,142.04)	78.46%
618 · PUBLIC OFFICIALS INSURANCE	2,548.72	3,600.00	(1,051.28)	70.8%
620 · MINOR EQUIPMENT	362.86	0.00	362.86	100.0%
621 · CAPITAL EQUIPMENT	83,071.54	0.00	83,071.54	100.0%
630 · SNOW REMOVAL & MOWING	71,824.70	108,000.00	(36,175.30)	66.5%
631 · REPAIRS & MAINTENANCE (General)	100,435.57	123,000.00	(22,564.43)	81.66%
639 · FUEL EXPENSE	171.34	0.00	171.34	100.0%
640 · UTILITIES	10,694.99	6,600.00	4,094.99	162.05%
644 · AIRPORT PLANNING & ENGINEERING	20,699.58	63,000.00	(42,300.42)	32.86%
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	82,553.00	1,774,000.00	(1,691,447.00)	4.65%
718 · EXTEND RUNWAY 18	454,872.52	4,845,600.00	(4,390,727.48)	9.39%
725 · SOUTH CORPORATE TERMINAL	19,650.00	0.00	19,650.00	100.0%
729 · RECONSTRUCT RUNWAY 18/36	249,043.72	8,092,500.00	(7,843,456.28)	3.08%
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	2,015,179.59	16,014,247.00	(13,999,067.41)	12.58%
Net Ordinary Income	(373,966.66)	(14,422,505.00)	14,048,538.34	2.59%
Other Income/Expense				
Other Income				
402 · INVESTMENT INCOME	135,719.79	181,000.00	(45,280.21)	74.98%
504 · FAA GRANT REIMBURSEMENT	909,084.00	12,861,175.00	(11,952,091.00)	7.07%
505 · STATE GRANT REIMBURSEMENT	0.00	400,000.00	(400,000.00)	0.0%
Total Other Income	1,044,803.79	13,442,175.00	(12,397,371.21)	7.77%
Net Other Income	1,044,803.79	13,442,175.00	(12,397,371.21)	7.77%
Net Income	670,837.13	(980,330.00)	1,651,167.13	(68.43%)

POLK COUNTY AVIATION AUTHORITY

A/R Aging Summary

As of March 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Beckley, Jeff	0.00	210.00	210.00	210.00	0.00	630.00
Biscobing, Denis G.	200.00	0.00	0.00	0.00	0.00	200.00
C & R AVIATION	0.00	0.00	0.00	0.20	0.00	0.20
Coppola, Larry J	0.00	210.00	0.00	0.00	0.00	210.00
Elwell, Jordon	0.00	130.00	130.00	130.00	0.00	390.00
EXEC 1 AVIATION (F-09)	2,273.32	0.00	0.00	0.00	0.00	2,273.32
FAA	104,181.00	0.00	0.00	0.00	0.00	104,181.00
IOWA DOT	1,574.00	0.00	0.00	0.00	0.00	1,574.00
JEREMY SIKES	0.00	50.00	50.00	50.00	0.00	150.00
Nollan, Rob	0.00	130.00	130.00	130.00	0.00	390.00
Remer, Herbert	0.00	210.00	210.00	210.00	0.00	630.00
Scott Wallace (B-04)	0.00	210.00	210.00	210.00	0.00	630.00
Scott Wallace (C-NW)	0.00	130.00	130.00	130.00	0.00	390.00
TOTAL	108,228.32	1,280.00	1,070.00	1,070.20	0.00	111,648.52

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	108,941.82	-	108,941.82	108,941.82	-	-	-	-	
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	60,700.00	(8,194.47)	52,505.53	44,805.53	7,700.00	-	-	-	
Sheet11	Strengthen & Extend RW 18/36	McClure & HDR	FAA	270,906.00	31,717.80	302,623.80	280,421.80	22,202.01	-	224,283	224,283	
Sheet22	North Property Line Box Hangars - Phase 1	McClure, Jensen Builders	IaDOT	1,543,446.90	22,431.49	1,565,878.39	1,565,878.39	-	-	565,200	565,200	FY 26
Sheet24	Taxiway D Apron and Access Roadway Paving-Phase 4	McClure & Concrete Tech	IaDOT	733,200.85	6,326.25	739,527.10	739,527.10	-	-	332,789	331,215	FY 26
Sheet29	North Property Line Box Hangars - Phase 2	McClure, Jensen	IaDOT	845,795.10	23,431.22	869,226.32	869,226.32	0.01	-	267,826	267,826	FY 26
Sheet26	Reconstruct Runway 18/36	McClure/Foth	FAA	1,009,825.00	2,564.62	1,012,389.62	1,012,224.62	165.00	-	907,510	803,329	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	685,733.12	19,761.40	705,494.52	670,483.57	35,010.95	4,870.53	-	-	
Sheet32	Runway 18 Localizer Relocation - Glideslope Impacts	McClure/HDR Engineering	FAA	622,413.41	-	622,413.41	622,413.41	-	-	-	-	
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	11,757,525.58	-	11,757,525.58	229,135.46	11,528,390.12	-	-	-	
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	IaDOT	150,340.00	9,560.00	159,900.00	82,553.00	77,347.00	-	-	-	
Sheet37	3-Year Vegetation Control Agreement	Perficut ('26-'28)	EXP	47,586.00	-	47,586.00	-	47,586.00	-	-	-	
Sheet23	3-Year Vegetation Control Agreement	Perficut ('23-'25)	EXP	47,586.00	-	47,586.00	47,586.00	-	-	-	-	FY26
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				26,750,628.85	2,069,656.75	28,820,285.60	17,079,874.97	11,739,571.36	4,870.53	2,297,608	2,191,853	
									\$ 4,870.53		\$ 105,755	
									^= 204 Retainage Pay		^ = 110 Grant AR	

FY25/26 TOTALS				FY24/25	
	Quantity	Cost			
Elder	246.00	\$ 36,164.50	\$ 17,931.50	201.68%	
S Jackson	-	\$ -	\$ 150.00	0.00%	
New Deal	55.00	\$ 2,928.17	\$ -	0.00%	
Cryotech	1,062.00	\$ 10,469.39	\$ 4,977.72	210.33%	
Exec 1 Aviation	27.50	\$ 13,900.00	\$ 22,750.00	61.10%	
	\$ 1,390.50	\$ 63,462.06	\$ 45,809.22	138.54%	
	Quantity	Cost	Cost		
Labor	134.25	\$ 22,131.00	\$ 33,573.00	65.92%	
Equipment	666.75	\$ 32,112.50	\$ 26,170.25	122.71%	
Material	592.00	\$ 9,207.06	\$ 17,106.10	53.82%	
	\$ 1,393.00	\$ 63,450.56	\$ 76,849.35	82.56%	
	Quantity	Cost	Cost		
Operations	1,390.50	\$ 63,462.06	\$ 76,849.35	82.58%	
	\$ 1,390.50	\$ 63,462.06	\$ 76,849.35	82.58%	

(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
Exec 1 Aviation	Oshkosh Labor 2026 pricing	\$ 750.00	\$ 500.00	50.0%		Labor
Exec 1 Aviation	Kadin Properties hourly manpower	\$ 50.00	\$ -			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

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

Continued...2nd page

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
Exec 1 Aviation	Oshkosh Labor - add'l costs	01/28/26	3.00	\$ 250.00	\$ 750.00	Labor
Exec 1 Aviation	Oshkosh Labor 2026 pricing	02/20/26	4.50	\$ 750.00	\$ 3,375.00	Labor
Exec 1 Aviation	Kadin Properties hourly manpower	02/21/26	0.50	\$ 50.00	\$ 25.00	Labor
Elder	Manager	02/19/26	3.00	\$ 96.00	\$ 288.00	Labor
Elder	Pickup	02/19/26	3.00	\$ 25.00	\$ 75.00	Equipment
Elder	Operator	02/20/26	9.25	\$ 82.00	\$ 758.50	Labor
Elder	Manager	02/20/26	7.00	\$ 96.00	\$ 672.00	Labor
Elder	Pickup	02/20/26	3.00	\$ 25.00	\$ 75.00	Equipment
Elder	Compact Track Loader	02/20/26	4.00	\$ 137.00	\$ 548.00	Equipment
Elder	Wheel Loader	02/20/26	9.25	\$ 225.00	\$ 2,081.25	Equipment
Cryotech	Liquid	03/04/26	530.00	\$ 8.45	\$ 4,478.50	Material
Cryotech	S&H	03/04/26	2.00	\$ 378.00	\$ 756.39	Material
Elder	Manager	02/28/26	3.00	\$ 96.00	\$ 288.00	Labor
Elder	Operator	02/28/26	9.25	\$ 82.00	\$ 758.50	Labor
Elder	Manager	02/28/26	7.00	\$ 96.00	\$ 672.00	Labor
Elder	Pickup	02/28/26	3.00	\$ 25.00	\$ 75.00	Equipment
Elder	Pickup	02/28/26	3.00	\$ 25.00	\$ 75.00	Equipment
Elder	Compact Track Loader	02/28/26	4.00	\$ 137.00	\$ 548.00	Equipment
Elder	Wheel Loader	02/28/26	9.25	\$ 225.00	\$ 2,081.25	Equipment



CONTRACT PROPOSAL

[illegible]

Addendums Acknowledged: NA		Drawings Dated: NA	Specifications Dated: NA	Proposal #:
Submitted By:	Patrick Onken	BDM	515-858-7139	patrick.onken@dhpac.com
Submitted To:	Dave Kalwishky		Proposal Date:	2-10-2026

Scope of Work:

PM Servicing of Sectional? Hanger Doors includes the inspections, tightening, lubrication and/or adjustment of all sections, door alignment, hinges, hardware, cables, drums, track and track fasteners, springs, rollers, bearings, and chain hoists.

Product Description:

1 Hanger door	total cost \$490.00
1 Overhead door	

Exclusions and Clarifications:

- Factory wired operators, controls, to be furnished and set in place by DH Pace. All conduit, raceways, disconnects, electrical boxes, line and low voltage wiring by Electrical and/or Fire Alarm Contractor.
- Pricing expires in 30 days from proposal date.
- Work to be performed during normal business hours (Monday - Friday, 7:00 AM - 5:00 PM), unless otherwise noted.
- Please allow specified lead time from order acceptance, material production release, and approved credit terms or 50% deposit for installation to begin. Balance is due upon completion if applicable.
- Order acceptance includes a signed proposal, executed contract or purchase order.
- Material release includes approved drawings or field verification of opening construction, allow at least 1 week for drawing production after order acceptance.
- We have been placed on notice from our supplier partners that the recently announced international trade tariffs may be implemented suddenly and result in material surcharges for all new orders placed in addition to the quoted prices. This proposal is based on current pricing from Seller's suppliers and includes all price increases and surcharges levied by those suppliers and known by Seller as of the date of this proposal. This proposal is valid for acceptance for 30 days. The Seller reserves the right to request an approved change order before the order can be released into production to compensate for any supplier price increases or surcharges announced after the date of this Proposal and prior to the release of materials for fabrication. Seller will provide written documentation of the Supplier increase notice upon request.
- Pricing includes material described above, applicable labor, and use tax. Sales Tax applied upon invoicing.
- This quotation is based upon a visual inspection; it does not consider concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed.
- This quote is based on our interpretation of customer supplied information. No specifications were provided for review. DH Pace is not responsible for omissions and/or inaccuracies. Price is subject to change if actual conditions differ from the information provided.
- Quoted price contingent upon customer having opening(s) clear of all obstructions and allow for unfettered access for installation team for a minimum of 8 normal work hours on the day of installation. Excessive wait time to clear opening or additional mobilizations will result in hourly charges being added to the work order.
- Quoted assuming that existing opening structure is functional and capable of supporting new door equipment, any material or labor to repair or replace anything not specifically listed above will be quoted separately.
- Standard warranty is (1) year against defects on materials and workmanship. Additional manufacturers' warranties apply to material costs only.

- Project lead time as defined above: 6 - 8 Weeks

The proposal described herein, including all price(s) quoted, is made conditionally upon Buyer's continued credit status and must be accepted by Buyer as made by Seller. To accept this Proposal, Buyer must date, sign and return the original copy hereof to Seller within 30 days after the date hereof. Unless expressly disclosed and stated, the amount of any sales and use tax is not included in this proposal.

Buyer acknowledges and agrees that each and all of the terms and conditions on Attachment A (**TERMS AND CONDITIONS**) are a part of this Proposal and that upon Buyer's acceptance of this Proposal shall constitute a valid and binding contract between the parties and all prior proposals, discussions and agreements respecting the subject matter hereof are cancelled. **DEPOSIT ON SPECIAL ORDER ITEMS IS NON-REFUNDABLE.**

BUYER ACCEPTANCE

TYPE OR PRINT NAME OF BUYER

_____/_____/_____
ACCEPTANCE DATE

REFERENCE #

This is my authorization to proceed with the above-mentioned work at the base price of **Enter Text.**

SIGNATURE of: ☐ Owner ☐ Partner ☐ Officer (*indicate which*) _____

TITLE

Attachment A: TERMS AND CONDITIONS

Terms. The products ("Products") described in this contract and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein.

Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products.

If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law.

If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorneys' fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance regardless of cause.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller.

If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product.

Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller.

If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore.

Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work.

No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation.

In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

Insurance. Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller.

Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

Alterations. Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

Permits and Licenses. Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

Warranties. Seller warrants the Product sold to be free from defects in material and workmanship under normal and intended use and service. This warranty extends only to the Buyer and expires one year after the date of delivery or installation of the Product by Seller.

Parts and labor for service work are warranted for the following periods: All replacement parts 90 days; labor-service 30 days. Seller's sole obligation is limited to repairing or replacing any parts which shall be determined by Seller to be defective and is conditioned upon Buyer giving notice of any such defect to Seller within the warranty period. If Seller concludes that repair or replacement is necessary, Seller will commence work within a reasonable time after the decision to repair or replace is made.

This warranty does not apply to any Product which has been altered or repaired by any person not authorized by the Seller or which has been subjected to misuse, neglect or accident.

Seller assumes no liability for incidental or consequential damages. Warranties implied by law are limited to duration to one year period described above.

Wood Products will be guaranteed only if properly protected within 10 days of delivery or installation by Seller with a prime and finish coat of manufacturer's recommended paint.

No warranty will be honored unless the Proposal Price has been paid in full, including any applicable service charges.

Modification of Proposal. Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

Governing Law. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

RESOLUTION NO. 2026-

**A RESOLUTION AUTHORIZING THE EXECUTION OF A LAND
LEASE AGREEMENT WITH 5842, LLC FOR PURPOSES OF
THE CONSTRUCTION OF AN AIRCRAFT HANGAR.**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which 5842, LLC desires to lease for purposes of constructing a hangar; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the hangar to be on its land described as Phase 3 of the North Box Hangar Development; and

WHEREAS, the Polk County Aviation Authority, having reviewed the Land Lease Agreement attached hereto Exhibit “A” believes it to be in the best interest of the Aviation Authority to enter into said Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the Land Lease Agreement with 5842, LLC attached hereto as Exhibit “A”.

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

Dated, this 9th day of April, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diame Klemme, Recording Secretary

HANGAR LAND LEASE AGREEMENT

Article 1 General Agreement

THIS AGREEMENT made and entered into the ____ day of _____ 2026 by and between Polk Authority Aviation Authority, hereinafter referred to as “Authority”, and 5842, LLC, hereinafter referred to as “Lessee”.

Witnesseth

WHEREAS, the Authority is the owner and operator of Ankeny Regional Airport, an airport situated in Polk County, Iowa (the "Airport"); and

WHEREAS, Lessee desires to lease from the Authority a parcel of land approximately 2,436 square feet, hereinafter referred to as the “Leased Premises”, and described as follows:

An area approximately 58 feet wide and 42 feet deep representing the building footprint as described on Exhibit “A” attached hereto and made part hereof.

Said parcel to be used for the construction of a hangar facility by Lessee for the following purposes:

1. Inside storage of aircraft owned by Lessee and/or its members, private office, kitchenette, and restrooms.
2. Inside storage of aircraft in which Lessee has an agreement for the storage, with any such sublease agreement for space in said hangar facility subject to the terms and conditions of this Lease Agreement.
3. The storage of related materials, equipment and supplies.
4. Ancillary Uses: In addition to aircraft storage, Lessee may utilize or sublease portions of the interior of the hangar for general storage, hobby space, or office use, provided that such uses (a) remain ancillary to the primary aeronautical use of the facility, (b) do not violate any fire codes or FAA Grant Assurances, and (c) do not constitute a 'prohibited business' as defined in Article 5, Paragraph 1.

WHEREAS, the Authority deems it advantageous to the operation of its Airport to lease to Lessee the area desired, with the rights and privileges as herein set forth:

IT IS MUTUALLY AGREED AND UNDERSTOOD BETWEEN THE AUTHORITY AND THE LESSEE THE FOLLOWING:

Article 2 Terms of Lease Agreement

1. Commencement - The term of this Lease Agreement shall commence on the _____ and shall be in full force and effect through December 31, 2076.
2. Renewal Option - At the expiration of the term specified in this Lease, contingent upon a renewal being allowed by the then existing FAA regulations and approved by the FAA, Lessee has the option to renew this Lease Agreement for such reasonable renewal term as is agreed to between the Authority and the Lessee. Lessee hereby has right of first refusal on any lease of the subject property at the expiration of the term specified herein.

Article 3 Fees and Rentals

From and after the effective date hereof, Lessee agrees to pay to the Authority for the rights and privileges herein provided, the following annual rentals and fees:

2,436 square feet x \$0.34 cents/square foot
TOTAL: \$828.24

During the term of this Lease Agreement, including any options, Lessee shall pay to the Authority one quarter (1/4) of the total yearly amount due on January 1, April 1, July 1, and October 1 of each year. No demand for rent or fees need at any time be given, and it shall be the duty of the Lessee to pay all monies when due.

For 2026 and each remaining year or portion thereof during the term of this Agreement or any extension hereof, square footage rentals payable to Lessee to the Authority as specified herein shall be subject to adjustment by the Authority annually based on the percentage increase or decrease in the Consumer Price Index (All Urban Consumers - All Items) for the United States City Average as published by the U.S. Department of Labor, Bureau of Labor Statistics, or the national replacement or successor index as readjusted to the base month, and computed by comparison of the current June index of the preceding June, which adjustments, when made, shall be effective January 1 of each of the following calendar years.

Article 4

Standards for General Aviation Operators

The provisions set forth in the Hangar Construction Standards shown on Exhibit "B" attached hereto and made part hereof and any Declaration of Covenants and Restrictions for Buildings and Structures at the Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement, the Hangar Construction Standards or the Declaration of Covenants and Restrictions are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, the Hangar Construction Standards shall control. In addition, the provisions set forth in Section 1 of the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement and the provisions of Section 1 of the Minimum Requirements are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, Section 1 of the Minimum Requirements shall control.

Article 5

Rights and Privileges of Lessee

Subject to the terms and conditions hereinafter set forth, Lessee is hereby given the following rights during the term of this Lease Agreement:

1. Storage - Lessee has the right to store aircraft on Lessee's Leased Premises; however, Lessee shall not engage in any other business or operation which would be in competition with the services offered by a fixed base operator as defined in the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport including, but not limited to the sale of fuel, repair of aircraft owned by others, aircraft charter, and flight school/instruction activities. Violation of this paragraph shall be considered a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority.

