

AIRPORT COMMISSION

Governing Body: Airport Commission

Date of Meeting: September 8, 2025

Time of Meeting: 5:30 P.M.

Place of Meeting: Airport Conference Room

For Commission Members Only: If you are unable to attend the meeting and prefer to call in, please call Joe Pundzak at 515-577-1744 to join the meeting.

1. Call Meeting to Order.
2. Roll Call.
3. Approval of Agenda.
4. Approval of August 11, 2025, Airport Commission Meeting Minutes.
5. Approval of Accounts Payable.
6. Discussion/Approval of IAANG Lease & Property Agreements. (Armony Board)
7. Engineering Report.
 - A. Progress Report on Fuel Farm Construction.
 - a. Summary of Meeting with FAA on Change Order #2.
 - B. Review/Approve Concrete Replacement Project.
 - C. Review/Approve Runway Lighting Grant Project.
8. Airport Manager's Report/Comments.
9. Approval of Airport Hangar Lease Submitted for Fiscal Year 2026 – Vacant Hangar #24, Caden Schram.
10. Commissioner Comments.
 - A. HIRTA Lease – M. Grabau.
11. Public Comments.
12. Other Business.
13. Motion to Adjourn.

BOONE AIRPORT COMMISSION

Meeting Minutes

08-11-2025 Boone Municipal Airport Commission Meeting

The Chairman, Joe Pundzak, called the meeting to order at 5:32 p.m.

Commissioners Present: Joe Pundzak, Joe Gibbs, Matt Grabau, Pete Frangos

Commissioner Absent: Bill Byrd

Others Present: Dale Farnham, Airport Manager, Joe Roenfeldt, Bolten & Menk

Approval of Agenda

Commissioner Grabau made a motion to approve the agenda, which was seconded by Commissioner Frangos.

No discussion. The motion passed unanimously, 4-0.

Approval July 14 and July 17, 2025, Airport Commission Meeting Minutes

Commissioner Frangos moved to approve the minutes. Commissioner Grabau seconded the motion.

No further discussion. The motion passed unanimously, 4-0.

Approval of Accounts Payable

Commissioner Grabau moved to approve the payables. Commissioner Frangos seconded the motion.

No further discussion. The motion passed unanimously, 4-0.

Council Paid Bills:

Jim Robbins	Legal Services	145.00
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Airport Paid Bills:

Alliant Energy	Utilities	1,957.05
Bolton & Menk	Engineering Fees	11,731.00
CenturyLink	Telephone	200.28
City of Boone	Utilities	26.41
Dale Farnham	Contract Services	5,148.00
Farnham Aviation	Reimbursement	1,035.74
Garbage Guys	Waste Removal	94.00
Herman Drainage	Mowing Services	5,000.00
Kruck Plumbing & Heating	Repairs	277.23
Mid IA Petroleum Equipment	Repairs	874.20

Engineering Report

Joe Roenfeldt reported on the progress of the fuel farm construction. He also reviewed the CIP notice received from the FAA regarding apparent insufficient funds for our projected CIP expenses. As these are projected expenses, actual bids may prove to be less than what's projected.

A short discussion followed on the documentation, disputing Change Order #2, which will be used to argue our position at the 4 States Conference.

No Commission action taken.

Airport Expansion Project Committee Report.

We are waiting for the IAANG Board's approval.

No Commission action taken.

Airport Manager's Report/Comments.

No report.

Approval of Airport Hangar Leases Submitted After July 1, 2025, for Fiscal Year 2026.

Commissioner Frangos moved to approve the submitted leases. Commissioner Gibbs seconded the motion.

No further discussion. The motion passed unanimously, 4-0.

Commissioner Comments.

None.

Public Comments.

None.

Other Business.

None.

There being no other business, the Chair adjourned the meeting at 6:13 p.m.

Joe Pundzak, Chairman

Joe Gibbs, Secretary

Report Criteria:

Detail report type printed

Invoice Detail.GL account (6 Characters) = "0012806240"- "0012806910"

Vendor Number	Name	Invoice Number	Description	Invoice Amount	Check Amount	Check Issue Date	GL Account
1418	PITNEY BOWES GLOBAL	3321173198	QUARTERLY POSTAGE M	3.41	3.41	09/02/2025	0012806508
Total 1418:				3.41	3.41		
3472	RESERVE ACCOUNT	073125	POSTAGE REFILL-AIRPO	15.00	15.00	09/02/2025	0012806508
Total 3472:				15.00	15.00		
3478	JIM ROBBINS PC	82925	LEGAL SERVICES - AUG	145.00	145.00	08/29/2025	0012806411
Total 3478:				145.00	145.00		
3650	INFOBUNKER LLC	INV-1048-73	LINE OF SIGHT INTERNE	9.00	9.00	08/18/2025	0012806371
Total 3650:				9.00	9.00		
Grand Totals:				172.41	172.41		

QUARTERLY INV

Pitney Bowes Vendor				
Invoice #:	3320367008			
Description:	QUARTERLY POSTAGE MACHINE LEASE			
		170.43		
POLICE	001-110-6508	0.15		25.56
TRAFFIC	001-240-6508	0.01		1.70
FIRE	001-150-6508	0.01		1.70
BLDG	001-170-6508	0.05		8.52
ADMIN	001-620-6508	0.04		6.82
RUT	110-211-6508	0.09		15.34
WATER	600-810-6508	0.18		30.68
SEWER	610-815-6508	0.18		30.68
CEM	001-450-6508	0.01		1.70
AIR	001-280-6508	0.02		3.41
PARK	001-430-6508	0.04		6.82
POOL	001-435-6508	0.01		1.70
LIBRARY	001-410-6508	0.10		17.04
Rental	001-180-6508	0.10		17.04
Recreation	002-440-6508	0.01		1.70
	TOTAL:			170.43



Starting in June, your invoices will only be available online.

Go to pitneybowes.com/paperlessbill to:

- Go Paperless now and enroll in AutoPay
- View, print and pay online **24/7**
- Access our Help Center or live chat

Account Number	0010294857
Invoice Number	3321173198
Billing Period	Jul 7 2025 to Oct 6 2025
Invoice Date	Aug 18 2025
AMOUNT DUE Oct 6 2025	\$170.43

DETAILS OF YOUR CHARGES Billing period: Jul 07 2025 - Oct 06 2025

Contract # 0041143482

0013225269 CITY OF BOONE, Clerks Office, 923 8TH ST, BOONE, IA, 500362993

Description

SendPro C Series - Version 4

Product/Serial #: 7H00 / 1359587 C Series IMI Meter

Product/Serial #: 8H00 / 1359587 C Series IMI Base

Product/Serial #: MP81 / 0228899 C Series Integrated Scale

Total

\$170.43

Total tax

\$0.00

AMOUNT DUE

\$170.43

To pay by mail, complete and send the coupon below. Please allow 7-10 business days for mail and processing time.

Page 1 of 2

DUNS 83-178-3217, TAX ID 20-1344287

Tear off here

00000046

Pitney Bowes

27 Waterview Drive
Shelton, CT 06484

Pitney Bowes payment coupon

If you've chosen to pay by mail, please include this payment coupon with your payment.

Account #: 0010294857

Invoice date: Aug 18, 2025

Payment amount due: \$170.43

Invoice #: 3321173198

Due date: Oct 06, 2025



2000001029485773321173198000001704304

MDG2025 00002162 01



0010294857

CITY OF BOONE
CLERKS OFFICE
ONDREA ELMQUIST
PO BOX 550
BOONE IA 50036-0550

PITNEY BOWES GLOBAL FINANCIAL SERVICE
PO BOX 981022
BOSTON MA 02298-1022

Change of address/contact information?

Please update at pitneybowes.com/us/support/addresschange.

NEW: Check your lease contract details at
pitneybowes.com/us/contract

Important information

This transaction is governed by the terms and conditions of the applicable Pitney Bowes agreement, current as of the date of this invoice unless otherwise agreed to in writing by the parties.

Payment

If we do not receive your payment by the Payment Due Date, late fees will apply. If your payment is returned, you're liable for any charges we incur. If you make a partial payment of the payment due, it doesn't change your contract or obligations to us.