2. Aeronautical Facility Use - Lessee shall be permitted to use, in common with others, existing and future aeronautical facilities at the Airport as they may exist or be modified, augmented, or deleted from time to time. These facilities shall include, but not be restricted to the landing areas, their extensions and additions, roadways, aprons, and any air navigation facilities or other conveniences for the flying, landing, and taking-off of aircraft. Nothing herein shall prohibit the Authority from modifying, augmenting, or deleting any such items.

3. Ingress and Egress - Subject to rules and regulations governing the use of the Airport as may be established by the Airport Board Manager, the Lessee, its employees, suppliers of materials, furnishers of service, subleases, business visitors, and invites shall have the right of ingress and egress to and from the Premises leased exclusively to Lessee.

4. Quiet Enjoyment - The Authority covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Leased Premises for the term of this Agreement. Lessee agrees that

temporary inconveniences, such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of Airport improvements or Airport events shall not constitute a breach of quiet enjoyment of the Leased Premises.

Article 6

Rights and Privileges of Authority

The Authority, in addition to any rights herein retained by it, reserves the following privileges:

1. Authority Representative - The Airport Board Manager is hereby designated as the official representative for the enforcement of all provisions in this Lease Agreement with full power to represent the Authority in dealings with Lessee in connection with the rights and obligations herein provided, and in all actions relating to policy determination, modification of this Agreement, subsequent permissive authorization under this Agreement, termination of this Agreement, and any similar matters affecting the terms of this Lease Agreement.

2. Airport Development - The Authority reserves the right, but shall not be obligated to Lessee, to develop or improve the landing areas and other portions of the Airport as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance. If the development of the Airport requires the relocation of Lessee, the Authority agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee, or to purchase from Lessee its building(s) and/or structures at the fair market value.

3. Aerial Approaches - The Authority reserves the right to take any action it considers necessary to protect the aerial approaches and transition surfaces of the Airport against obstruction, together with the right to prevent the Lessee or sub-lessee from erecting or permitting to be erected any building or other structure on the Airport, which, in the opinion of the Authority would limit the usefulness of the Airport or constitute a hazard to aircraft.

4. War, National Emergency, Riot, or Natural Disaster - During time of war, national emergency, riot or natural disaster, the Authority shall have the right to lease the entire Airport or any part thereof to the United States or State of Iowa for military or National Guard use and, in such event, the provisions of this Agreement, insofar as they are inconsistent with the provisions of any lease to any such unit of government, shall be suspended for the term of such government lease.

5. Access to Leased Premises - To the extent necessary to protect the rights and interests of the Authority, or to investigate compliance with the terms of this Agreement, the Airport Board Manager or his designee shall at any and all times have the right to inspect the Leased Premises, including all buildings, structures, and improvements erected thereon.

6. Government Use of Airport - This Agreement shall be subordinate to the provisions existing or future agreement between the Authority and the United States Government to the operation or maintenance of the Airport, the execution of which has been, or may be

required as a condition precedent to the expenditure of federal funds for the development of the Airport.

7. Unrestricted Right of Flight - There is hereby reserved to the Authority, its successors and assigns, for the use and benefit of the public, unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Leased Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the Airport.

Article 7

Obligations of Lessee

Except as otherwise specifically provided herein, Lessee, during the term of this Agreement shall have the following obligations:

1. Condition of Premises - Lessee accepts the Leased Premises in its present condition and, without expense to the Authority, will maintain any installations thereon.

2. Construction - Lessee shall have all construction plans, including site preparation approved by the Authority prior to any construction occurring on the Leased Premises, such approval not to be unreasonably withheld. Construction must begin within twelve (12) months from the execution of this Agreement and must be completed within nine (9) months from the time construction begins. Construction scheduling and operations shall be coordinated with, and approved by the Airport Board Manager before construction shall begin, such approval not to be unreasonably withheld. Lessee understands that restoration of any and all portions of the Airport which are disturbed by Lessee or its contractors during construction shall be at Lessee's sole expense to the same condition as before construction began. Failure to make any restorations as identified herein shall be considered a material breach of this Agreement.

3. Maintenance, Exterior Storage, and Housekeeping – Lessee shall at its expense, keep, maintain and repair the Leased Premises, any improvements thereto, all equipment and buildings in a presentable and operable condition consistent with good business practices, and in a manner to preserve and protect the general appearance and value of other premises in the immediate vicinity, including but not limited to: roof, exterior painting, all personal doors, paved areas, and grass areas within lease lines.

Lessee further agrees that there will be no outside storage of equipment, materials, supplies or damaged or partially dismantled aircraft on the Leased Premises, and will cause to be removed at Lessee's expense all trash, garbage, oil, etc., and agrees not to deposit the same on any part of the Airport except temporarily in conjunction with collection or removal.

In the event Lessee does not keep the Leased Premises in a presentable condition, the Authority has the right to issue a written notice to remedy the condition forthwith. Should Lessee fail to perform satisfactory within twenty (20) days of such notification, or show cause for extension of said time period, the Authority shall have the right to perform, or have performed by

an outside contractor the necessary work without liability, and Lessee agrees to pay the Authority one hundred twenty five percent (125%) of such expenses within fifteen (15) days upon invoice receipt.

In the event of fire of any other casualty to structures owned by Lessee, Lessee shall either repair or replace the building or remove the damaged building and restore the Leased Premises to its original condition; such action must be accomplished within one hundred twenty (120) days of the date the damage occurred. Upon petition by Lessee, the Authority may grant an extension of time if it appears such extension is warranted.

4. Additions or Alterations - Lessee is prohibited from making alterations, attaching external fixtures, or making other changes to the hangar facility unless approved in advance in writing by the Airport Board Manager.

5. Signage and Illumination - Lessee shall not paint upon, attach, exhibit or display in and about said Leased Premises any sign without the written consent of the Airport Board Manager first obtained regarding the nature and construction of said sign, provided always that the Lessee may erect across the front of the building an appropriate sign containing the name of the Lessee with Airport Board Manager approval within 15 days, said approval not to be unreasonably withheld.

6. Utilities – Connections with utilities shall be installed as follows. Refer to the attached Exhibit C for approximate utility locations:

6a. Water Service Connection – Authority has extended an 8” water main past the hangar site. Lessee shall be responsible for connecting a water service line to the 8” water main and extending the water service into the building.

6b. Sanitary Sewer Service Connection – Authority has extended a sanitary sewer past the hangar site and has provided a 6” sewer service stub to serve the Lessee’s hangar site. Lessee shall be responsible for connecting to the sewer service stub and extending a sewer service line into the building.

6c. Electric Service Connection – Authority had MidAmerican Energy install a single-phase electric cable past the hangar site. An electric service line shall be extended from the cable to a transformer location near the proposed hangar. Lessee shall be responsible for the electric service line, the transformer, base, and the connection to serve the proposed hangar as required by MidAmerican Energy.

6d. Gas Service Connection – Authority had MidAmerican Energy install gas main past the hangar site. Lessee shall be responsible for the gas service line and connection into the proposed hangar as required by MidAmerican Energy.

6e. Communications Connection – A communications cable has been installed on the airport property by Aureon. Lessee shall be responsible for the service connection from the cable into the proposed hangar as required by the local service provider.

Lessee will install and pay for standard metering devices for the measurement of utility services. In the event it shall become necessary to make changes upon the Leased Premises, or within the structures covered by this Lease Agreement, such as wiring, plumbing, or similar installations, as a condition of the continuance of utility services, and Lessee desires to continue such services, Lessee will promptly make such changes and installations, as its expense, as directed and required by the utility organizations. It is further agreed that the Authority shall have the right, without cost to Lessee, to install and maintain in, on or across the demised Premises, sewer, water, gas, electric, and telephone lines, electric substations, or other installations necessary to the operation of the Airport, or to service other tenants of the Authority; provided, however, that the Authority shall carry out such work and locate any above-ground structures in a manner so as not to unreasonably interfere with Lessee's use of the Leased Premises.

7. Discrimination - Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration thereof, does hereby covenant and agree that (a) no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in the use of said facilities, (b) that in the construction of any improvements on, over, or under such land and the furnishings of services, thereon, no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (c) that the Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21 , Nondiscrimination in Federally-Assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

8. Assignment - The Authority will cooperate with Lessee and hereby permits Lessee to encumber and grant a security interest in any property or property rights, real or personal, it may have in the Leased Premises or property located thereon.

9. Costs of Enforcement - Lessee covenants and agrees to pay and discharge all reasonable costs, attorneys' fees, and expenses that shall be made and incurred by the Authority in enforcing the covenants and agreements of this Lease Agreement.

10. Taxes, Licenses and Permits - Lessee shall obtain and keep current all municipal, County, State and Federal licenses and permits that may be required in its operation. Also, the Lessee will bear, pay, and discharge all taxes, assessments and levies of every nature and kind which may be taxed, charged or assessed lawfully against the Leased Premises and improvements thereon, or which may be lawfully levied or imposed upon the leasehold by a governmental agency

11. Liens - Lessee agrees to promptly pay all sums legally due and payable on account of any labor performed on, or materials furnished for the Leased Premised. Lessee shall not permit any liens to be placed against the Leased Premises on account of labor performed or material furnished and in the event such a lien is placed against the Leased Premises, Lessee agrees to save the Authority harmless from any and all such asserted claims and liens and to remove or cause to be removed any and all such asserted claims or liens as soon as reasonably possible.

12. Parking - Lessee agrees to prohibit vehicle parking on the Airport premises other than those vehicles specifically associated with the use of the Leased Premises, and no other. Lessee, its employees, sub-lessees, guests and invites shall park only in Lessee's Hangar, or other publicly designated parking areas. Lessee, its agents or guests are expressly prohibited from operating any vehicle on any area of the Airport designated as a "movement area". Lessee shall at all times comply with posted signs regulating the movement of vehicles.

13. Laws, Ordinances, Rules and Regulations - Lessee agrees to observe and obey the rules and regulations governing the conduct and operation of the Airport facilities promulgated from time to time by the Airport Board Manager. The rules and regulations shall not be unreasonable or inconsistent with safety/security of any Federal agency having jurisdiction with respect thereto. Lessee shall also comply with, at its own cost and expense, all applicable Federal, State and local laws and ordinances. Any violation of this paragraph shall be construed as a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority, unless Lessee, upon receipt of written notice, within thirty (30) days completes remedial measures acceptable to the Airport Board Manager.

14. Storage of Flammable Fluids - Lessee agrees that the storage of gasoline or other flammable fluids in bulk quantities shall be limited to the Airport Fuel Farm or to such area as designated by the Airport Board Manager. Lessee agrees that the storage of all other gasoline or flammable fluids shall be in an approved steel locker labeled "FLAMMABLE". The Airport Board Manager may, in his discretion, prohibit or impose restrictions on the storage of said material if, in the Manager's opinion, the storage is determined a safety hazard. Lessee agrees that the disposing of any hazardous chemicals or fluids on the Airport premises is prohibited and is considered a material breach of this Agreement.

15. Snow Plowing - The Authority shall provide snow removal on all movement areas consistent with priorities established by its Airport Board Manager. Lessee agrees to be responsible for the removal of snow in all other areas within the Lease Premises.

Article 8 Insurance

Lessee shall, at its expense, maintain insurance in full force and effect during the term of this Agreement in such amounts and coverages as to meet the minimum limits of liability specified below, and insurance shall be placed with companies or underwriters authorized to do business in the State of Iowa satisfactory to the Authority. The Authority, its boards, commissions, agencies, appointed and elected officials, employees, and representatives shall be

named as additional insureds. Certificates of Insurance evidencing the required insurance shall be filed with the Authority's Airport Board Manager and upon request certified copies of the required insurance policies shall also be filed. The Certificates of Insurance and all such policies shall contain a provision that coverages will not be cancelled or non-renewed during the term of this Agreement unless thirty (30) days advance notice in writing has been given to the Authority in the manner specified in this Agreement.

1. Commercial General Liability. Coverage must include premises and operations. Limits. Bodily injury and property damage combined single limited - \$1,000,000 each occurrence.
2. Aircraft Liability. For all owned aircraft which are operated at the Ankeny Regional Airport.

Bodily injury and property damage. A combined single limit for each occurrence of \$1,000,000.
3. Property Insurance. For all property owned or leased by the Authority. Lessee shall carry sufficient all-risk property insurance on both owned and leased equipment, including aircraft, at the Airport.

It is expressly understood that the Authority has no responsibility for Lessee's owned or leased equipment.

The Authority may elect, at its option, to terminate this Agreement upon the cancellation or other termination of any insurance policy issued in compliance with this Article, unless another policy has been filed and approved pursuant to this Article and shall have been in effect at the time of such cancellation or termination.

The cancellation or other termination of any insurance policy issued in compliance with this Article shall automatically terminate this Agreement, unless another policy has been filed and approved pursuant to this Article and shall be in effect at the time of such cancellation or termination.

Article 9

Indemnification and Hold Harmless

Lessee shall indemnify, defend and hold harmless Authority and all of its members, employees, officers and agents from and against all claims, liabilities, judgments, damages, losses and costs, including attorney fees, and all expenses which result from the investigation and defense thereof, which arise from or are related to death, damages (including loss of use) or injuries to third persons or their property and their members, employees, officers and agents, which are occasioned in whole or part by any act or omission of the Lessee in its use and occupancy of the Leased Premises and in the conduct of any and all operations permitted or required by this Agreement. The parties will give each other prompt and reasonable notice of any

claim made or actions instituted which in any way directly or indirectly affects or may affect each other or Lessee's insured, and each party shall have the right to investigate, compromise, and defend the same to the extent of its own interests. The Authority shall have the right, but not the duty, to participate in the defense of any claim or litigation with attorneys of the Authority's selection without relieving Lessee of any obligations hereunder. Any final judgment rendered against the Authority for any cause for which Lessee is liable hereunder shall be conclusive against Lessee as to Liability and amount. Lessee's obligations herein shall survive any termination of this Agreement or Lessee's activities on the Airport.

The Authority shall have no liability to the Lessee or any sub-lessee of said Lease for damage to Lessee's or sub-lessee's property of whatever nature on the premise of the Airport caused by fire, windstorm, explosion, or for any other reason, including theft. Lessee further agrees to accept full responsibility for the acts and omissions of its own sub-lessees

Article 10

Cancellation by Authority

The Authority may cancel this Lease Agreement upon or after any one of the following events.

1. The filing by Lessee of a voluntary petition in bankruptcy
2. The institution of proceedings in bankruptcy against Lessee and the adjudication of Lessee as bankrupt pursuant to such proceedings.
3. The taking by a court of jurisdiction of Lessee and its assets pursuant to proceedings brought under the provisions of any Federal Reorganization Act.
4. The filing of any lien against the Premises resulting from any act or omission or Lessee which is not discharged or contested in good faith as determined by the Authority by proper legal proceedings within fifteen (15) days of receipt of actual notice by Lessee, unless Lessee posts a bond within this time period equal to the amount of the lien.
5. The appointment of a receiver of Lessee's assets, or any general assignment for the benefit to Lessee's creditors.
6. The transfer of Lessee's interest herein by other operation of law.
7. The default by Lessee in the performance of any agreement required herein, and Lessee's failure to commence and diligently continue to correct such default within thirty (30) days of written notice, unless a short time is specified in this Lease Agreement.
8. The lawful assumption by the United States Government, or any authorized agency thereof of the operation, control or use of the Airport and facilities, or any substantial part or parts thereof, in such manner as to substantially restrict Lessee, for a period of at least sixty (60) days, from its Airport operation.

9. Lessee become in arrears in the payment of the whole or any part of the amount(s) agreed upon herein for a period of thirty (30) days after the time such payments become due.

10. The nonpayment of any real estate and/or personal property taxes levied by the County against Lessee's property after such taxes become due.

11. Lessee falsifies any of its records or figures so as to deprive the Authority of any of its rights under the terms of this Agreement.

12. Lessee abandons the hangar or vacates said Premises before the expiration of said term, unless the Airport Board Manager gives Lessee expressed, written permission. Abandonment, for this Agreement, shall be defined as the non-use of the Leased Premises from its specified purpose during a consecutive ninety (90) day time period.

13. The default of any agreement indicated herein as a material breach.

14. Polk County Aviation Authority decides not to operate the facilities as an airport.

In the event of any such termination as above enumerated, the Authority shall have the right at once and without further notice to the Lessee to enter and take full possession of the Leased Premises occupied by the Lessee under this Agreement.

Failure of the Authority to declare this Lease Agreement terminated upon the default of Lessee for any of the reasons set out above shall not operate to bar or destroy the right of the Authority to cancel this Agreement by reason of any subsequent violation of the terms of this Agreement. Further, the acceptance of rental or fees by the Authority for any period after a default of any of the terms, covenants or conditions by Lessee shall not be deemed a waiver of any right on the part of the Authority to cancel this Lease Agreement.

Article 11

Cancellation by Lessee

Lessee may cancel this Agreement at any time that it is not in default in its obligations by giving the Airport Board Manager thirty (30) days written notice to be served as hereinafter provided after the happening of any of the following events, if such event materially impairs the conduct of its normal business on the Airport:

1. The issuance by a court of competent jurisdiction of any injunction in any way preventing or restraining normal use of the Airport or any substantial part of it, and the remaining in force of such injunction for a period of sixty (60) consecutive days, such injunction not being the result of any fault of Lessee;

2. The inability of Lessee to use, for a period of six (6) consecutive months, the Airport or any substantial part of it due to enactment or enforcement of any law or regulation, or because of fire, earthquake or similar casualty or Acts of God or the public enemy;

3. The lawful assumption by the United States Government of the operation, control or use of the Airport or any substantial part of it for military purposes in time of war or national emergency for a period of at least ninety (90) days; or

4. The material breach by the Authority of any of the terms, covenants, and conditions of the Agreement and the failure of the Authority to remedy such breach for a period of ninety (90) days after receipt of written notice from the Lessee of the existence of such breach.

Failure of Lessee to declare this Agreement terminated upon the default of the Authority for any of the reasons set out above shall not operate to bar or destroy the right of Lessee to cancel this Agreement by reason of any subsequent violation of the terms of this Lease Agreement.

Article 12

Waiver of Subrogation

The Authority and Lessee hereby release each other from any and all responsibility to the other for any loss of damage to property caused by fire or other peril if the property is insured for such loss or damage in any policy of insurance, even if such loss or damage is caused by the fault or negligence of the other party or anyone for whom such party is responsible. The Authority and the Lessee agree that to the extent any such policy of insurance provides a right of subrogation in the insurer, or to the extent a right of subrogation exists independent of such policy, each will indemnify and hold the other harmless for any loss, claim or expense suffered as the result of any action taken pursuant to the right of subrogation. To the greatest extent possible, the Authority and the Lessee will, in furtherance of the intent of this provision, make every effort to obtain from its insurance carrier a waiver of subrogation for the matters here described in any such policy of insurance.

Article 13

No Waiver of Default

No action whatsoever, except an express written waiver, shall be construed to be or act as a waiver by the Authority of Lessee of any fault by the other in the performance of any of the terms, covenants, or conditions hereof to be performed, kept, and observed by it. No express written waiver of any subsequent default by the other in the performance of any of the terms, covenants and agreements hereof to be performed, kept, and observed by it.