You can pay your bill:

- **QUICKEST WAY TO PAY:** pitneybowes.us/signin
- By check, made payable to Pitney Bowes Global Financial Services LLC and sent with this *payment coupon* to:
PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC
PO BOX 981022
BOSTON MA 02298-1022

Reserve Account

Reserve Account					
Description:		Postage Refill			
	<u>DEPT</u>	<u>ACCT</u>		<u>Amount</u>	<u>Description</u>
		1,500.00			
1	ADMIN	001-620-6508	0.04	60.00	Postage Refill
2	POLICE	001-110-6508	0.11	165.00	Postage Refill
3	PARK	001-430-6508	0.04	60.00	Postage Refill
4	FIRE	001-150-6508	0.01	15.00	Postage Refill
5	LIBRARY	001-410-6508	0.05	75.00	Postage Refill
6	BLDG	001-170-6508	0.07	105.00	Postage Refill
7	AIR	001-280-6508	0.01	15.00	Postage Refill
8	WATER	600-810-6508	0.23	345.00	Postage Refill
10	RENTAL	001-180-6508	0.06	90.00	Postage Refill
	CEM	001-450-6508	0.01	15.00	Postage Refill
	SEWER	610-815-6508	0.23	345.00	Postage Refill
	TRAFFIC	001-240-6508	0.01	15.00	Postage Refill
	POOL	001-435-6508	0.00	0.00	Postage Refill
	RUT	110-211-6508	0.12	180.00	Postage Refill
	RECREATION	002-440-6508	0.01	15.00	Postage Refill
9	MISC	SPLIT			
			1.00000	1,500.00	

Reserve Account® Statement

July 1, 2025 - July 31, 2025

ACTIVITY SUMMARY

Previous Balance	\$3,900.67
Purchases	
Postage	-\$1,500.00
Total Purchases	-\$1,500.00
Deposits, Credits, and Other Activities	\$0.00
Ending Balance	\$2,400.67

*The Reserve Account is offered by The Pitney Bowes Bank, Inc., Member FDIC. Interest is earned and applied as a statement credit when the minimum daily Account balance is met.

View current Reserve Account Terms and Conditions for your account:

- Interest-bearing account T&C: pb.com/RA095
- Non-interest-bearing account T&C: pb.com/RA096

ACCOUNT INFO

Questions about this statement?
pitneybowes.us/signin

Payment Options: Make Deposits by ACH or Wire, Automatically fund account on a scheduled basis or mail a check.

pitneybowes.com/us/support/paymentoptions

or Call Monday – Friday 8AM to 8PM ET
844 256 6444. Please have your 8 digit account number available.



Postage Activity

Total number of meter refills for all locations : 1

City Of Boone
Clerks Office
923 8th St
Boone IA 50036-2993

Date	Description	Reference	On Meter	Amount
07/18	Meter Refill	1359587	\$467.52	-\$1,500.00
Total Meter Activity For This Location				-\$1,500.00
Total Postage Activity				-\$1,500.00

Year to date meter refill: 3 \$ 4,500



0591010016970000100131072025

Send w/ Check

RESERVE ACCOUNT DEPOSIT COUPON

Use this coupon for postage deposits. Make checks payable to Pitney Bowes Reserve Account.



Reserve Account No.: 16851255

Pitney Bowes Bank, Inc. Reserve Account
PO Box 981023
Boston, MA 02298-1023

\$ 1,500 . 00

Send with check to: Pitney Bowes Bank, Inc. Reserve Account, PO Box 981023, Boston, MA 02298-1023

Mail overnight checks to: FIS Lockbox Operations, Attn: Pitney Bowes Bank, Inc. Reserve Account, Box 981023, 10 Dan Road, Door #2, Canton, MA 02021

The Pitney Bowes Bank, Inc., Member FDIC

Refill Receipt	Refill:	Jul 18 2025 3:03P	Account No.: 16851255
	Refill Amount:	\$1500.000	Meter No.: 1359587
	Funds in Meter:	\$1967.520	Jul 18 2025
	Prepaid:	\$2400.670	3:03P
	Additional Funds Available: \$000.000		

KM 7-18-25

CITY OF BOONE
REQUEST FOR PAYMENT

PAY TO: Jim Robbins

TOTAL: \$7,250.00

DESCRIPTION: Legal Services - August

SUPERVISOR INITIALS: CPW

[illegible]