Article 14

Remedies are Cumulative

The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

Article 15
Laws of Iowa Shall Govern

This Lease Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of the State of Iowa.

Article 16
Counterparts

This Lease Agreement has been executed in several counterparts, each of which shall be taken to be an original, and all collectively but one instrument.

Article 17
Severability

In the event that any provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such provision shall in no way affect any other provision contained herein, provided that the invalidity of any such provision does not materially prejudice either the Authority or Lessee in their respective rights and obligations contained in the valid provisions of this Lease Agreement.

Article 18
Independence of Contract

It is further mutually understood and agreed that nothing herein contained is intended or shall be construed as in any way creating or establishing the relationship of co-partners between the parties hereto or as constituting the Lessee as the agent or representative or employee of the Authority for any purpose or in any manner whatsoever.

Article 19
Rights Upon Termination

Upon expiration of this Agreement, Lessee shall have the first right of refusal to execute a new land lease agreement with terms and conditions in accordance with the then existing FAA regulations and approved by the FAA.

Upon expiration of this Agreement and Lessee's desire not to enter into a new agreement at the then current terms and conditions, or upon sooner termination of this Agreement as stipulated, the Authority shall have the option of exercising the following termination actions at the Authority's sole discretion:

1. Order Lessee to, within one hundred twenty (120) days after Agreement expiration, remove all structures located on the Leased Premises and restore the site to its original condition.

2. The Authority shall take title to all structures located on the premises if not removed by the Lessee within one hundred twenty (120) days of termination of this Agreement.

Article 20 Misrepresentation

All terms and conditions with respect to this Agreement are expressly contained herein, and both parties agree that no representative or agent of the Authority or Lessee has made any representation or promise with respect to this Agreement not expressly contained herein.

Article 21 Successors and Assigns Bound

All of the provisions, covenants, and stipulations in this Lease Agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties.

Article 22 Holdover Possession of Premises by Lessee

In the event that Lessee should hold over and remain in possession of the Leased Premises after the expiration of the term of this Lease Agreement or termination for any other cause, such holding over shall be deemed not to operate as a renewal or extension of this Agreement and shall create a tenancy from month to month which may be terminated at any time by the Authority or Lessee, upon notice as required to end month to month tenancies.

Article 23 Paragraph Headings

All paragraph and subparagraph headings contained in this Lease Agreement are for the in reference only, and are not intended to define or limit the scope of any provision.

Article 24 Notices

Notices to the Authority or Lessee provided for herein shall be hand delivered or sent by certified mail, postage prepaid, addressed to:

Authority:
Polk County Aviation Authority
Attn: Assistant City Manager
410 West First Street
Ankeny, IA 50021

Lessee:

5842, LLC

2570 106th Street

Suite A

Urbandale, IA 50322

or to such other addresses as the parties may designate to each other in writing from time to time, and such notices shall be deemed to have been given when so sent.

All payments shall be made payable to the Ankeny Regional Airport and sent to the attention of the Airport Board Manager at the Authority's address stated above.

Article 25
Exhibits

- A. Leased Premises Legal Description
- B. North Property Line Box Hangar Ultimate Buildout
- C. Hangar Construction Standards

Article 26
Closing and Signature

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

Authority:
Polk County Aviation Authority

Lessee:
5842, LLC

By: _____
Title: _____

By: _____
Title: _____

EXHIBIT A to the Hangar Land Lease Agreement

WAITING ON MCCLURE ENGINEERING.

EXHIBIT B to the Hangar Land Lease Agreement

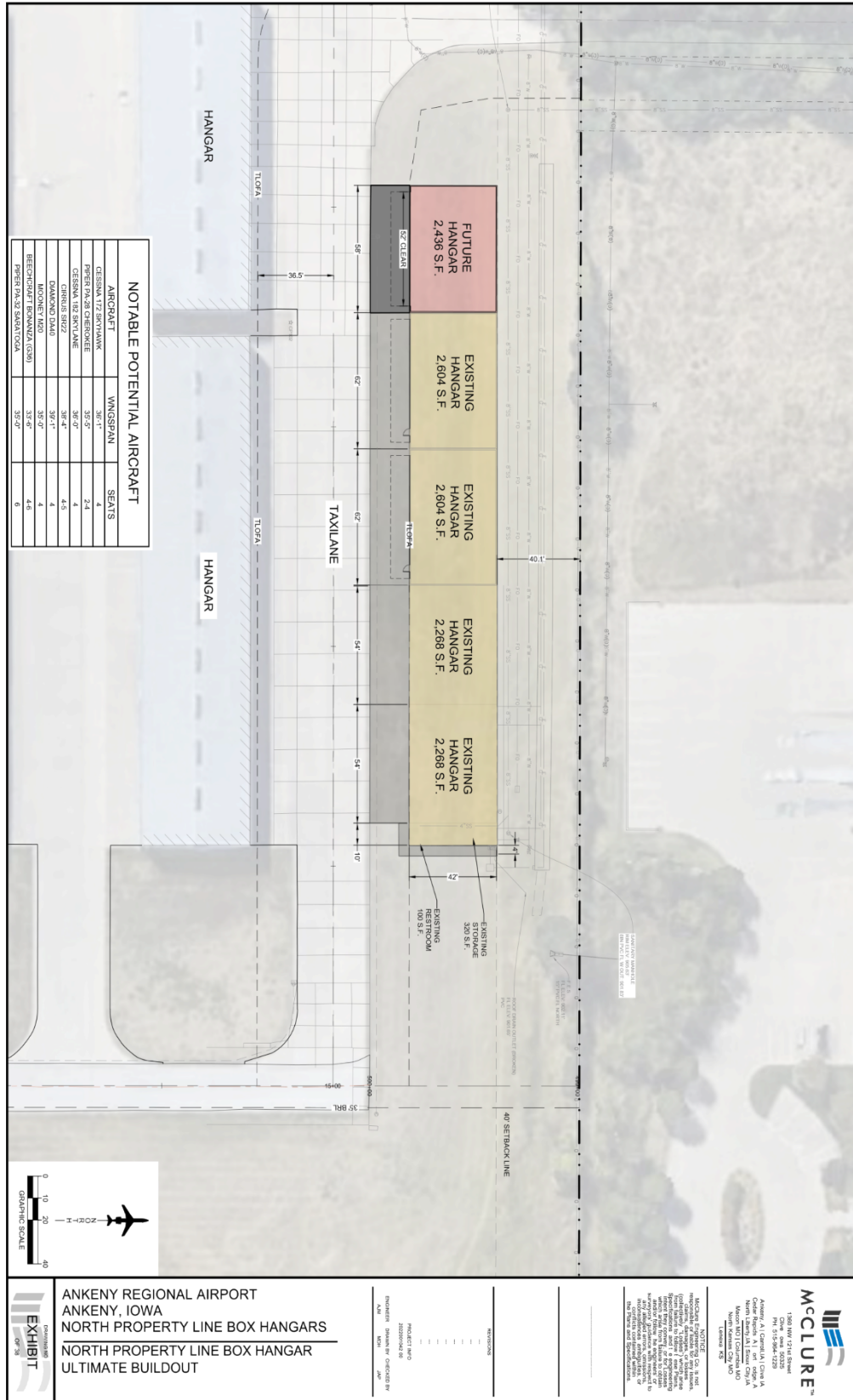


EXHIBIT C to the Hangar Land Lease Agreement



David Kalwishky
Airport Board Manager

Ankeny Regional Airport – Hangar Construction Standards

Updated June 10, 2021 and August 25, 2021

Applicability

- The provisions of these standards apply to any hangar, garage, and other structure constructed within the limits of the Ankeny Regional Airport property. The purpose of these Design Standards is to insure that development at the Airport is consistent and of a high quality to protect and enhance the investments made at the airport.
- The requirements and regulations of the City of Ankeny Planning and Building Department, including site plan requirements, zoning ordinances and building codes, apply to all building construction activities within the airport property. The City of Ankeny site plan approval process, including pre-application conference, Technical Committee approval, and Planning and Zoning Commission approval, must be followed.
- An approved long-term land lease with the Polk County Aviation Authority shall be obtained by any private individual prior to review, approval and development of a privately-owned hangar on the airport property.

Review Process

- Applications for construction of a hangar or other building structure on Ankeny Regional Airport property must be approved by the City of Ankeny Planning and Building Department. A site plan must be reviewed by City staff and approved by the Ankeny Planning and Zoning Commission.
- After approval of the site plan, a building permit must be submitted and approved by the City of Ankeny Planning and Building Department according to Municipal Code Chapter 175.

- Applications for construction shall also be reviewed and approved by the Polk County Aviation Authority Board (PCAA). These Hangar Construction Standards shall be utilized in the Board's review.
- The review process for the City of Ankeny and the PCAA can run concurrently.

FAA Adherence

All building construction on the Ankeny Regional Airport shall comply with regulations and requirements of the Federal Aviation Administration (FAA). Nothing in these standards shall overrule or exempt any FAA requirements.

Building Design and Materials

An airport hangar shall be designed so that the finished structure is compatible with other surrounding structures on the airport property. Compatibility includes materials, colors, scale, size, dimensions and proportions.

- Hangar Locations: Hangar locations shall be determined by the PCAA based on FAA regulations, the current Airport Layout Plan, and other regulations of the PCAA and the City of Ankeny. Hangar facilities including structures, entrances, sidewalks, parking stalls, etc. must be contained within the leased land area.
- Hangar Dimensions: The dimensions of the exterior of the hangar shall be consistent in size to adjacent existing or planned structures so that sight lines along the front faces of the hangars are preserved. The proposed hangar pad site as identified on the Airport Layout Plan represents the preferred hangar footprint. Construction of a smaller-sized hangar may be approved by the PCAA at the time of application.
- Hangar Heights: The maximum height of a hangar shall comply with the maximum height regulations as set by the FAA for regulating airspace in the vicinity of the airport runways. The tallest portion of the structures shall be no higher than the building height restrictions as shown on the Airport Layout Plan and as defined in Ankeny Municipal Code Chapter 201. The maximum height of a hangar shall also meet the zoning regulations of the City of Ankeny.
- Hangar Framework: Hangar framework, including columns, beams, trusses, rafters, and braces, shall be metal or as otherwise approved. Framework must be designed to meet current building code standards. A wood-framed hangar will not allowed. Clear-span interior construction shall be utilized.
- Adjacent Hangars: Connecting adjacent hangars together to eliminate narrow open areas between hangars is encouraged. Connections to an existing adjacent hangar must be approved by the adjacent hangar owner and must meet the requirements of the Ankeny Building Department including (but not limited to) the need for fire walls, sprinklers, and utility conveyance. The roof slope/pitch of the new hangar shall be oriented so that storm water does not drain onto the adjacent hangar, nor onto the apron area in front of the hangar.

- Doors: Hangar doors shall be overhead doors unless otherwise approved by the PCAA. They shall be metal doors that are produced by an aviation door manufacturer. Large overhead hangar doors shall not be installed on the land side walls of the hangars (facing out from the airport) without PCAA approval.
- Flatwork: Hangar floors, aprons and ramp areas must be paved with finished PCC concrete of a minimum thickness as dictated by the current FAA reference tables for airport apron and taxiway design.
- Exterior Wall Materials: The exterior walls of a hangar shall be constructed of materials approved by the PCAA. Generally, materials may include metal, masonry, prefinished aluminum, glass, concrete, steel or a combination of these materials. Wood, Masonite siding or galvanized metal will not be allowed. The architectural design, style and color scheme of a hangar shall match on all sides of the hangar.
- Roofing Materials: Wood, wood composite, or asphalt shingles are not allowed as roofing materials. Metal roofs shall be a minimum of 28 gauge steel, standing seam type (no screw-down or bolted allowed). Factory finish shall be in a color approved by the PCAA.
- Exterior Colors: Colors of hangar walls, doors and roofing shall be muted, neutral, earth tone colors compatible with surrounding features and existing or previously approved structures planned on the airport and as determined and approved by the PCAA. For the Taxiway D Hangars, the PCAA has chosen a color scheme of white walls with gray trim so that all hangars have generally the same appearance.
- Signing: Exterior signing must meet the requirements of the Ankeny Municipal Code in regard to size, style, and lighting. Signing must be approved by the PCAA.
- Parking and Access: Parking stalls may be constructed by the hangar owner on the land side of the hangar. Parking stalls are prohibited on the airside of the hangar, where aircraft movement would be compromised. If the proposed hangar is adjacent to a parking lot that is maintained by the PCAA, a sidewalk is required to be constructed between the hangar and lot. All sidewalks and sidewalk ramps shall be constructed to meet-current ADA requirements.
- Lighting: Exterior lighting shall be installed in accordance with Municipal Code Section 192.02, Para. 3.A.(8). The lighting shall be shielded to restrict light spillover onto the airfield.
- Landscaping: The planting of shrubs, ornamentals, and other vegetation shall be approved by the PCAA. Trees are prohibited. All non-paved areas disturbed by the hangar construction shall be restored with sod or permanent grass seeding.

- Airport Security: The airport is currently protected by a perimeter chain link fence. If construction of a hangar or other structure causes the removal of a section of the fence, the fence shall be promptly replaced either by a new fence or by an exterior hangar wall (the hangar can function as part of the fence line). Temporary construction fencing consisting of similar chain link materials shall be included as part of the hangar construction so that airport security is maintained at all times during hangar construction.
- Site Drainage: The grade of the finished floor of a hangar and the surrounding paved surfaces shall provide positive flow of storm water out of and away from the new hangar. The hangar roof/pitch will be sloped so that storm water does not drain directly onto the apron in front of the hangar, or onto adjacent hangars. In areas where no storm sewer exists, the hangar owner may be required to install storm sewers, intakes and other storm facilities to accommodate proper storm drainage.
- Utilities: Connections to electric, gas, sanitary sewer, water mains, and communication facilities shall be the responsibility of the hangar owner. All utility services shall be constructed underground.
- Sitework Construction Specifications: All exterior utility and pavement construction shall meet the requirements of the current version of the Iowa Statewide Urban Standard Specifications for Public Improvements as amended by the City of Ankeny's Supplemental Specifications.
- Hangar Pad Utilization: It is the intent of the PCAA to utilize as much of the available hangar land lease area on the airport as possible. All hangar construction must meet the building standards of the City of Ankeny, including adherence to the IFC and NFPA Standards in regard to the need for fire-rated barrier walls and/or interior sprinkler systems. Adjacent hangar structures shall be constructed as attached (with common walls) or with 10 feet or less of open ground between the exterior walls. This open ground can be utilized to facilitate proper storm water drainage between buildings. Leasing more than 10 feet of open ground area adjacent to a proposed hangar to avoid the requirement to construct exterior fire barrier walls and/or provide a sprinkler system will not be allowed.

Submittals

In order to facilitate the necessary approvals by the City of Ankeny and the PCAA, the following submittals are required:

- Site plan drawings according to Section 192.02 of the City of Ankeny Municipal Code.
- Structural drawings, details and specifications as required by the City of Ankeny Building Department.
- Elevation views or other graphic representations showing hangar dimensions, roof slopes, door locations, colors, building materials, etc. for review by the PCAA Board.
- A construction schedule.

The construction of the proposed hangar can commence after each of the following are completed:

- 1) The City of Ankeny approves the site plan and issues a building permit to the hangar contractor.
- 2) The PCAA exercises a land lease for the hangar property with the owner.
- 3) The PCAA issues a letter to the hangar owner signifying that these building standards have been met.
- 4) The PCAA approves a hangar construction schedule, which shall become binding upon the owner / developer.

RESOLUTION NO. 2026-

**RESOLUTION FIXING A DATE FOR THE HEARING ON THE PLANS, SPECIFICATIONS,
OPINION OF PROBABLE COST AND FORM OF CONTRACT, TAKING OF BIDS AND
AWARDING THE CONSTRUCTION CONTRACT FOR THE
CONSTRUCT MAINTENANCE BUILDING PROJECT**

WHEREAS, the Polk County Aviation Authority has determined that there is a need to construct the Maintenance Building project at the Ankeny Regional Airport; and

WHEREAS, the scope of the said project generally includes the paving, grading, site work, and construction of the proposed pre-engineered metal building for maintenance equipment storage at the south end of the apron; and

WHEREAS, McClure Engineering has completed the construction plans, detailed specifications, and estimate of costs for the work necessary to construct this project; and

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

April 9, 2026..... PCAA Board sets dates of Bid Letting and Public Hearing
April 15, 2026..... Post Notice of Hearing and Letting on appropriate websites
May 14, 2026..... Receive bids at 3:00 P.M. on the Quest CDN online bidding service
May 15, 2026..... Publish Notice of Public Hearing in DM Register
June 4, 2026..... PCAA Board holds Public Hearing and awards Construction Contract
July 2026Approximate Construction Start Date
November 2026Anticipated Construction Completion Date

NOW, THEREFORE, BE IT RESOLVED that a date of May 14, 2026, be established for receipt of bids and a date of June 4, 2026, be established for the holding of the Public Hearing by the Polk County Aviation Authority to facilitate the award of the construction contract for the proposed project; and

BE IT FURTHER RESOLVED that the Polk County Aviation Authority on this 9th day of April, 2026 hereby authorizes the publication of the official notice for the said project as stated above and in accordance with the Cod of Iowa.

Passed and adopted this 9th day of April, 2026.

POLK COUNTY AVIATION AUTHORITY

Jeff Wangsness, Chairperson

ATTEST:

Diane Klemme, Recording Secretary

NOTICE OF PUBLIC HEARING AND LETTING

ANKENY REGIONAL AIRPORT CONSTRUCT MAINTENANCE BUILDING IOWA DOT PROJECT NO. 9I260IKV100 (AIP) IOWA DOT PROJECT NO. 9I260IKV300 (GAVI) ANKENY, IOWA

Online bids for the construction of certain **Ankeny, Iowa Regional Airport** improvements and work incidental thereto on an improvement project described in general as “**Ankeny Regional Airport: Construct Maintenance Building**”, **must be filed before 3:00 p.m. on the 14th day of May 2026, utilizing online bidding through QuestCDN.** (EBid Reference No. **9995590**), in accordance with the Plans and Specifications now on file in the office of the **Airport Manager**. At said time and place, Proposals will be opened and tabulated by the Engineer.

Proposals received will be presented to the Polk County Aviation Authority and considered at a meeting presided over by the Chairperson, to be held in the Terminal Building Conference Room at the Ankeny Regional Airport, Ankeny, Iowa **at 5:00 p.m. on the 4th day of June 2026**. At such time and place, the Polk County Aviation Authority shall also hold a Public Hearing on the proposed Plans, Specifications, form of Contract and estimate of cost for the construction of said improvements hereinafter described in accordance with the provisions of Chapter 26, Code of Iowa, **at 5:00 p.m. on the 4th day of June 2026 at the Ankeny Regional Airport, Ankeny, Iowa**. At the hearing, the Polk County Aviation Authority will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of the cost for the project.

Complete digital project bidding documents are available at www.questcdn.com. You may download the digital documents for no charge by inputting the project title of “**Ankeny Regional Airport: Construct Maintenance Building**” **Quest project number #9995590** on the website’s Project Search page. Please contact QuestCDN.com at 952.233.1632 or info@questcdn.com for assistance in free membership registration, downloading, and working in this digital project information.