InfoBunker, LLC
4350 Westown Parkway Suite #100
West Des Moines, IA 50266

Invoice Date: Aug/01/2025
Invoice Due Date: Aug/17/2025
Invoice Number: INV-1048-7351

Invoice

Bill To: Boone City
Attn:
923 8th Street
Boone, IA 50036
United States

Prior Balance	\$	157.00
Payments / Refunds	\$	(157.00)
Service Items	\$	95.00
Taxes	\$	0.00
Invoice Total	\$	95.00

Account Balance: \$ **95.00**
as of Aug/01/2025

Notes: This invoice has been sent manually without automatically processing a payment.
Please contact us if you wish to arrange an alternate method of payment.

Service Items

ID#	Service Items	Date Range	Unit Price	Quantity	Total Due
267	Waste Water Internet (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00
276	Bandwidth Overage (ovrg) <i>Billing Method: 95th Percentile</i> <i>Included: Bandwidth Monitoring 1 Mbps</i> <i>Overage: Bandwidth Monitoring 2 Mbps</i>	Jul/01/2025 - Jul/31/2025	\$ 6.00	1	\$ 6.00
268	City Shed (Cogent 95th)	Jul/01/2025 - Jul/31/2025	\$ 3.00	1	\$ 3.00
277	Bandwidth Overage (ovrg) <i>Billing Method: 95th Percentile</i> <i>Included: Bandwidth Monitoring 1 Mbps</i> <i>Overage: Bandwidth Monitoring 3 Mbps</i>	Jun/01/2025 - Jun/30/2025	\$ 15.00	1	\$ 15.00
269	Boone PD (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00
270	Family Resource Center (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00
271	Library (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 2.00	1	\$ 2.00
272	Airport (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00
281	Bandwidth Overage (ovrg) <i>Billing Method: 95th Percentile</i> <i>Included: Bandwidth Monitoring 1 Mbps</i> <i>Overage: Bandwidth Monitoring 2 Mbps</i>	Jul/01/2025 - Jul/31/2025	\$ 6.00	1	\$ 6.00
273	City Hall (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00

ID#	Service Items	Date Range	Unit Price	Quantity	Total Due
282	Bandwidth Overage (ovrg) <i>Billing Method: 95th Percentile</i> <i>Included: Bandwidth Monitoring 1 Mbps</i> <i>Overage: Bandwidth Monitoring 15 Mbps</i>	Jul/01/2025 - Jul/31/2025	\$ 45.00	1	\$ 45.00
268	City Shed (Cogent 95th)	Aug/01/2025 - Aug/31/2025	\$ 3.00	1	\$ 3.00

Invoice Total

\$ 95.00

Aging Invoice Balance as of Aug/01/2025

Current	0-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
\$ 95.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Invoice Amount Outstanding as of Aug/01/2025