A non-mandatory pre-bid conference for this project will be held at **1:30 p.m.** at the Ankeny Regional Airport Terminal Building on the **5th day of May 2026**. To join the meeting, bidders can join via the Teams app using the following credentials: Meeting ID **268 443 655 146 99**; Passcode: **hK7iX6YW**. Bidders can also call in to the meeting by dialing **+1 563-265-2421** and entering the Phone Conference ID as follows: **241 647 765#**

Contract Work items:

This project will involve the following work improvements:

NO.	ITEM	ITEM DESCRIPTION
1	2010-D-1	TOPSOILING, ON-SITE, STRIP SALVAGE, AND RESPREAD
2	2010-E-0	UNCLASSIFIED EXCAVATION
3	2010-G-0	SUBGRADE PREPARATION, 12 IN.
4	2010-J-0	MODIFIED SUBBASE, IDOT 4123, 6 IN.
5	2010-M-0	COMPACTION TESTING
6	3010-F-0	TRENCH COMPACTION TESTING
7	4010-A-0	4” SANITARY SEWER SERVICE, SCHEDULE 80
8	4010-J-0	CONNECTION TO EXISTING MANHOLE
9	5010-E-1	2” WATER SERVICE LINE EXTENSION W/ 2” CURB STOP BOX
10	5020-B-0	CONNECTION TO EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE
11	7010-A-0	PAVEMENT, PLAIN PCC, 8 IN.
12	7010-I-0	PCC PAVEMENT SAMPLES AND TESTING
13	7040-H-0	EXISTING ± 8-INCH PCC AND ± 6-INCH BASE COURSE REMOVAL
14	8030-A-0	TEMPORARY TRAFFIC CONTROL
15	9010-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING TYPE 1 (PERMANENT LAWN MIXTURE)
16	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK
17	9040-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT
18	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE
19	9040-N-4	EROSION CONTROL MULCHING, HYDROMULCHING
20	11010-A-0	CONSTRUCTION STAKING

NO.	ITEM	ITEM DESCRIPTION
21	11020-A-0	MOBILIZATION
22	13122-1	PRE-ENGINEERED METAL BUILDING, 120' X 80', PER PLAN
23	SP-01	ELECTRICAL SERVICE CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION AND METER
24	SP-02	GAS UTILITY EXTENSION, INCLUDING CONNECTION
25	SP-03	FIBER OPTIC LINE EXTENSION, CONDUIT ONLY WITH PULL BOXES
26	SP-04	FURNISH AND INSTALL 4" STEEL BOLLARD

All bids must be filed on QuestCDN.com on or before the time herein set. Each bid shall be accompanied by a Bid Bond in an amount equal to five (5%) of the total amount of the bid. Bid Bond must be on the form provided with the Contract Documents.

Bid Bond will be forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract or file acceptable performance bonds or provide an acceptable certificate of insurance within fifteen (15) calendar days after the acceptance of his proposal by resolution of the Authority. No bidder may withdraw a proposal within sixty (60) days after the date set for opening bids.

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

All Contractor(s) and subcontractor(s) are required to obtain tax exemption certificates from the City of Ankeny, Iowa for this project. These tax exemption certificates are only for use on this specific project as covered under the Contract. Before final payment will be made on this project, the Contractor(s) and subcontractor(s) shall provide lien waivers as required in the Specifications.

All work shall be completed and ready for operation after receiving a written "Notice to Proceed" according to the following schedule:

Work Phase	Work	Contract Time	Liquidated Damages
CONSTRUCTION	Pavement removal, grading, building foundation, paving, building erection, framing/drywall, electrical installation, topsoil respread, final grading, seeding	Substantial Completion date no later than November 30, 2026	\$500 / Day
PUNCH LIST	Address punch list items	30 Calendar Days	\$250 / Day

This project is subject to the requirements of Target Small Business Affirmative Action Responsibilities on Non-Federal Aid Projects. The bidder shall make and document good faith efforts, as defined in section 7C of the TSB Contract provisions prior to the contract award.

Award of contract is also subject to the following provisions:

Title VI of the Civil Rights Act of 1964, 78 STAT. 252, 42 U.S.C. 2000d-42 U.S.C. 2000d-4
Iowa Code Chapter 216

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa and to Iowa domestic labor to the extent lawfully required under Iowa statutes, providing that the award of the contract will be made to the lowest responsible bidder submitting the lowest acceptable bid, which shall be without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Published by the order of the Polk County Aviation Authority, Iowa, this _____ day of _____, 20__.

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

By: _____
Chairperson, Polk County Aviation Authority

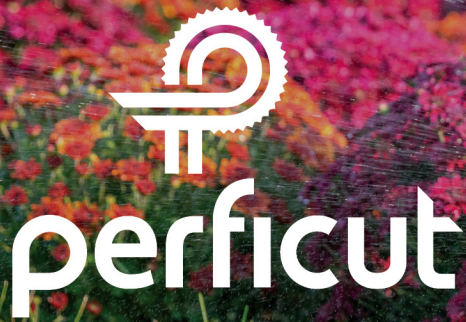
OPINION OF PROBABLE CONSTRUCTION COST - ISSUED FOR BID (100%) DESIGN SUBMITTAL

PROJECT: CONSTRUCT MAINTENANCE BUILDING

AIRPORT: ANKENY REGIONAL AIRPORT (IKV)

DATE: MARCH 2026

ITEM	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1	2010-D-1	TOPSOIL, ON-SITE, STRIP, SALVAGE, AND RESPREAD	CY	\$ 23.00	305.00	\$ 7,015.00
2	2010-E-0	UNCLASSIFIED EXCAVATION	CY	\$ 20.00	152.00	\$ 3,040.00
3	2010-G-0	SUBGRADE PREPERATION, 12 IN.	SY	\$ 10.00	555.00	\$ 5,550.00
4	2010-J-0	MODIFIED SUBBASE, IDOT 4123, 6 IN.	SY	\$ 16.00	555.00	\$ 8,880.00
5	2010-M-0	COMPACTION TESTING	LS	\$ 2,000.00	1.00	\$ 2,000.00
6	3010-F-0	TRENCH COMPACTION TESTING	LS	\$ 2,000.00	1.00	\$ 2,000.00
7	4010-A-0	4" SANITARY SEWER SERVICE, PER PLAN	LF	\$ 20.00	360.00	\$ 7,200.00
8	4010-J-0	CONNECTION TO EXISTING MANHOLE	EA	\$ 3,500.00	1.00	\$ 3,500.00
9	5010-E-1	2" WATER SERVICE LINE EXTENSION, PER PLAN	LF	\$ 40.00	94.00	\$ 3,760.00
10	5020-B-0	CONNECTION TO EXISTING WATER MAIN, WITH TAPPING SLEEVE AND VALVE	EA	\$ 4,500.00	1.00	\$ 4,500.00
11	7010-A-0	PAVEMENT, PLAIN PCC, 8 IN.	SY	\$ 85.00	555.00	\$ 47,175.00
12	7010-I-0	PCC PAVEMENT SAMPLES AND TESTING	LS	\$ 2,700.00	1.00	\$ 2,700.00
13	7040-H-0	EXISTING ± 8-INCH PCC AND ± 6-INCH BASE COURSE REMOVAL	SY	\$ 15.00	1,062.00	\$ 15,930.00
14	8030-A-0	TEMPORARY TRAFFIC CONTROL	LS	\$ 2,700.00	1.00	\$ 2,700.00
15	9010-B-0	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING TYPE 1 (PERMANENT LAWN MIXTURE)	AC	\$ 12,000.00	0.10	\$ 1,200.00
16	9040-N-1	SILT FENCE OR SILT FENCE DITCH CHECK	LF	\$ 10.00	90.00	\$ 900.00
17	9040-N-2	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	\$ 3.00	90.00	\$ 270.00
18	9040-N-3	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	\$ 3.00	90.00	\$ 270.00
19	9040-N-4	EROSION CONTROL MULCHING, HYDROMULCH	AC	\$ 10,000.00	0.10	\$ 1,000.00
20	11010-A-0	CONSTRUCTION STAKING	LS	\$ 5,000.00	1.00	\$ 5,000.00
21	11020-A-0	MOBILIZATION	LS	\$ 50,000.00	1.00	\$ 50,000.00
22	13122-1	PRE-ENGINEERED METAL BUILDING, 120' x 80', PER PLAN	LS	\$1,280,000.00	1.00	\$ 1,280,000.00
23	SP-01	ELECTRICAL SERVICE CONNECTION, INCLUDING INSTALLATION OF SERVICE CONNECTION AND METER AND COORDINATION WITH UTILITY PROVIDER	LS	\$ 10,000.00	1.00	\$ 10,000.00
24	SP-02	GAS UTILITY EXTENSION AND CONNECTIONS, INCLUDING COORDINATION WITH UTILITY PROVIDER	LS	\$ 10,000.00	1.00	\$ 10,000.00
25	SP-03	FIBER OPTIC LINE EXTENSION, CONDUIT ONLY WITH PULL BOXES	LS	\$ 3,500.00	1.00	\$ 3,500.00
26	SP-04	FURNISH AND INSTALL 4" STEEL BOLLARD	EA	\$ 500.00	8.00	\$ 4,000.00
TOTAL ESTIMATED CONSTRUCTION COST:						\$ 1,482,090.00
TOTAL AIP ELIGIBLE COST:						\$ 174,590.00
TOTAL GAVI ELIGIBLE COST:						\$ 1,307,500.00



6535 NE 14th St.
Des Moines, IA 50313
Fax:
Phone: 515-965-0951

ANKENY REGIONAL AIRPORT

2026-2027 Maintenance Contract (Per Service)

Ankeny Regional Airport
3700 SE Convenience Blvd
Ankeny, IA 50021
Dave Kalwishky

February 5, 2026

Presented by: Mindy Charron



SERVICES

Spring Lawn Application

broadleaf weed control to entire fence line surrounding the property, inside and out

Late Summer Lawn Application

broadleaf weed control to entire fenceline surrounding the property, inside and out

Sterilant

Aquatic Algaecide and/or Herbicide

Fenceline Weed Control

Contractor Initials: _____ Client Initials: _____



Proposal #38196

Date: 2/5/2026

Exhibit "A"

Customer:

Dave Kalwishky
Ankeny Regional Airport
3700 Southeast Convenience
Boulevard
Ankeny, IA 50021

Property:

3700 SE Convenience Blvd
Ankeny, IA 50021

2026-2027 Maintenance Contract (Per Service)

Fence line broadleaf weed control both sides of fence surrounding property perimeter - spring and late summer application
sterilant applications to the base of the fenceline surrounding property perimeter - 2X per year
roundup applications to fenceline surrounding property perimeter - 5X per year
aquatic herbicide applications to drain swale and drain opening areas to slow invasive and woody plant establishment
inside fenced area around runways - 4X per year

Services Billed Upon Completion

Description of Services	Frequency	Annual Cost
Spring Lawn Application	1	\$950.00
Late Summer Lawn Application	1	\$950.00
Sterilant	2	\$4,320.00
Aquatic Algaecide and/or Herbicide	4	\$5,392.00
Fenceline Weed Control	5	\$4,250.00

Subtotal: \$15,862.00

Estimated Tax: \$0.00

Total: **\$15,862.00**

Contractor Initials: _____ Client Initials: _____

SERVICE AGREEMENT

LANDSCAPE MAINTENANCE SERVICES

This Agreement is by and between PCI and Client (collectively, the "Parties") and made effective pursuant to the Effective Date provided above.

1. TERMS

1.01 SCOPE OF WORK

Subject to the terms and conditions of this Agreement, PCI shall supply the maintenance services specified in Maintenance Exhibit A (the "Work") at the sites identified in Maintenance Exhibit A (the "Property" or "Properties"). Maintenance Exhibit A is hereby incorporated into and made part of this Agreement by reference along with any plans or specifications attached to this Agreement. In case of conflict between such plans and specifications and the provisions of this Agreement, the provisions of this Agreement shall prevail.

1.02 TERM OF AGREEMENT

This Agreement shall remain in effect from the Effective Date to the Termination Date, unless earlier terminated by PCI pursuant to the terms of this Agreement or by applicable law.

1.03 PAYMENT

1.03.1 Payment Terms. Payment terms are net 30 days, with a service charge of 2% per month to be added to the outstanding balance thereafter.

1.03.2 Selection of Payment Arrangement. Client may select either a Seasonal, Per Service, or Hourly Payment Arrangement by marking the preferred payment arrangement on Maintenance Exhibit A. The Client agrees to pay the rates established in Maintenance Exhibit A. The Work does not include any special requests and the special requests will be subject to additional charges.

If balances reach or exceed 60 days, PCI may elect to terminate this Agreement without further notice. If the Agreement is terminated pursuant to this provision, PCI's obligations shall terminate immediately, and PCI shall not be required to replace the premises in a condition similar to that existent prior to the commencement of its performance.

1.03.3 Tax. All prices are subject to sales tax for the location in which the work is completed.

1.03.4 Fuel Surcharge. All accounts may be subject to a fuel surcharge if the unleaded pump price reaches \$3.50 per gallon, or higher, according to <http://fuelgaugereport.opisnet.com/IAavg.asp>.

1.03.5 Mow Quantity. In the event Company and Client are in a seasonal contract, Client will not be billed or credited for mows over or under the estimated frequency.

1.04 TERMINATION

1.04.1 Termination by Client. Except as provided in Section below, Client has the right to terminate the Agreement by giving sixty (60) days written notice to PCI. If the Client has selected a Seasonal Payment Arrangement, the amount due on the Agreement will be prorated for the period of time that the Agreement was in force and effect (see 1.04.3). If the Client has a Per-Service Payment Arrangement, the Client shall pay PCI for services completed through the sixty (60) day notice, plus a twenty-percent fee (20%) for PCI's preparation, fixed expenses and lost profits. If the Agreement is terminated pursuant to this provision, PCI's obligations shall terminate immediately, and PCI shall not

Contractor Initials: _____ Client Initials: _____

be required to replace the premises in a condition similar to that existent prior to the commencement of its performance.

1.04.2 Termination by PCI. PCI shall have the right to terminate this Agreement at any time for any reason, as to any or all the Properties, by giving written notice of thirty (30) days to the Client. If the Client has selected a Seasonal Payment Arrangement, the amount due on the Agreement will be prorated for the period that the Agreement was in force and effect.

1.04.3 With respect to Landscape Maintenance services only (if Client has selected a Seasonal Payment Arrangement), the portion of services completed shall be determined by the month of termination as follows:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5%	20%	30%	40%	50%	60%	70%	80%	90%	95%	100%	100%

1.05 DUTY TO INSPECT THE WORK

The Client has the duty to inspect the Work performed by PCI to determine if it is satisfactory. If the Client does not timely advise PCI that there is a need for additional services within 48 hours of completion, then the Work shall be deemed to have been accepted by the Client and satisfactorily performed by PCI.

1.06 REPRESENTATIONS AND WARRANTIES OF CLIENT

1.06.1 Right of Entry. The Client hereby represents and warrants that they are either the property owner and/or the authorized representative of the owner of the property upon which the Work is to be performed. The Client hereby acknowledges that the Client has selected the Work location and further represents and warrants that the location of Work encompassed by this agreement is entirely within the Client's property lines.

1.06.2 Space and Access. Client agrees to: (1) Provide ample space for the Work and the storage of equipment and material used in performance of the Work; (2) Maintain convenient and unobstructed access to the Property and to permit necessary personnel and equipment free entry and egress to and from the premises; (3) Secure access to the Property, at Client's sole expense, if access to the Property is over land not owned by the Client, and; (4) Provide access to and use of electricity for power tools, without cost to PCI.

2. NON-SOLICITATION AND NON-DISCLOSURE

2.01 CONFIDENTIAL INFORMATION

Any information given to Client by PCI in connection with this Agreement is provided as confidential and proprietary information only for the purposes facilitating performance of the Work pursuant to this Agreement. Unless Client has the prior written consent of PCI, Client shall not at any time following the date of this Agreement disclose any confidential information to any third party.

2.02 NON-SOLICITATION

From the date of execution through a period of two (2) years following the termination of this Agreement, Client agrees that it will not at any time contact or solicit any of PCI's employees, agents, subcontractors or service providers for the purpose of inducing them to terminate their relationship with PCI and/or commence a relationship with Client or any business which is employed by Client, directly or indirectly, or which Client,

Contractor Initials: _____ Client Initials: _____

directly or indirectly, owns, manage, operates, is employed by, consults with, participates in or is connected with in any manner.

2.03 IRREPARABLE INJURY

Both parties agree that the breach of any term of this Agreement by Client will cause irreparable harm and injury to PCI and that PCI shall be entitled injunctive relief, both temporary, preliminary and final, and both parties agree to the jurisdiction of the equitable powers of the appropriate Court to obtain such relief. If there is a breach of this non-disclosure/non-solicitation covenant, PCI shall have the right to sue for damages and the Client shall be liable for the payment of court costs, reasonable attorney's fees and cost incurred in enforcing this non-disclosure/non-solicitation covenant, including, but not limited to the cost of investigation.

2.04 INFORMED CONSENT

Client has carefully read and considered the provisions of this non-disclosure/non-solicitation covenant and having done so agrees that the restrictions set forth in this Agreement are fair and reasonably required for the protection of the interest of PCI.

3. LIMITATION OF LIABILITY AND INDEMNIFICATION

3.01 CLAIMS AND LIMITATIONS

No action of any character arising from or related to this Contract, or the performance thereof, shall be commenced by either party against the other more than one (1) year after completion or cessation of work by Company. Any damages for which Company may be liable to Client shall not, in any event, exceed the cash payments made to Company by Client.

3.02 INDEMNIFICATION

3.02.1 To the fullest extent permitted by applicable law, Client agrees to indemnify, defend and hold harmless PCI and its respective affiliated companies, partners, successors, assigns, heirs, legal representatives, devisees, officers, directors, shareholders, employees and agents (herein collectively Indemnitees) for, from and against all damages, liabilities, losses, demands, claims, suits, actions, causes of action, cost, penalties, judgments, and expenses (including, attorney fees, costs and expenses of litigation and of Investigation) due to personal injury or property damage, or both, including, but not limited to, any and all claims, demands, causes of action, proceedings or suits for bodily injury, illness, disease, death, property damage or loss, loss of use, maintenance, cure, or wages (herein collectively Liabilities) directly or indirectly arising out of, or caused by, or resulting from (in whole or in part): (1) Client's premises, including any acts or omissions by Client or Client's subcontractors whether employed directly or indirectly, which occur while PCI is or is not physically on premises, (2) obstacles that protrude from the surface of the pavement on the Property including but not limited to utilities, water shut offs, electrical boxes, sewer vents, clean outs and any other obstacles on or within 10" of the pavement, (3) pavement that is deteriorated, weakened, frost heaved or installed improperly, (4) incidental damages from the Work to ground cover, shrubbery, landscape lighting, parking curbs, paver bricks, hardscapes, blacktop surfaces, concrete, movement of gravel, (5) injury or damage to the Property or adjoining premises caused by lightning, fire, flood, cloud bursts, or unusual water run-off or other conditions beyond the control of PCI existent prior to, during or after the performance of its obligations under this Agreement, (6) delays in performance caused by strikes, weather conditions, and inability to obtain material or any other cause beyond the control of PCI, (7) this Agreement, or (8) any act or omission of the Client, any sub-contractor, anyone directly or indirectly employed by them, or anyone that they control or exercise control over except for such Liabilities which are caused by the sole fault or willful misconduct of Indemnitees. Without intending to limit the scope of Liabilities in a way, and to the extent permitted by applicable law, the Client expressly waives its immunity under the applicable workers' compensation statute in connection with any Indemnities claim for indemnification under this article.

Contractor Initials: _____ Client Initials: _____

3.02.2 The Client's indemnity obligations under this paragraph shall also specifically include, without limitation, all fines, penalties, damages, liability, costs, expenses (including without limitation, attorney's fees, costs and expenses of litigation and investigation) and punitive damages (if any) arising out of, or in connection with, any (i) violation of or failure to comply with any and all building codes, permitting requirements and rule and regulations promulgated there under that bear upon the performance of the Work by PCI, a sub-contractor, or any person or entity for whom either is responsible, (ii) means, methods, procedures, techniques, or sequences of execution or performance of the Work, and (iii) failure to secure and pay for permits, fees, approvals, licenses, and inspections as required, or any violation of any permit or other approval of a public authority applicable to the Work by PCI, a sub-contractor, or any person or entity for whom either is responsible.

3.02.3 Client shall promptly advise PCI in writing of any action, administrative or legal proceeding, claim, notice or investigation as to which this indemnification may apply, and Client, at the Client's expense, shall assume on behalf of PCI (and the other Indemnitees) and conduct with due diligence and in good faith the defense thereof with council satisfactory to PCI, provided, however, that PCI shall have the right, at its option, to be represented therein by advisory council of its own selection and at its own expense. In the event of failure by the Client to fully perform in accordance with this indemnification provision, PCI, at its option, and without relieving the Client of its obligations hereunder, may so perform, but all costs and expenses so incurred by PCI in that event shall be reimbursed by the Client to PCI, together with interest on the same from the date any such expense was paid by PCI until reimbursed by the Client, at the rate of interest provided to be paid on judgments, by the law of the jurisdiction to which the interpretation of this Contract is subject. This indemnification shall not be limited to damages, compensation or benefits payable under insurance policies, worker's compensation acts, disability benefit acts or other employees benefit acts.

3.02.4 The Client shall indemnify and hold harmless all the Indemnitees from and against any costs and expenses (including attorney's fees, cost and expenses of litigation and investigation) incurred by and Indemnitees in enforcing any of PCI's defense, indemnify, and hold harmless obligations under this Contract.

3.03 LIMITATION OF WARRANTIES

There are no warranties either expressed or implied except those specifically set forth in this Contract, and there are absolutely no guarantees relating to continued life or growth of plant material unless otherwise specifically stated and agreed to in writing and signed by both parties. Any warranty or guarantee is only effective if Client has complied with all of the terms and conditions, payments, and other provisions of this Contract. Client is responsible for the normal wear and tear that occurs as a property ages, is cleaned and is used, this includes but is not limited to consumable items such as irrigation parts, light parts, plants, trees, path/paving materials, landscaping materials, and items or materials that can decompose, wear out, or break down with time. Client is responsible for any damages to plants or otherwise, caused by either over or under watering or when there is an interruption in the service of an automatic sprinkler system, or chemical applications or where plants, irrigation and other landscaping are damaged by pets, animals, diseases, acts of God or negligence of people. Company shall also not be responsible for any damage caused by inclement weather, run-off, broken pipes, drainage problems, or any other cause of excess water. If Client has an existing irrigation system Client agrees to hold harmless Company and Company personnel for any and all problems or damage associated with the pre-existing irrigation parts and/or system including but not limited to old, worn, poorly installed irrigation parts or systems that may leak, break, be damaged or need replacing when Company is adjusting or working on the Clients pre-existing irrigation system.

4. GENERAL TERMS

4.01 PCI'S EQUIPMENT

In no event shall the Client have any interest in or right to possess, use, restrain, impound, attach or otherwise withhold PCI's material or equipment. The Client, its agents, employees or representatives shall be liable to PCI in damages for any withholding thereof after demand therefore by PCI.

Contractor Initials: _____ Client Initials: _____

4.02 AGREEMENT OF THE PARTIES

This Agreement supersedes any, and all, agreements, either oral or written, between the parties hereto with respect to the subject matter hereof. Each party to this Agreement acknowledges that no representation, inducements, promises, agreements oral or otherwise, have been made by any party, anyone acting on behalf of any parties, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

4.03 PARTIAL INVALIDITY

Each clause, covenant and obligation set forth in this Agreement is separate and distinct from every other restrictive covenant, clause and obligation set forth herein, and in the event of the invalidity of any clause, covenant or obligation, the remaining clauses, covenants and obligations shall be deemed independent and devisable and in full force and effect.

4.04 MODIFICATION AND AMENDMENT

The parties may amend this Agreement at any time upon mutual written agreement of the parties. No amendment, waiver, change, modification, or termination of any of the terms, provisions or conditions of this Agreement shall be effective unless and until reduced to writing and signed by both parties.

4.05 WAIVER

No waiver of default, by any party, hereunder shall be implied from any omission by a party to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver, and that only for the time and to the extent therein stated. One or more waivers of any covenant, term or condition of this Agreement by a party shall not be construed to be a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval of any party shall not be deemed to waive or render unnecessary the consent or approval of said party of any subsequent or similar acts or omissions by a party.

4.06 ASSIGNMENT

This Agreement may be assigned by PCI at its sole and absolute discretion.

4.07 INUREMENT

This Agreement shall inure to the benefit of, and shall be binding upon, the permitted assigns, successors in interest, personal representatives, estate heirs, and legatees of each of the parties hereto.

4.08 GOVERNING LAW

This Agreement shall be governed by the laws of Iowa. All claims, disputes or other controversies between PCI and the Client arising out of or relating to PCI or the breach thereof shall be decided by litigation filed and venued in Polk County, Iowa, unless PCI elects to have such claim, dispute or controversy resolved by arbitration. Either party has the right to proceed to arbitration to settle disputes or other controversy between PCI and the Client, or between the Client and a sub-contractor. It shall be the responsibility of PCI to continue to perform any and all Work and perform all of its services diligently and in good and professional manner in conformity with the Contract. Client shall have no right to cease performance hereunder or to permit the prosecution of the Work to be delayed.

4.09 RIGHTS AND REMEDIES BY LAW

Duties and obligations imposed by the Contract Documents and rights and remedies available there under shall be in addition to and not a limitation of duties, obligation, rights, and remedies otherwise imposed or available by law.

Contractor Initials: _____ Client Initials: _____

4.10 ATTORNEY AND/OR OTHER FEES

In the event of any controversy, claim, or dispute between the parties hereto, arising out of or relating to this Agreement, or the breach thereof, PCI shall be entitled to recover its reasonable expenses, attorney's fees and costs incurred in connection therewith, plus interest at the highest extent allowed by law. PCI's attorney's fees incurred shall not be deemed merged into the judgment.

In addition to, and not in lieu of any other remedies or damages otherwise available, if it shall be necessary to enforce the terms of this agreement, PCI shall be entitled to reimbursement of any fees and costs of its attorneys and/or expert witnesses, including, but not limited to, travel and lodging expense. The foregoing shall be applicable regardless of whether it is actually necessary to pursue litigation in order to forward the rights of the party.

4.11 NOTICES

All notices required or permitted to be given under this Agreement shall be in writing and either hand-delivered, faxed, or mailed via certified first-class mail, postage prepaid to the other party at the address set forth on the signature page of this Agreement. A notice shall be deemed given when hand-delivered, when faxed or three (3) days after mailed via certified first-class mail, postage prepaid.

4.12 HEADINGS

The headings in this Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Agreement or any provision hereof.

4.13 AUTHORITY TO BIND

Each party signing this Agreement represents and warrants to the other party that he or she has the full legal power, authority, and right to execute and deliver this Agreement, and the party on whose behalf he or she is executing has the full legal power and authority to perform its obligations under this Agreement.

4.14 COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to constitute a single document. The facsimile signatures of the parties shall be deemed to constitute original signatures and facsimile copies hereof shall be deemed to constitute duplicate original counterparts. The parties agree to follow up with signed originals.

* * * END OF AGREEMENT * * *

* * * SIGNATURE PAGE FOLLOWS * * *

Contractor Initials: _____ Client Initials: _____

THE TERMS AND CONDITIONS ABOVE AND THE EXHIBITS ATTACHED HERETO CONSTITUTE PART OF THIS AGREEMENT.

PRESENTED BY: Wes Brommel
President/CEO Perficut Companies

ACCEPTED BY:
CLIENT

By/Date: President/CEO Perficut Companies

By/Date: _____

Printed Name/Title _____

Contractor Initials: _____ Client Initials: _____

RESOLUTION NO. 2026-

**A RESOLUTION AUTHORIZING THE EXECUTION OF A LAND
LEASE AGREEMENT WITH NOLSON PROPERTY, LLC FOR
PURPOSES OF THE CONSTRUCTION OF AN AIRCRAFT
HANGAR.**

WHEREAS, the Polk County Aviation Authority owns certain land, a portion of which 5842, LLC desires to lease for purposes of constructing a hangar; and

WHEREAS, the Polk County Aviation Authority believes it to be in the best interest of the Authority for the hangar to be on its land described as Phase 4 of the Taxiway D Development; and

WHEREAS, the Polk County Aviation Authority, having reviewed the Land Lease Agreement attached hereto Exhibit “A” believes it to be in the best interest of the Aviation Authority to enter into said Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Polk County Aviation Authority hereby approves the Land Lease Agreement with Nolson Property, LLC attached hereto as Exhibit “A”.

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

Dated, this 9th day of April, 2026.

Jeff Wangsness, Chairperson

ATTEST:

Diame Klemme, Recording Secretary

HANGAR LAND LEASE AGREEMENT

Article 1 General Agreement

THIS AGREEMENT made and entered into the ____ day of _____, 2026 by and between Polk Authority Aviation Authority, hereinafter referred to as “Authority”, and Nolson Property, LLC, hereinafter referred to as “Lessee”.

Witnesseth

WHEREAS, the Authority is the owner and operator of Ankeny Regional Airport, an airport situated in Polk County, Iowa (the "Airport"); and

WHEREAS, Lessee desires to lease from the Authority a parcel of land approximately _____ square feet located on Taxiway D, hereinafter referred to as the “Leased Premises”, and described as follows:

An area approximately 74 feet wide and 74 feet deep representing the building footprint as described on Exhibit “A” attached hereto and made part hereof.

An area approximately 45 feet wide and 25 feet deep representing the building parking area as described on Exhibit “A” attached hereto and made part hereof.

Said parcel to be used for the construction of a hangar facility by Lessee for the following purposes:

1. Inside storage of aircraft owned by Lessee and/or its members, private office, kitchenette, and restrooms.
2. Inside storage of aircraft in which Lessee has an agreement for the storage, with any such sublease agreement for space in said hangar facility subject to the terms and conditions of this Lease Agreement.
3. The storage of related materials, equipment and supplies.
4. Providing helicopter sales and repair services to helicopters owned by others.

WHEREAS, the Authority deems it advantageous to the operation of its Airport to lease to Lessee the area desired, with the rights and privileges as herein set forth:

IT IS MUTUALLY AGREED AND UNDERSTOOD BETWEEN THE AUTHORITY AND THE LESSEE THE FOLLOWING:

Article 2
Terms of Lease Agreement

1. Commencement - The term of this Lease Agreement shall commence on the _____ and shall be in full force and effect through December 31, 2076.
2. Renewal Option - At the expiration of the term specified in this Lease, contingent upon a renewal being allowed by the then existing FAA regulations and approved by the FAA, Lessee has the option to renew this Lease Agreement for such reasonable renewal term as is agreed to between the Authority and the Lessee. Lessee hereby has right of first refusal on any lease of the subject property at the expiration of the term specified herein.

Article 3
Fees and Rentals

From and after the effective date hereof, Lessee agrees to pay to the Authority for the rights and privileges herein provided, the following annual rentals and fees:

6,601 square feet x \$0.34 cents/square foot
TOTAL: \$2,244.34

During the term of this Lease Agreement, including any options, Lessee shall pay to the Authority one quarter (1/4) of the total yearly amount due on January 1, April 1, July 1, and October 1 of each year. No demand for rent or fees need at any time be given, and it shall be the duty of the Lessee to pay all monies when due.

For 2026 and each remaining year or portion thereof during the term of this Agreement or any extension hereof, square footage rentals payable to Lessee to the Authority as specified herein shall be subject to adjustment by the Authority annually based on the percentage increase or decrease in the Consumer Price Index (All Urban Consumers - All Items) for the United States City Average as published by the U.S. Department of Labor, Bureau of Labor Statistics, or the national replacement or successor index as readjusted to the base month, and computed by comparison of the current June index of the preceding June, which adjustments, when made, shall be effective January 1 of each of the following calendar years.

Article 4
Standards for General Aviation Operators

The provisions set forth in the Hangar Construction Standards shown on Exhibit "B" attached hereto and made part hereof and any Declaration of Covenants and Restrictions for Buildings and Structures at the Ankeny Regional Airport are made a part of this Lease Agreement as are

any amendments thereto made from time to time. If this Lease Agreement, the Hangar Construction Standards or the Declaration of Covenants and Restrictions are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, the Hangar Construction Standards shall control. In addition, the provisions set forth in Section 1 of the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport are made a part of this Lease Agreement as are any amendments thereto made from time to time. If this Lease Agreement and the provisions of Section 1 of the Minimum Requirements are in conflict in what they require of the Lessee, or in what they obligate the Lessee to do or not to do, Section 1 of the Minimum Requirements shall control.

Article 5

Rights and Privileges of Lessee

Subject to the terms and conditions hereinafter set forth, Lessee is hereby given the following rights during the term of this Lease Agreement:

1. Storage and Helicopter Sales/Repair - Lessee has the right to store aircraft on Lessee's Leased Premises; however, Lessee shall not engage in any other business or operation which would be in competition with the services offered by a fixed base operator as defined in the Minimum Requirements for Airport Aeronautical Services at Ankeny Regional Airport including, but not limited to the sale of fuel, repair of aircraft owned by others, aircraft charter, and flight school/instruction activities. A limited exception is allowed for Lessee to sell and repair helicopters on the Leased Premises. A helicopter means a rotorcraft that, for its horizontal motion, depends principally on its engine-driven rotors. Violation of this paragraph shall be considered a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority.

2. Aeronautical Facility Use - Lessee shall be permitted to use, in common with others, existing and future aeronautical facilities at the Airport as they may exist or be modified, augmented, or deleted from time to time. These facilities shall include, but not be restricted to the landing areas, their extensions and additions, roadways, aprons, and any air navigation facilities or other conveniences for the flying, landing, and taking-off of aircraft. Nothing herein shall prohibit the Authority from modifying, augmenting, or deleting any such items.

3. Ingress and Egress - Subject to rules and regulations governing the use of the Airport as may be established by the Airport Board Manager, the Lessee, its employees, suppliers of materials, furnishers of service, subleases, business visitors, and invites shall have the right of ingress and egress to and from the Premises leased exclusively to Lessee.

4. Quiet Enjoyment - The Authority covenants that upon paying the rent and performing the covenants and conditions herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Leased Premises for the term of this Agreement. Lessee agrees that temporary inconveniences, such as noise, disturbances, traffic detours and the like, caused by or associated with the construction of Airport improvements or Airport events shall not constitute a breach of quiet enjoyment of the Leased Premises.

Article 6

Rights and Privileges of Authority

The Authority, in addition to any rights herein retained by it, reserves the following privileges:

1. Authority Representative - The Airport Board Manager is hereby designated as the official representative for the enforcement of all provisions in this Lease Agreement with full power to represent the Authority in dealings with Lessee in connection with the rights and obligations herein provided, and in all actions relating to policy determination, modification of this Agreement, subsequent permissive authorization under this Agreement, termination of this Agreement, and any similar matters affecting the terms of this Lease Agreement.

2. Airport Development - The Authority reserves the right, but shall not be obligated to Lessee, to develop or improve the landing areas and other portions of the Airport as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance. If the development of the Airport requires the relocation of Lessee, the Authority agrees to provide a compatible location and agrees to relocate all buildings or provide similar facilities for the Lessee at no cost to the Lessee, or to purchase from Lessee its building(s) and/or structures at the fair market value.

3. Aerial Approaches - The Authority reserves the right to take any action it considers necessary to protect the aerial approaches and transition surfaces of the Airport against obstruction, together with the right to prevent the Lessee or sub-lessee from erecting or permitting to be erected any building or other structure on the Airport, which, in the opinion of the Authority would limit the usefulness of the Airport or constitute a hazard to aircraft.

4. War, National Emergency, Riot, or Natural Disaster - During time of war, national emergency, riot or natural disaster, the Authority shall have the right to lease the entire Airport or any part thereof to the United States or State of Iowa for military or National Guard use and, in such event, the provisions of this Agreement, insofar as they are inconsistent with the provisions of any lease to any such unit of government, shall be suspended for the term of such government lease.

5. Access to Leased Premises - To the extent necessary to protect the rights and interests of the Authority, or to investigate compliance with the terms of this Agreement, the Airport Board Manager or his designee shall at any and all times have the right to inspect the Leased Premises, including all buildings, structures, and improvements erected thereon.

6. Government Use of Airport - This Agreement shall be subordinate to the provisions existing or future agreement between the Authority and the United States Government to the operation or maintenance of the Airport, the execution of which has been, or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

7. Unrestricted Right of Flight - There is hereby reserved to the Authority, its successors and assigns, for the use and benefit of the public, unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Leased Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the Airport.

Article 7

Obligations of Lessee

Except as otherwise specifically provided herein, Lessee, during the term of this Agreement shall have the following obligations:

1. Condition of Premises - Lessee accepts the Leased Premises in its present condition and, without expense to the Authority, will maintain any installations thereon.

2. Construction - Lessee shall have all construction plans, including site preparation approved by the Authority prior to any construction occurring on the Leased Premises, such approval not to be unreasonably withheld. Construction must begin within twelve (12) months from the execution of this Agreement and must be completed within nine (9) months from the time construction begins. Construction scheduling and operations shall be coordinated with, and approved by the Airport Board Manager before construction shall begin, such approval not to be unreasonably withheld. Lessee understands that restoration of any and all portions of the Airport which are disturbed by Lessee or its contractors during construction shall be at Lessee's sole expense to the same condition as before construction began. Failure to make any restorations as identified herein shall be considered a material breach of this Agreement.

3. Maintenance, Exterior Storage, and Housekeeping – Lessee shall at its expense, keep, maintain and repair the Leased Premises, any improvements thereto, all equipment and buildings in a presentable and operable condition consistent with good business practices, and in a manner to preserve and protect the general appearance and value of other premises in the immediate vicinity, including but not limited to: roof, exterior painting, all personal doors, paved areas, and grass areas within lease lines.

Lessee further agrees that there will be no outside storage of equipment, materials, supplies or damaged or partially dismantled aircraft on the Leased Premises, and will cause to be removed at Lessee's expense all trash, garbage, oil, etc., and agrees not to deposit the same on any part of the Airport except temporarily in conjunction with collection or removal.

In the event Lessee does not keep the Leased Premises in a presentable condition, the Authority has the right to issue a written notice to remedy the condition forthwith. Should Lessee fail to perform satisfactory within twenty (20) days of such notification, or show cause for extension of said time period, the Authority shall have the right to perform, or have performed by an outside contractor the necessary work without liability, and Lessee agrees to pay the

Authority one hundred twenty five percent (125%) of such expenses within fifteen (15) days upon invoice receipt.

In the event of fire of any other casualty to structures owned by Lessee, Lessee shall either repair or replace the building or remove the damaged building and restore the Leased Premises to its original condition; such action must be accomplished within one hundred twenty (120) days of the date the damage occurred. Upon petition by Lessee, the Authority may grant an extension of time if it appears such extension is warranted.

4. Additions or Alterations - Lessee is prohibited from making alterations, attaching external fixtures, or making other changes to the hangar facility unless approved in advance in writing by the Airport Board Manager.

5. Signage and Illumination - Lessee shall not paint upon, attach, exhibit or display in and about said Leased Premises any sign without the written consent of the Airport Board Manager first obtained regarding the nature and construction of said sign, provided always that the Lessee may erect across the front of the building an appropriate sign containing the name of the Lessee with Airport Board Manager approval within 15 days, said approval not to be unreasonably withheld.

6. Utilities – Connections with utilities shall be installed as follows. Refer to the attached Exhibit C for approximate utility locations:

6a. Water Service Connection – Authority has extended an 8” water main past the hangar site. Lessee shall be responsible for connecting a water service line to the 8” water main and extending the water service into the building.

6b. Sanitary Sewer Service Connection – Authority has extended a sanitary sewer past the hangar site and has provided a 6” sewer service stub to serve the Lessee’s hangar site. Lessee shall be responsible for connecting to the sewer service stub and extending a sewer service line into the building.

6c. Electric Service Connection – Authority had MidAmerican Energy install a single-phase electric cable past the hangar site. An electric service line shall be extended from the cable to a transformer location near the proposed hangar. Lessee shall be responsible for the electric service line, the transformer, base, and the connection to serve the proposed hangar as required by MidAmerican Energy.

6d. Gas Service Connection – Authority had MidAmerican Energy install gas main past the hangar site. Lessee shall be responsible for the gas service line and connection into the proposed hangar as required by MidAmerican Energy.

6e. Communications Connection – A communications cable has been installed on the airport property by Aureon. Lessee shall be responsible for the service connection from the cable into the proposed hangar as required by the local service provider.

Lessee will install and pay for standard metering devices for the measurement of utility services. In the event it shall become necessary to make changes upon the Leased Premises, or within the structures covered by this Lease Agreement, such as wiring, plumbing, or similar installations, as a condition of the continuance of utility services, and Lessee desires to continue such services, Lessee will promptly make such changes and installations, as its expense, as directed and required by the utility organizations. It is further agreed that the Authority shall have the right, without cost to Lessee, to install and maintain in, on or across the demised Premises, sewer, water, gas, electric, and telephone lines, electric substations, or other installations necessary to the operation of the Airport, or to service other tenants of the Authority; provided, however, that the Authority shall carry out such work and locate any above-ground structures in a manner so as not to unreasonably interfere with Lessee's use of the Leased Premises.

7. Helicopter Sales and Repair Services. Article 5, Section 1 of this Lease grants Lessee a limited exception to sell and repair helicopters on the Leased Premises. In the event Lessee wishes to providing helicopter repair services to aircraft owned by others, it must comply with each of the following minimum standards:

- i. Lessee agrees that it will keep and maintain an accurate and complete set of books and records relative to the operation of Leased Premises and such portion of said books and records as may be relevant and material to the Authority and may be inspected by the Authority after providing the Lessee with fifteen (15) days written notice of intent to review said business records, and said inspection shall take place during normal business hours.
- ii. Lessee, and his employees, agents and customers shall not fly in the airspace over the hangars on taxiway D.
- iii. Lessee agrees to maintain and follow good housekeeping practices on all of the Leased Premises, and in the event Lessee fails to do so, the Authority may, after reasonable notice to Lessee, cause reasonable, necessary housekeeping to be done and charge the actual cost thereof to the Lessee.
- iv. If all or any part of the Leased Premises are damaged by fire, or any other cause of loss, to the extent that the Leased Premises have suffered a fifty percent (50%) or more reduction in value as a result of the loss, then Lessee shall participate in the rebuilding of the Leased Premises. In the event Lessee is required to rebuild under the terms and conditions of this provision, this Agreement shall be extended for an additional ten (10) year period.
- v. Any structures constructed by the Lessee (including glass, boiler and machinery) shall be insured in an amount equal to one hundred percent (100%) of its replacement value at the time of loss by a reputable

insurance carrier with a commercially reasonable satisfactory rating of A.M. Best, S & P, or Moody's. It shall be the Lessee's responsibility to establish the rating that any particular insurance carrier may have to the satisfaction of the Authority. A certificate of insurance shall be provided by the Lessee to the Authority affording the Authority with equal or greater rights of a mortgage holder, and an absolute thirty (30) day notice of cancellation clause.

- vi. Any loss or damage not covered by insurance shall be repaired, or replaced with the cost to be borne by the Lessee. The personal property of the Lessee shall be insured for not less than ninety percent (90%) of its replacement value at the time of loss, covering the causes of loss as described by a "special form" or "all-risk" coverage form. Proof of such insurance coverage shall be provided to the Authority with an absolute thirty (30) day notice of cancellation clause.
- vii. The Lessee shall obtain commercial general liability insurance in the amounts of \$1,000,000 each occurrence and \$3,000,000 annual aggregate per location. Such policy shall include liability arising from premises, operations, independent contractors, personal injury, products and completed operations and liability assumed under an insured contract. This policy shall be endorsed to include the Authority as an additional insured. This insurance policy shall be the broadest and best coverage that the Lessee can reasonably obtain to protect the interest of the Lessee and Authority, including the aviation exposure, and proof of such efforts to contain this coverage can be requested by the Authority with thirty (30) days notice.

Such policies shall be issued by a reputable insurance carrier with a commercially reasonable satisfactory rating of A.M. Best, S&P, or Moody's. It shall be the responsibility of the Lessee to provide proof of the rating held by the insurance carrier to the Authority. All other exposures with the Lessee shall or could become involved, including, but not limited to, workers compensation, hangar keepers liability, environmental concerns, including audits, investigations and clean-up and third party responsibility, shall be adequately insured by the Lessee with limits to be agreed upon by Lessee and Authority.

- viii. Lessee agrees to indemnify and hold harmless the Authority, its Board of Directors, Officers, employees, agents, volunteers, and other lessees of the airport for and against any and all liability in connection with the official actions of such persons with respect to Lessee's official conduct under this Agreement. In addition, Lessee agrees to indemnify and hold harmless the Authority, its Board of Directors, Officers, employees, agents, volunteers, and other lessees of the airport from and against all claims, costs,

judgments, fees, damages, and expenses, including reasonable attorney's fees that may or shall arise out of the operations of the Lessee.

8. Discrimination - Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration thereof, does hereby covenant and agree that (a) no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in the use of said facilities, (b) that in the construction of any improvements on, over, or under such land and the furnishings of services, thereon, no person on the grounds of race, sex, color, physical handicap, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (c) that the Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

9. Assignment - The Authority will cooperate with Lessee and hereby permits Lessee to encumber and grant a security interest in any property or property rights, real or personal, it may have in the Leased Premises or property located thereon.

10. Costs of Enforcement - Lessee covenants and agrees to pay and discharge all reasonable costs, attorneys' fees, and expenses that shall be made and incurred by the Authority in enforcing the covenants and agreements of this Lease Agreement.

11. Taxes, Licenses and Permits - Lessee shall obtain and keep current all municipal, County, State and Federal licenses and permits that may be required in its operation. Also, the Lessee will bear, pay, and discharge all taxes, assessments and levies of every nature and kind which may be taxed, charged or assessed lawfully against the Leased Premises and improvements thereon, or which may be lawfully levied or imposed upon the leasehold by a governmental agency

12. Liens - Lessee agrees to promptly pay all sums legally due and payable on account of any labor performed on, or materials furnished for the Leased Premised. Lessee shall not permit any liens to be placed against the Leased Premises on account of labor performed or material furnished and in the event such a lien is placed against the Leased Premises, Lessee agrees to save the Authority harmless from any and all such asserted claims and liens and to remove or cause to be removed any and all such asserted claims or liens as soon as reasonably possible.

13. Parking - Lessee agrees to prohibit vehicle parking on the Airport premises other than those vehicles specifically associated with the use of the Leased Premises, and no other. Lessee, its employees, sub-lessees, guests and invites shall park only in Lessee's Hangar, or other publicly designated parking areas. Lessee, its agents or guests are expressly prohibited from operating any vehicle on any area of the Airport designated as a "movement area". Lessee shall at all times comply with posted signs regulating the movement of vehicles.

14. Laws, Ordinances, Rules and Regulations - Lessee agrees to observe and obey the rules and regulations governing the conduct and operation of the Airport facilities promulgated from time to time by the Airport Board Manager. The rules and regulations shall not be unreasonable or inconsistent with safety/security of any Federal agency having jurisdiction with respect thereto. Lessee shall also comply with, at its own cost and expense, all applicable Federal, State and local laws and ordinances. Any violation of this paragraph shall be construed as a material breach of this Lease Agreement authorizing the termination thereof at the election of the Authority, unless Lessee, upon receipt of written notice, within thirty (30) days completes remedial measures acceptable to the Airport Board Manager.

15. Storage of Flammable Fluids - Lessee agrees that the storage of gasoline or other flammable fluids in bulk quantities shall be limited to the Airport Fuel Farm or to such area as designated by the Airport Board Manager. Lessee agrees that the storage of all other gasoline or flammable fluids shall be in an approved steel locker labeled "FLAMMABLE". The Airport Board Manager may, in his discretion, prohibit or impose restrictions on the storage of said material if, in the Manager's opinion, the storage is determined a safety hazard. Lessee agrees that the disposing of any hazardous chemicals or fluids on the Airport premises is prohibited and is considered a material breach of this Agreement.

16. Snow Plowing - The Authority shall provide snow removal on all movement areas consistent with priorities established by its Airport Board Manager. Lessee agrees to be responsible for the removal of snow in all other areas within the Lease Premises.

Article 8 Insurance

Lessee shall, at its expense, maintain insurance in full force and effect during the term of this Agreement in such amounts and coverages as to meet the minimum limits of liability specified below, and insurance shall be placed with companies or underwriters authorized to do business in the State of Iowa satisfactory to the Authority. The Authority, its boards, commissions, agencies, appointed and elected officials, employees, and representatives shall be named as additional insureds. Certificates of Insurance evidencing the required insurance shall be filed with the Authority's Airport Board Manager and upon request certified copies of the required insurance policies shall also be filed. The Certificates of Insurance and all such policies shall contain a provision that coverages will not be cancelled or non-renewed during the term of this Agreement unless thirty (30) days advance notice in writing has been given to the Authority in the manner specified in this Agreement.

1. Commercial General Liability. Coverage must include premises and operations. Limits. Bodily injury and property damage combined single limited - \$1,000,000 each occurrence.
2. Aircraft Liability. For all owned aircraft which are operated at the Ankeny Regional Airport.

Bodily injury and property damage. A combined single limit for each occurrence of \$1,000,000.

3. Property Insurance. For all property owned or leased by the Authority. Lessee shall carry sufficient all-risk property insurance on both owned and leased equipment, including aircraft, at the Airport.

It is expressly understood that the Authority has no responsibility for Lessee's owned or leased equipment.

The Authority may elect, at its option, to terminate this Agreement upon the cancellation or other termination of any insurance policy issued in compliance with this Article, unless another policy has been filed and approved pursuant to this Article and shall have been in effect at the time of such cancellation or termination.

The cancellation or other termination of any insurance policy issued in compliance with this Article shall automatically terminate this Agreement, unless another policy has been filed and approved pursuant to this Article and shall be in effect at the time of such cancellation or termination.

Article 9

Indemnification and Hold Harmless

Lessee shall indemnify, defend and hold harmless Authority and all of its members, employees, officers and agents from and against all claims, liabilities, judgments, damages, losses and costs, including attorney fees, and all expenses which result from the investigation and defense thereof, which arise from or are related to death, damages (including loss of use) or injuries to third persons or their property and their members, employees, officers and agents, which are occasioned in whole or part by any act or omission of the Lessee in its use and occupancy of the Leased Premises and in the conduct of any and all operations permitted or required by this Agreement. The parties will give each other prompt and reasonable notice of any claim made or actions instituted which in any way directly or indirectly affects or may affect each other or Lessee's insured, and each party shall have the right to investigate, compromise, and defend the same to the extent of its own interests. The Authority shall have the right, but not the duty, to participate in the defense of any claim or litigation with attorneys of the Authority's selection without relieving Lessee of any obligations hereunder. Any final judgment rendered against the Authority for any cause for which Lessee is liable hereunder shall be conclusive against Lessee as to Liability and amount. Lessee's obligations herein shall survive any termination of this Agreement or Lessee's activities on the Airport.

The Authority shall have no liability to the Lessee or any sub-lessee of said Lease for damage to Lessee's or sub-lessee's property of whatever nature on the premise of the Airport caused by fire, windstorm, explosion, or for any other reason, including theft. Lessee further agrees to accept full responsibility for the acts and omissions of its own sub-lessees

Article 10

Cancellation by Authority

The Authority may cancel this Lease Agreement upon or after any one of the following events.

1. The filing by Lessee of a voluntary petition in bankruptcy.
2. The institution of proceedings in bankruptcy against Lessee and the adjudication of Lessee as bankrupt pursuant to such proceedings.
3. The taking by a court of jurisdiction of Lessee and its assets pursuant to proceedings brought under the provisions of any Federal Reorganization Act.
4. The filing of any lien against the Premises resulting from any act or omission or Lessee which is not discharged or contested in good faith as determined by the Authority by proper legal proceedings within fifteen (15) days of receipt of actual notice by Lessee, unless Lessee posts a bond within this time period equal to the amount of the lien.
5. The appointment of a receiver of Lessee's assets, or any general assignment for the benefit to Lessee's creditors.
6. The transfer of Lessee's interest herein by other operation of law.
7. The default by Lessee in the performance of any agreement required herein, and Lessee's failure to commence and diligently continue to correct such default within thirty (30) days of written notice, unless a short time is specified in this Lease Agreement.
8. The lawful assumption by the United States Government, or any authorized agency thereof of the operation, control or use of the Airport and facilities, or any substantial part or parts thereof, in such manner as to substantially restrict Lessee, for a period of at least sixty (60) days, from its Airport operation.
9. Lessee become in arrears in the payment of the whole or any part of the amount(s) agreed upon herein for a period of thirty (30) days after the time such payments become due.
10. The nonpayment of any real estate and/or personal property taxes levied by the County against Lessee's property after such taxes become due.
11. Lessee falsifies any of its records or figures so as to deprive the Authority of any of its rights under the terms of this Agreement.
12. Lessee abandons the hangar or vacates said Premises before the expiration of said term, unless the Airport Board Manager gives Lessee expressed, written permission. Abandonment, for this Agreement, shall be defined as the non-use of the Leased Premises from its specified purpose during a consecutive ninety (90) day time period.

13. The default of any agreement indicated herein as a material breach.

14. Polk County Aviation Authority decides not to operate the facilities as an airport.

In the event of any such termination as above enumerated, the Authority shall have the right at once and without further notice to the Lessee to enter and take full possession of the Leased Premises occupied by the Lessee under this Agreement.

Failure of the Authority to declare this Lease Agreement terminated upon the default of Lessee for any of the reasons set out above shall not operate to bar or destroy the right of the Authority to cancel this Agreement by reason of any subsequent violation of the terms of this Agreement. Further, the acceptance of rental or fees by the Authority for any period after a default of any of the terms, covenants or conditions by Lessee shall not be deemed a waiver of any right on the part of the Authority to cancel this Lease Agreement.

Article 11 Cancellation by Lessee

Lessee may cancel this Agreement at any time that it is not in default in its obligations by giving the Airport Board Manager thirty (30) days written notice to be served as hereinafter provided after the happening of any of the following events, if such event materially impairs the conduct of its normal business on the Airport:

1. The issuance by a court of competent jurisdiction of any injunction in any way preventing or restraining normal use of the Airport or any substantial part of it, and the remaining in force of such injunction for a period of sixty (60) consecutive days, such injunction not being the result of any fault of Lessee;

2. The inability of Lessee to use, for a period of six (6) consecutive months, the Airport or any substantial part of it due to enactment or enforcement of any law or regulation, or because of fire, earthquake or similar casualty or Acts of God or the public enemy;

3. The lawful assumption by the United States Government of the operation, control or use of the Airport or any substantial part of it for military purposes in time of war or national emergency for a period of at least ninety (90) days; or

4. The material breach by the Authority of any of the terms, covenants, and conditions of the Agreement and the failure of the Authority to remedy such breach for a period of ninety (90) days after receipt of written notice from the Lessee of the existence of such breach.

Failure of Lessee to declare this Agreement terminated upon the default of the Authority for any of the reasons set out above shall not operate to bar or destroy the right of Lessee to cancel this Agreement by reason of any subsequent violation of the terms of this Lease Agreement.

Article 12
Waiver of Subrogation

The Authority and Lessee hereby release each other from any and all responsibility to the other for any loss of damage to property caused by fire or other peril if the property is insured for such loss or damage in any policy of insurance, even if such loss or damage is caused by the fault or negligence of the other party or anyone for whom such party is responsible. The Authority and the Lessee agree that to the extent any such policy of insurance provides a right of subrogation in the insurer, or to the extent a right of subrogation exists independent of such policy, each will indemnify and hold the other harmless for any loss, claim or expense suffered as the result of any action taken pursuant to the right of subrogation. To the greatest extent possible, the Authority and the Lessee will, in furtherance of the intent of this provision, make every effort to obtain from its insurance carrier a waiver of subrogation for the matters here described in any such policy of insurance.

Article 13
No Waiver of Default

No action whatsoever, except an express written waiver, shall be construed to be or act as a waiver by the Authority of Lessee of any fault by the other in the performance of any of the terms, covenants, or conditions hereof to be performed, kept, and observed by it. No express written waiver of any subsequent default by the other in the performance of any of the terms, covenants and agreements hereof to be performed, kept, and observed by it.

Article 14
Remedies are Cumulative

The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

Article 15
Laws of Iowa Shall Govern

This Lease Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of the State of Iowa.

Article 16
Counterparts

This Lease Agreement has been executed in several counterparts, each of which shall be taken to be an original, and all collectively but one instrument.

Article 17
Severability

In the event that any provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such provision shall in no way affect any other provision contained herein, provided that the invalidity of any such provision does not materially prejudice either the Authority or Lessee in their respective rights and obligations contained in the valid provisions of this Lease Agreement.

Article 18 Independence of Contract

It is further mutually understood and agreed that nothing herein contained is intended or shall be construed as in any way creating or establishing the relationship of co-partners between the parties hereto or as constituting the Lessee as the agent or representative or employee of the Authority for any purpose or in any manner whatsoever.

Article 19 Rights Upon Termination

Upon expiration of this Agreement, Lessee shall have the first right of refusal to execute a new land lease agreement with terms and conditions in accordance with the then existing FAA regulations and approved by the FAA.

Upon expiration of this Agreement and Lessee's desire not to enter into a new agreement at the then current terms and conditions, or upon sooner termination of this Agreement as stipulated, the Authority shall have the option of exercising the following termination actions at the Authority's sole discretion:

1. Order Lessee to, within one hundred twenty (120) days after Agreement expiration, remove all structures located on the Leased Premises and restore the site to its original condition.
2. The Authority shall take title to all structures located on the premises if not removed by the Lessee within one hundred twenty (120) days of termination of this Agreement.

Article 20 Misrepresentation

All terms and conditions with respect to this Agreement are expressly contained herein, and both parties agree that no representative or agent of the Authority or Lessee has made any representation or promise with respect to this Agreement not expressly contained herein.

Article 21 Successors and Assigns Bound

All of the provisions, covenants, and stipulations in this Lease Agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties.

Article 22
Holdover Possession of Premises by Lessee

In the event that Lessee should hold over and remain in possession of the Leased Premises after the expiration of the term of this Lease Agreement or termination for any other cause, such holding over shall be deemed not to operate as a renewal or extension of this Agreement and shall create a tenancy from month to month which may be terminated at any time by the Authority or Lessee, upon notice as required to end month to month tenancies.

Article 23
Paragraph Headings

All paragraph and subparagraph headings contained in this Lease Agreement are for the in reference only, and are not intended to define or limit the scope of any provision.

Article 24
Notices

Notices to the Authority or Lessee provided for herein shall be hand delivered or sent by certified mail, postage prepaid, addressed to:

Authority:
Polk County Aviation Authority
Attn: Assistant City Manager
410 West First Street
Ankeny, IA 50021

Lessee:
Nolson Property, LLC
3520 NW 14th St
Ankeny, Iowa 50023

or to such other addresses as the parties may designate to each other in writing from time to time, and such notices shall be deemed to have been given when so sent.

All payments shall be made payable to the Ankeny Regional Airport and sent to the attention of the Airport Board Manager at the Authority's address stated above.

Article 25
Exhibits

- A. Leased Premises Legal Description
- B. Taxiway D Phase 4 Buildout
- C. Hangar Construction Standards

Article 26
Closing and Signature

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

Authority:
Polk County Aviation Authority

Lessee:
Nolson Property, LLC

By: _____
Title: _____

By: _____
Title: _____

LEASE AREA EXHIBIT ANKENY, IOWA

BASIS OF BEARINGS:
IA SFC - SOUTH ZONE

AREA SUMMARY:
0.15 ACRES TOTAL

SITE ADDRESS:
N/A

LEGAL DESCRIPTION:
BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M. CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE 69°29'07"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1895.45 FEET; THENCE N89°30'53"W, 622.75 FEET, TO THE POINT OF BEGINNING; THENCE N44°57'03"W, 96.01 FEET; THENCE S45°03'21"W, 45.00 FEET; THENCE S44°57'03"E, 22.01 FEET; THENCE S45°02'57"W, 29.00 FEET; THENCE S44°57'03"E, 74.00 FEET; THENCE N45°02'57"E, 74.00 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 0.15 ACRES.

POINT OF COMMENCEMENT CENTER
SEC. 31-80-23
FND 5/8" REBAR

POINT OF BEGINNING
N89°30'53"W 622.75'
N44°57'03"W 96.01'
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S44°57'03"E 74.00'

EXISTING LEASE AREA
BK 8490, PG 125

RETRACEMENT PLAT OF SURVEY
BK 16731, PG 483

SET 1/4 SW 1/4
SEC. 31-80-23

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- EXIST R.O.W.
- MONUMENTS FOUND:
- TYPE AS NOTED
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- CLIP
- MONUMENTS SET:
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- 1/2" REBAR W/PG #4411
- FND PLASTIC CAP
- BK PG ROCK AND PACE
- IN THE FIELD
- R.O.W. RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- STREET ADDRESS (XXX)

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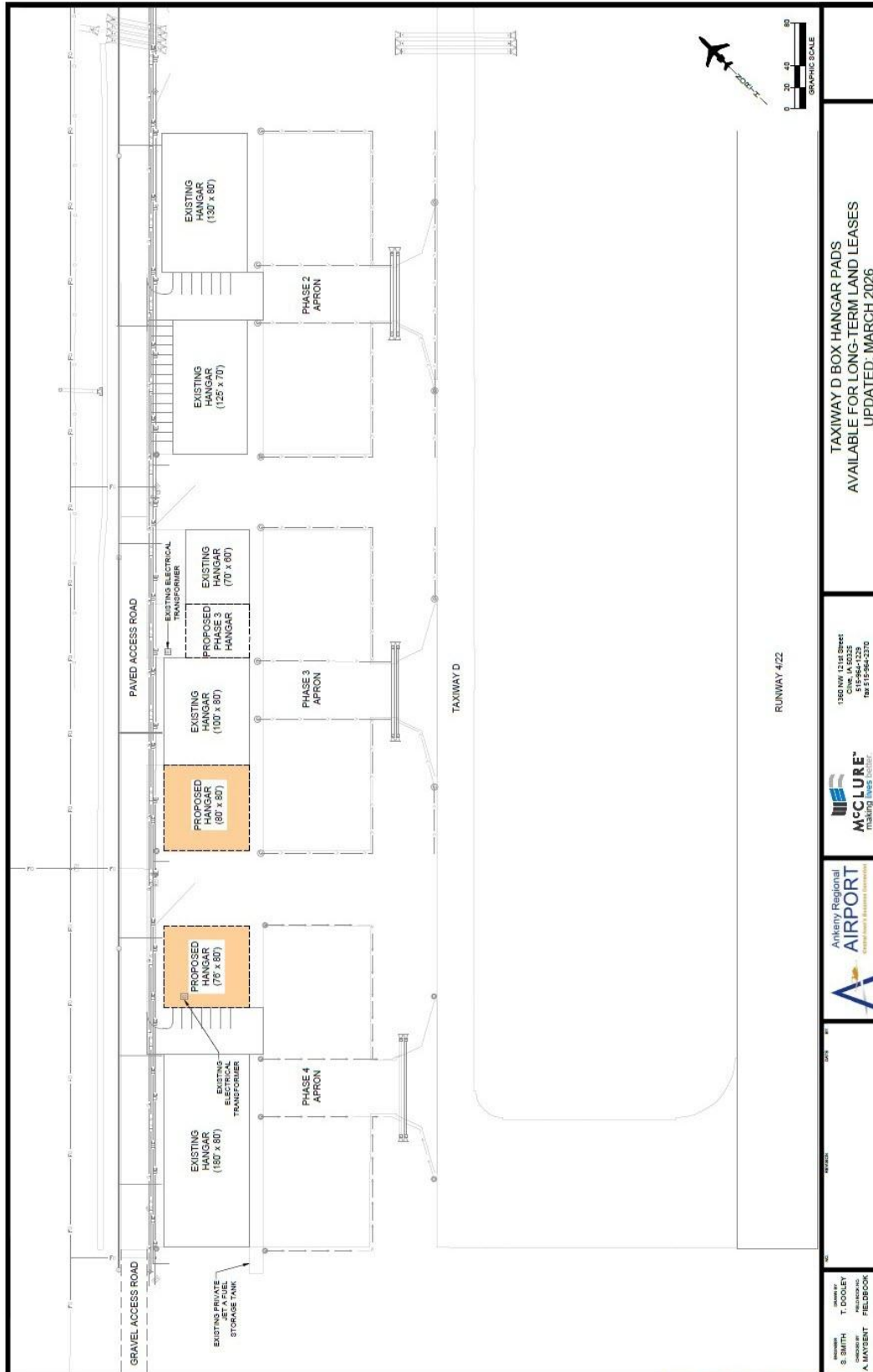
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S45

EXHIBIT B to the Hangar Land Lease Agreement



TAXIWAY D BOX HANGAR PADS
AVAILABLE FOR LONG-TERM LAND LEASES
UPDATED: MARCH 2026

1360 NW 121st Street
Okech, IA 50325
Tel: 515-944-2370



Prepared by:
S. SMITH
Reviewed by:
T. BOOLEY
Approved by:
A. MAYHEW FIELDWORK

EXHIBIT C to the Hangar Land Lease Agreement



David Kalwishky
Airport Board Manager

Ankeny Regional Airport – Hangar Construction Standards

Updated June 10, 2021 and August 25, 2021

Applicability

- The provisions of these standards apply to any hangar, garage, and other structure constructed within the limits of the Ankeny Regional Airport property. The purpose of these Design Standards is to insure that development at the Airport is consistent and of a high quality to protect and enhance the investments made at the airport.
- The requirements and regulations of the City of Ankeny Planning and Building Department, including site plan requirements, zoning ordinances and building codes, apply to all building construction activities within the airport property. The City of Ankeny site plan approval process, including pre-application conference, Technical Committee approval, and Planning and Zoning Commission approval, must be followed.
- An approved long-term land lease with the Polk County Aviation Authority shall be obtained by any private individual prior to review, approval and development of a privately-owned hangar on the airport property.

Review Process

- Applications for construction of a hangar or other building structure on Ankeny Regional Airport property must be approved by the City of Ankeny Planning and Building Department. A site plan must be reviewed by City staff and approved by the Ankeny Planning and Zoning Commission.
- After approval of the site plan, a building permit must be submitted and approved by the City of Ankeny Planning and Building Department according to Municipal Code Chapter 175.
- Applications for construction shall also be reviewed and approved by the Polk County Aviation Authority Board (PCAA). These Hangar Construction Standards shall be utilized in the Board's review.
- The review process for the City of Ankeny and the PCAA can run concurrently.

FAA Adherence

All building construction on the Ankeny Regional Airport shall comply with regulations and requirements of the Federal Aviation Administration (FAA). Nothing in these standards shall overrule or exempt any FAA requirements.

Building Design and Materials

An airport hangar shall be designed so that the finished structure is compatible with other surrounding structures on the airport property. Compatibility includes materials, colors, scale, size, dimensions and proportions.

- Hangar Locations: Hangar locations shall be determined by the PCAA based on FAA regulations, the current Airport Layout Plan, and other regulations of the PCAA and the City of Ankeny. Hangar facilities including structures, entrances, sidewalks, parking stalls, etc. must be contained within the leased land area.
- Hangar Dimensions: The dimensions of the exterior of the hangar shall be consistent in size to adjacent existing or planned structures so that sight lines along the front faces of the hangars are preserved. The proposed hangar pad site as identified on the Airport Layout Plan represents the preferred hangar footprint. Construction of a smaller-sized hangar may be approved by the PCAA at the time of application.
- Hangar Heights: The maximum height of a hangar shall comply with the maximum height regulations as set by the FAA for regulating airspace in the vicinity of the airport runways. The tallest portion of the structures shall be no higher than the building height restrictions as shown on the Airport Layout Plan and as defined in Ankeny Municipal Code Chapter 201. The maximum height of a hangar shall also meet the zoning regulations of the City of Ankeny.
- Hangar Framework: Hangar framework, including columns, beams, trusses, rafters, and braces, shall be metal or as otherwise approved. Framework must be designed to meet current building code standards. A wood-framed hangar will not be allowed. Clear-span interior construction shall be utilized.
- Adjacent Hangars: Connecting adjacent hangars together to eliminate narrow open areas between hangars is encouraged. Connections to an existing adjacent hangar must be approved by the adjacent hangar owner and must meet the requirements of the Ankeny Building Department including (but not limited to) the need for fire walls, sprinklers, and utility conveyance. The roof slope/pitch of the new hangar shall be oriented so that storm water does not drain onto the adjacent hangar, nor onto the apron area in front of the hangar.
- Doors: Hangar doors shall be overhead doors unless otherwise approved by the PCAA. They shall be metal doors that are produced by an aviation door manufacturer. Large overhead hangar doors shall not be installed on the land side walls of the hangars (facing out from the airport) without PCAA approval.
- Flatwork: Hangar floors, aprons and ramp areas must be paved with finished PCC concrete of a minimum thickness as dictated by the current FAA reference tables for airport apron and taxiway design.

- Exterior Wall Materials: The exterior walls of a hangar shall be constructed of materials approved by the PCAA. Generally, materials may include metal, masonry, prefinished aluminum, glass, concrete, steel or a combination of these materials. Wood, Masonite siding or galvanized metal will not be allowed. The architectural design, style and color scheme of a hangar shall match on all sides of the hangar.
- Roofing Materials: Wood, wood composite, or asphalt shingles are not allowed as roofing materials. Metal roofs shall be a minimum of 28 gauge steel, standing seam type (no screw-down or bolted allowed). Factory finish shall be in a color approved by the PCAA.
- Exterior Colors: Colors of hangar walls, doors and roofing shall be muted, neutral, earth tone colors compatible with surrounding features and existing or previously approved structures planned on the airport and as determined and approved by the PCAA. For the Taxiway D Hangars, the PCAA has chosen a color scheme of white walls with gray trim so that all hangars have generally the same appearance.
- Signing: Exterior signing must meet the requirements of the Ankeny Municipal Code in regard to size, style, and lighting. Signing must be approved by the PCAA.
- Parking and Access: Parking stalls may be constructed by the hangar owner on the land side of the hangar. Parking stalls are prohibited on the airside of the hangar, where aircraft movement would be compromised. If the proposed hangar is adjacent to a parking lot that is maintained by the PCAA, a sidewalk is required to be constructed between the hangar and lot. All sidewalks and sidewalk ramps shall be constructed to meet-current ADA requirements.
- Lighting: Exterior lighting shall be installed in accordance with Municipal Code Section 192.02, Para. 3.A.(8). The lighting shall be shielded to restrict light spillover onto the airfield.
- Landscaping: The planting of shrubs, ornamentals, and other vegetation shall be approved by the PCAA. Trees are prohibited. All non-paved areas disturbed by the hangar construction shall be restored with sod or permanent grass seeding.
- Airport Security: The airport is currently protected by a perimeter chain link fence. If construction of a hangar or other structure causes the removal of a section of the fence, the fence shall be promptly replaced either by a new fence or by an exterior hangar wall (the hangar can function as part of the fence line). Temporary construction fencing consisting of similar chain link materials shall be included as part of the hangar construction so that airport security is maintained at all times during hangar construction.
- Site Drainage: The grade of the finished floor of a hangar and the surrounding paved surfaces shall provide positive flow of storm water out of and away from the new hangar. The hangar roof/pitch will be sloped so that storm water does not drain directly onto the apron in front of the hangar, or onto adjacent hangars. In areas where no storm sewer exists, the hangar owner may be required to install storm sewers, intakes and other storm facilities to accommodate proper storm drainage.
- Utilities: Connections to electric, gas, sanitary sewer, water mains, and communication facilities shall be the responsibility of the hangar owner. All utility services shall be constructed underground.

- Sitework Construction Specifications: All exterior utility and pavement construction shall meet the requirements of the current version of the Iowa Statewide Urban Standard Specifications for Public Improvements as amended by the City of Ankeny's Supplemental Specifications.
- Hangar Pad Utilization: It is the intent of the PCAA to utilize as much of the available hangar land lease area on the airport as possible. All hangar construction must meet the building standards of the City of Ankeny, including adherence to the IFC and NFPA Standards in regard to the need for fire-rated barrier walls and/or interior sprinkler systems. Adjacent hangar structures shall be constructed as attached (with common walls) or with 10 feet or less of open ground between the exterior walls. This open ground can be utilized to facilitate proper storm water drainage between buildings. Leasing more than 10 feet of open ground area adjacent to a proposed hangar to avoid the requirement to construct exterior fire barrier walls and/or provide a sprinkler system will not be allowed.

Submittals

In order to facilitate the necessary approvals by the City of Ankeny and the PCAA, the following submittals are required:

- Site plan drawings according to Section 192.02 of the City of Ankeny Municipal Code.
- Structural drawings, details and specifications as required by the City of Ankeny Building Department.
- Elevation views or other graphic representations showing hangar dimensions, roof slopes, door locations, colors, building materials, etc. for review by the PCAA Board.
- A construction schedule.

The construction of the proposed hangar can commence after each of the following are completed:

- 1) The City of Ankeny approves the site plan and issues a building permit to the hangar contractor.
- 2) The PCAA exercises a land lease for the hangar property with the owner.
- 3) The PCAA issues a letter to the hangar owner signifying that these building standards have been met.
- 4) The PCAA approves a hangar construction schedule, which shall become binding upon the owner / developer.

Proposal: Airport Construction Progress Documentation

Prepared for: City of Ankeny

Prepared by: Waukee Aerial LLC

Project Overview

Waukee Aerial LLC proposes providing **bi-weekly aerial documentation services** for the Ankeny Municipal Airport construction project once FAA authorization has been approved. The goal of this service is to provide the City of Ankeny with consistent, high-quality visual records of construction progress throughout the duration of the runway and airport improvements project.

Each capture session will produce a standardized set of aerial deliverables designed to document the site clearly, professionally, and consistently over time.

Deliverables Per Site Visit

Each scheduled capture will include the following:

1. Orthomosaic Site Map

A high-resolution aerial orthomosaic map of the construction site. This map functions similarly to satellite imagery but is updated on a regular basis, allowing the city and stakeholders to track project progress with significantly higher frequency and clarity.

2. Runway Progress Video

A stabilized aerial video flying a straight path **north to south along the runway**, documenting the construction progress and providing a clear timeline of development throughout the project.

3. Immersive 360° Panorama

A fully immersive panoramic image captured from the center of the project area. This provides a detailed visual reference point that allows viewers to look in all directions and observe the full scope of site activity.

Capture Schedule

- **Frequency:** Bi-weekly (every two weeks)
- **Duration:** Beginning after FAA authorization is approved and continuing through completion of the runway construction project.

Pricing

Waukee Aerial's standard rate is **\$139 per hour**.

For this project, we are offering a **flat rate of \$199 per site visit**, which includes:

- Travel to and from the project site
- FAA coordination and airspace authorization
- On-site capture operations
- Orthomosaic map processing
- Video editing and export
- Panorama processing
- Delivery of all media assets

All deliverables will be uploaded either to:

- A **client-designated repository**, or
- Waukee Aerial's **secure Dropbox hosted service**, providing continuous access throughout the duration of the project.

Company Background

Waukee Aerial LLC is a Central Iowa drone services provider specializing in **construction documentation, aerial photography, mapping, and progress monitoring**.

The company has been operating in the region for **over a decade**, serving engineering firms, construction companies, municipalities, and developers across Iowa.

Key qualifications include:

- **FAA Part 107 Certified Remote Pilot (Commercial UAS Operator)**
- **OSHA 30 Certified**
- **\$5,000,000 General Liability Insurance**
- **\$5,000,000 Aviation Liability Insurance**
- **100+ satisfied clients throughout Central Iowa**

Waukee Aerial has previously worked with several municipalities including:

- **City of Ankeny** (development project in June 2016)
- **City of Urbandale**
- **City of Waukee**
- **City of West Des Moines**

References are available upon request.

Additional Information

Examples of similar construction documentation projects and additional company information can be found at: <https://waukeeaerial.com>

Ankeny Regional Airport

Proposed 2027 Airport Capital Improvements Program

October 9, 2025

	Funding	FY 2025	FY 2026	FY 2027	FY 2028	
	Federal	\$ 997,992	\$ 2,317,110	\$ 6,951,331	\$ 1,175,500	
	State	\$ 411,425	\$ 400,000	\$ -	\$ 110,400	
	Local	\$ 899,463	\$ 2,126,410	\$ 2,257,231	\$ 476,100	
	Total	\$ 2,308,880	\$ 4,843,521	\$ 9,208,562	\$ 1,762,000	
Project Description						Notes
North Property Line Box Hangars - Phase 2	Federal	\$ -				PROJECT COMPLETED
	State	\$ 411,425				
	Local	\$ 788,575				
	Total	\$ 1,200,000				
Remove and Replace Pavement - Entrance Drive and Roundabout	Federal	\$ 502,992				PROJECT UNDER CONSTRUCTION
	State	\$ -				
	Local	\$ 55,888				
	Total	\$ 558,880				
Remove and Replace Pavement - Terminal Building Parking Lot	Federal	\$ 495,000				PROJECT UNDER CONSTRUCTION
	State	\$ -				
	Local	\$ 55,000				
	Total	\$ 550,000				
PCAA Maintenance Storage Facility	Federal		\$ -			For storing snow fighting and mowing equipment. Opens up 2-3 tee hangars. Located south of the Museum Hangar. 120' by 80' @ \$175/sf. Project awarded DOT GAVI (\$300,000) and AIP (\$100,000) grants.
	State		\$ 400,000			
	Local		\$ 1,374,000			
	Total		\$ 1,774,000			
Reconstruct Runway 18/36 Construction	Federal		\$ 2,317,110	\$ 6,951,331		Bid opening was in July, 2025. Construction starts in Spring, 2026. Project costs per McClure summary 10/1/25. Assume 25% spent in 2026 and 75% spent in 2027.
	State		\$ -			
	Local		\$ 145,067	\$ 435,200		
	Total		\$ 2,462,177	\$ 7,386,530		
Extend Runway 18 Includes Instrument Landing System Relocation Construction	Federal					Includes a 500' extension of RW 18 to a total of 6,000'. Project was bid with the Runway Reconstruction. Construction starts in Spring, 2026. Project may receive a CPF Grant. Costs shown assuming no grant.
	State					
	Local		\$ 607,344	\$ 1,822,031		
	Total		\$ 607,344	\$ 1,822,031		
Terminal Building Elevator/Lobby Addition	Federal				\$ 617,500	To provide board meeting room with elevator for ADA compliance, and to upgrade terminal building access. ATP Competitive Grant Application - 95% FAA funding. Project will proceed only if grant awarded.
	State				\$ -	
	Local				\$ 32,500	
	Total				\$ 650,000	
Airport Runup Pad with Compass	Federal				\$ 144,000	Needed for testing of jet aircraft after maintenanc work. Assumes this project qualifies for Iowa DOT funding. Need to investigate possible funding.
	State				\$ -	
	Local				\$ 216,000	
	Total				\$ 360,000	
South Corporate Terminal - Phase 1A Site Clearing, Earthwork, Storm and Taxiways Design	Federal					Phase 1A from the 2025 Preliminary Study by HDR. Taxiways C1 and F1, and N/S Taxilanes. Assume 40% Iowa DOT AIP Funding. Anticipate accelerating schedule with federal grants.
	State				\$ 110,400	
	Local				\$ 165,600	
	Total				\$ 276,000	
Main Apron Pavement Rehabilitation	Federal				\$ 558,000	Large apron area south of Terminal and west of Taxiway C. Joint and crack sealing plus full-depth patching. Schedule dictated by continued deterioration of apron pavement. Utilize annual FAA entitlement funding.
	State				\$ -	
	Local				\$ 62,000	
	Total				\$ 620,000	

	Funding	FY 2029	FY 2030	FY 2031	FY 2032	
	Federal	\$ 450,000	\$ 1,552,500	\$ 900,000	\$ 9,900,000	
	State	\$ 984,340	\$ 764,400	\$ 1,745,200	\$ -	
	Local	\$ 1,526,510	\$ 1,319,100	\$ 2,717,800	\$ 1,100,000	
Project Description	Total	\$ 2,960,850	\$ 3,636,000	\$ 5,363,000	\$ 11,000,000	Notes
Rehabilitate Maintenance Building Parking Lot	Federal	\$ 450,000				Schedule to be dictated by continued pav't deterioration. Completed full-depth patching of center section in 2017. Possible State ATP funding .
	State					
	Local	\$ 50,000				
	Total	\$ 500,000				
South Corporate Terminal - Phase 1A Site Clearing, Earthwork, Storm and Taxiways Construction	Federal					Phase 1A from the 2025 Preliminary Study by HDR. Taxiways C1 and F1, and N/S Taxilanes. Assume 40% Iowa DOT AIP Funding. Anticipate accelerating schedule with federal grants.
	State	\$ 917,940				
	Local	\$ 1,376,910				
	Total	\$ 2,294,850				
South Corporate Terminal - Phase 1B Additional Earthwork, Access Roadways and Utilities Design and Construction	Federal					Phase 1B from the 2025 Preliminary Study by HDR. Assume 40% Iowa DOT AIP Funding. Anticipate future federal grants needed.
	State	\$ 66,400	\$ 554,800			
	Local	\$ 99,600	\$ 832,200			
	Total	\$ 166,000	\$ 1,387,000			
Taxiway C Pavement Replacement	Federal		\$ 1,552,500			Based on Iowa DOT 2021 Pavement Condition Index - PCI = 48. Assumes FAA grant for 90% of the construction costs.
	State		\$ -			
	Local		\$ 172,500			
	Total		\$ 1,725,000			
South Corporate Terminal - Phase 1C 20-Unit Tee Hangar Bldg. and Approach Slabs Design and Construction	Federal					Provides Tee Hangars and Private Box Hangar Pads. Initial Utilization of the new South Terminal Area. Assume at least 40% State funding. Anticipate future federal grants needed.
	State		\$ 209,600	\$ 1,745,200		
	Local		\$ 314,400	\$ 2,617,800		
	Total		\$ 524,000	\$ 4,363,000		
Taxiway D and E Lighting Replacement with Runway Lighting Upgrades	Federal			\$ 900,000		D and E lights are only remaining lights with direct-buried wiring. Utilize either state or federal funding. Placeholder estimate pending preliminary design. Need based on anticipated deterioration of fixtures over time.
	State					
	Local			\$ 100,000		
	Total			\$ 1,000,000		
Runway 4/22 Reconstruction	Federal				\$ 9,900,000	Reconstruction schedule is based on the currnet PCI numbers. Schedule will be dictated by the FAA funding availability.
	State					
	Local				\$ 1,100,000	
	Total				\$ 11,000,000	

	Projects targeted for FAA Funding Participation
	Projects targeted for Iowa DOT Funding Participation
	Projects funded with only Local PCAA Funding
	Projects funded by special FAA BIL/ATP Grants

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

47 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
1	11/5/2020	James Stogdill	Cardinal N52604			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.
2	11/20/2020	Todd Lenig	Looking: Stearman			11/3/21 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.
3	4/5/2021	Jacob Greenfield	Building: Sonex B			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.

4	6/8/2021	Paul Peterson	Cessna 180 N5466E		11/5/21 Dave K - emailed asking if he is still interested. He emailed back, he wants to stay on the list. 06/30/25: Dave K texted Paul to get his N number and to see if he'd take a hangar if one were to come open this year. He 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. 10/23/25: Dave K looked, the plane has flown 6 times this year, most recently on 10/02/25. 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. 11/03/25: Dave K Paul never got back to me so I've incremented his pass counter from 0 to 1. 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. 02/02/26: Dave K Paul has not responded as of today.	1
5	8/12/2021	David Hogan	RV6 N709RW		08/12/21: Dan Stull: David called in, I told him to email me. Have not received email. 11/22/21 Called Walter Aviation and spoke with Gretchen, she knows David. I asked her to pass my number along and for him to call me or I'll have to remove him from the list. 11/24/21 He replied back to stay on the list. 06/30/25: Dave K texted David to get his N number and to see if he'd take a hangar if one were to come open this year. He emailed back asking about pricing and the amenities the hangar has, he asked about heat in the winter (there is none). David appears to be based in Perry. 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. 10/25/25: Dave K sent a text to David about the hangar. 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. 02/02/26: Dave K I sent David an email letting him know I will have two hangars opening this year and if he'd be interested. 02/03/26: Dave K David had some questions about the hangar, I replied.	1
6	8/31/2021	Sam Marcsisak	looking		11/05/21: Dave K - emailed asking if he is still interested. 11/08/21: emailed back asking to stay on list. 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. 02/02/26: Dave K I sent Sam an email letting him know I will have two hangars opening this year and if he'd be interested. 02/03/26: Dave K Sam replied that he is still looking for a plane.	1
7	8/31/2021	Chad Larson	Piper Saratoga N11YT		###/###/###: Dave K - Chad sent Dave an e-mail per Jeff Wagsness. Dave e-mailed Chad back letting him know he's been added to the list. 11/05/21: Dave K - emailed asking if he is still interested. He emailed back to stay on the list. 07/25/25: Dave K Texted Chad asking for his N Number. Chad texted me his N Number. 10/26/25: Dave K emailed Chad asking if he'd be interested in a hangar in December or January if one opens up. 10/27/25: Dave K Chad got back to me, he will take a hangar when one opens up. 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. 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.	1

8	9/7/2021	Larry Plathe	looking: Malibu			11/05/21: Dave K - emailed asking if he is still interested. 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.	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 intertested 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 ineretsted 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 clearical 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			11/05/21 Dave K - emailed asking if he is still interested. He emailed back that he wants to stay on the list. 06/13/23 Dave K e-mailed Ben to see if he wanted to take a hangar when one becomes available. 06/22/23 Dave K notified Ben that J-05 is available starting July 1st. Ben e-mailed back asking questions about the hangar. 06/23/23 Dave K sent an e-mail answering the questions. 06/24/23 Dave K sent a follow-up e-mail to see if he has any additional questions. 06/25/23 Ben e-mailed back and will pass this time, they will be in NV for the next three years as his son and wife attend medical school. I told him I'd keep him on the list and move him to the bottom. Dave K found Ben was on the list two other times, those have been removed. 11/15/25: Dave K emailed Ben asking if his plans have changed.
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			11/5/21 Dave K - e-mailed Mike asking if he is still interested and what type of plane he has. 11/7/21 Dave K texted Mike the e-mail that was sent. He emailed back and would like to stay on the list. He has an SR22 and is thinking about adding a smaller plane, a car and a project in this hangar. 05/09/23 Dave K emailed Mike to let him know he was number four on the list and if he still wanted a hangar. Mike emailed back, he sold his SR22, the motor glider will be here in July or August. I let him know if he's not ready to move in when his name comes up we move to the next person on the list. 05/22/23 Dave K e-mailed Mike to let him know a hangar will be available July 1st. 06/26/23 Dave K e-mailed Mike that he is next up on the list and I should have a hangar available at the end of July. I told him if he has a firm delivery date on his plane we may be able to do something. 08/04/23 Dave K - I emailed Mike to see if he has an ETA on his plane as I may have a hangar opening soon. 08/07/23 Mike called (Kappy spoke to him) and said the plane has been shipped and will be here in 30 days, he can produce a BOL if needed. Dave emailed Mike that a BOL would be fine once a hangar come open and that I have one that should open this month. 08/28/23 Dave K emailed Mike to see if his plane was close to arriving and that the hangar he will be offered should open in the next 30 days or so. 09/25/23 Mike called Dave - He was expecting to take delivery in August or September but the delivery has been delayed until November. The plane is on the water or in customs waiting to be released, that was unclear to me. Mike has sent me the BOL so it seems legit, I don't doubt anything he is saying. He wanted to know if that was going to be an issue for him getting a hangar since he won't have the plane to put into it immediately. The plane will spend 4 - 5 months in Arizona (he goes there in the winter time). He is looking to purchase a second plane so eventually something will be here all year round. I've asked Paul Moritz for his thoughts. 10/26/23 Dave K called Mike to let him know I've got a hangar for him, his plane is not here yet, he's now being told November 9th. He now doesn't want to take the hangar because the plane won't be here for half the year, it'll be in Arizona with him and he doesn't feel right about that. He asked to be moved to the bottom of the list.
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			12/20/23 Dave K received an e-mail from Sam to be added to the list, I emailed his position back to him. 08/12/24 Dave K received an email from Sam with his aircraft information.
43	2/8/2024	Kent Lehs	Cessna 182 N101AM			02/08/24 Dave K received an e-mail from Kent to be added to the list, I emailed his position back to him. 10/23/25: Dave K updated the tail number to be correct.

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	Long EZ N848R			10/01/24 Dave K received a call from Cody asking to be added to the list. 02/25/26: Dave K Cody emailed and said he purchased a LongEZ that will be flyable this summer.
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			11/5/21 Dave K talked to Jeff, he'd like to stay on the list as he may buy a plane in a year. 05/08/23 Dave K emailed Jeff to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/11/23 Jeff called Dave and said he doesn't have a plane yet but would like to remain on the list. 04/09/24 Dave K emailed Jeff to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K email Jeff again as I have not heard back from him. I told him if I don't get a response from him I am going to skip him if a hangar becomes available. Jeff emailed back stating he will need to pass this time. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Jeff so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Jeff so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. I decided to call Jeff, he saw my messages but has been busy and not replied. He is still contemplating what to do for a plane. I made sure that he understands that if he passes the next time he will go to the bottom of the list. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 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. 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. 05/27/25: Dave K No repsonse to my text or Facebook message send on 05/06/25. 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.
71	8/28/2019	Dan Stull	Looking			05/08/23 Dave K emailed Dan to see if he was still interested in being on the list and that if his name comes up and he doesn't have a plane the hangar will be offered to the next person in line. 05/10/23 Dan e-mailed back and said he doesn't have a plane and may not have one by late summer, he would like to stay on the list. 04/09/24 Dave K emailed Dan to see if he's ready for a hangar provided the person(s) ahead of him pass, we have one that unexpectedly came open. 04/18/24: Dave K spoke with Dan today, he is going to pass. The hangar did not become available so I did not increase the pass counter. 07/30/24 Dave K sent an email that we will have a hangar open up in September and if he is interested in it. 08/06/24 Dave K never heard back from Dan so I'm moving on to the next person. 10/17/24 Dave K sent an email that we may have a hangar open up at the end of the year. I told him if he passed I would NOT increment the pass counter since we just had an opening a month ago. 10/21/24 Dave K has not heard from Dan so I am moving to the next person on the list. 11/04/24: Dave K sent an email letting him know there should be three T Hangars becoming available in late 2025. 12/17/24: Dave K sent an email letting him know that I have a hangar opening January 1st but I will not increment the skip counter this time, it will increment with the next hangar that comes available if he doesn't have a plane to put into it. 12/20/24: Another T hangar has come open, I am not going to increase the skip counter until the next available after January 1st, we've had three open up within the last month. 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. 06/02/25: 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. 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.

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 and email that there might be one opening up on April 1st and if he's interested in it if it does. 03/24/25: He is not interested at this time and will stay at DSM, he did ask about the hangar size. 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 quesitons 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 emal 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 saked to be mnoved to the bottom of the list, it will be several eyars 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.

SOUTH HANGAR						
Pos	Date Added	Name	Plane	Phone	E-Mail	Notes
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.
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.
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

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.
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.



Ankeny Regional Airport
Snow event summary

Snow event dates			Accumulation		Deice product used	
Start	End	Duration ¹	Snow	Ice	NAAC (bags)	Liquid (gallons)
2024	2025	33	16.4	0.2	98	300
2025	2026	36	28.3	0.01	58	563
Winter season totals		69	44.7	0.21	156	863

¹The number of days we had precipitation or worked on snow removal.

Ankeny Regional Airport
Snow events
2025 - 2026 Season

Snow event dates			Precip Type	Accumulation		Deice product used		Description
Start	End	Duration		Snow	Ice	NAAC (bags)	Liquid (gallons)	
11/8/2025	11/9/2025	2	Rain turning to snow	0	0	0	0	There were large wet flakes that did not stick to the pavement. The trace accumulation in the grass melted almost on contact.
11/28/2025	12/1/2025	4	Heavy Snow	10	0	21	300	I was on vacation (Cruise) during the event so I don't have much information. The decision was made to put down liquid deicer and wait for the snow to stop before attempting any removal. Once the snow was removed it flash froze to the pavement, the liquid deicer didn't do much help. Liquid deice and then NAAC was put down to get the ice broken up.
12/2/2025	12/2/2025	1	None	0	0	0	0	There was a chance of freezing drizzle overnight, the system broke apart and nothing became of it.
12/6/2025	12/7/2025	2	Snow	4.3	0	0	0	It took three of us about 8.5 hours to get everything cleared. After Tom, Justin and I left Exec 1 was doing some small cleanup work, not sure how long they worked.
12/11/2025	12/11/2025	1	Dry snow	1	0	0	0	The forecasted freezing rain never came, temps stayed to cold for that. The snow was light and powdery.
12/13/2026	12/13/2026	1	Snow	4	0	0	0	
12/18/2025	12/18/2025	1	Rain	0	0	0	0	The rain was minimal, temps remained warm so there was nothing to do.
12/28/2025	12/29/2025	2	Rain, sleet, snow	0	0.01	37	80	There was a trace of snow, the 30+ mph winds blew it off paved surfaces and into the grass. There was a glaze of ice on most paved surfaces. The broom was used to removed the ice from the treated surfaces. 6 bags of NAAC and 80 gallons of were used on 12/29/25 to clear the ACME ramp for their arrival and the main ramp.
1/8/2026	1/10/2026	3	Rain / snow flurries	0	0	0	0	Light snow flurries Saturday morning, nothing stuck to the ground.
1/15/2026	1/19/2026	5	Snow	0	0	0	0	The forecast fell apart, we received trace amounts of snow. No accumulation on the runways / taxiways, trace accumulation in grassy areas.
1/20/2026	1/21/2026	2	None	0	0	0	0	The system shifted to the North, we did not see any precipitation.
1/23/2026	1/24/2026	2	Snow flurries	0.125	0	0	0	There were flurries off and on, we ran the broom to clear the dusting so a corporate customer could depart.
2/1/2026	2/1/2026	1	Snow flurries	0	0	0	0	Light snow flurries, minimal snow on hard surfaces. No need to run the broom.
2/12/2026	2/12/2026	1	Drizzle	0	0	0	0	The system broke apart, we only saw a minimal amount of drizzle.
2/19/2026	2/20/2026	2	Rain, sleet, snow	8.5	0	0	183	The snow was heavy and wet (no ice that stuck to the ground). Clean up took 29.5 man hours between the three of us.
2/25/2026	2/25/2026	1	Dry snow flurries	0	0	0	0	Nothing stuck to the ground (it was very light and dry), the freezing Precip that was forecasted overnight dissipated and it took a more southerly track.
3/1/2026	3/1/2026	1	None	0	0	0	0	They system stayed to the South, it was nice and sunny all day in the metro.
3/11/2026	3/11/2026	1	Wet snow	0	0	0	0	Nothing stuck to the ground as it has been very warm for the last week.
3/15/2026	3/16/2026	2	Snow	0.25	0	0	0	Winds were gusting to 40 mph which kept accumulations on the pavement to about 1/4" in places at most.
3/17/2026	3/17/2026	1	Light snow	0.125	0	0	0	Very light snow, nothing really stuck.
Winter season totals		36		28.3	0.01	58	563	