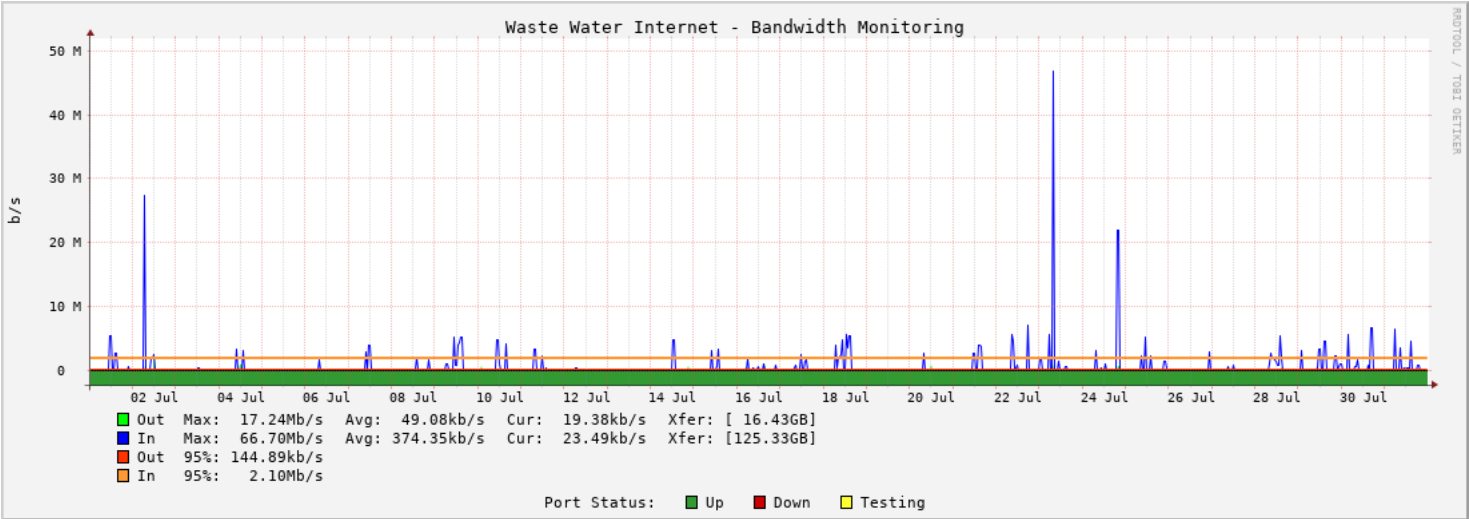
\$ 95.00

Detailed Invoice Items

ID#: 267 - Waste Water Internet (Cogent 95th)

Bandwidth Monitoring

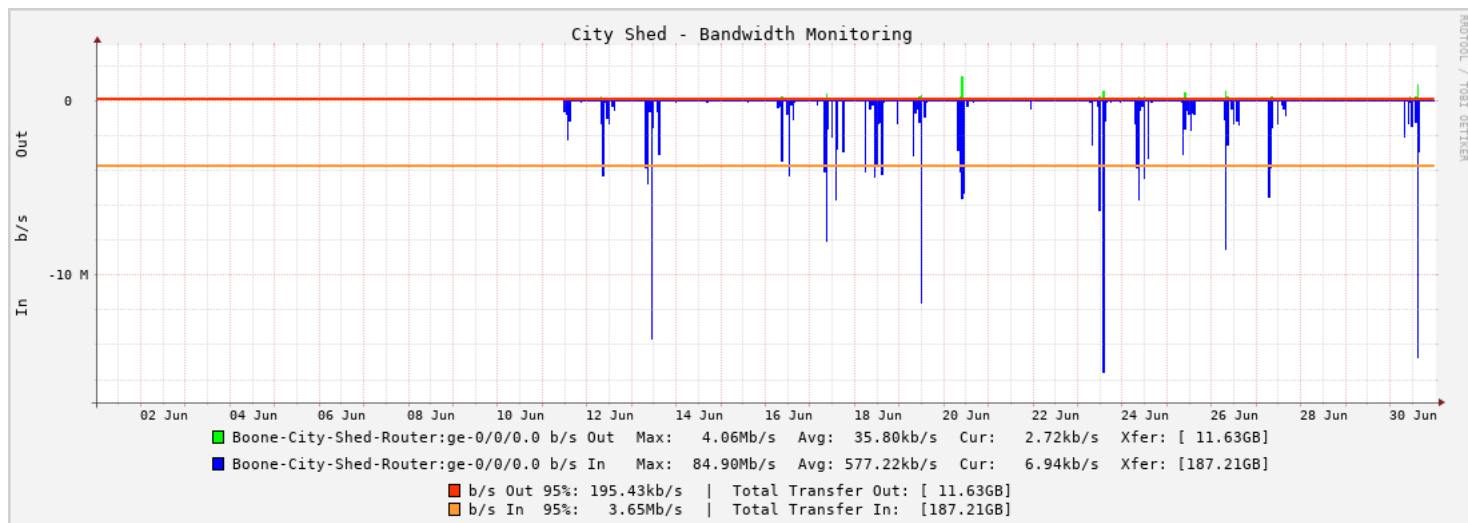
Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	144.89 Kbps	Transfer:	16.43 GB
In	95th:	2.1 Mbps	Transfer:	125.33 GB
Total			Transfer:	141.76 GB
Included			95th:	1 Mbps
Overage			Rate:	\$ 3.000 / Mbps
Over Limit	Amount:	1.1 Mbps	Amount Due:	\$ 6.00



ID#: 268 - City Shed (Cogent 95th)

Bandwidth Monitoring

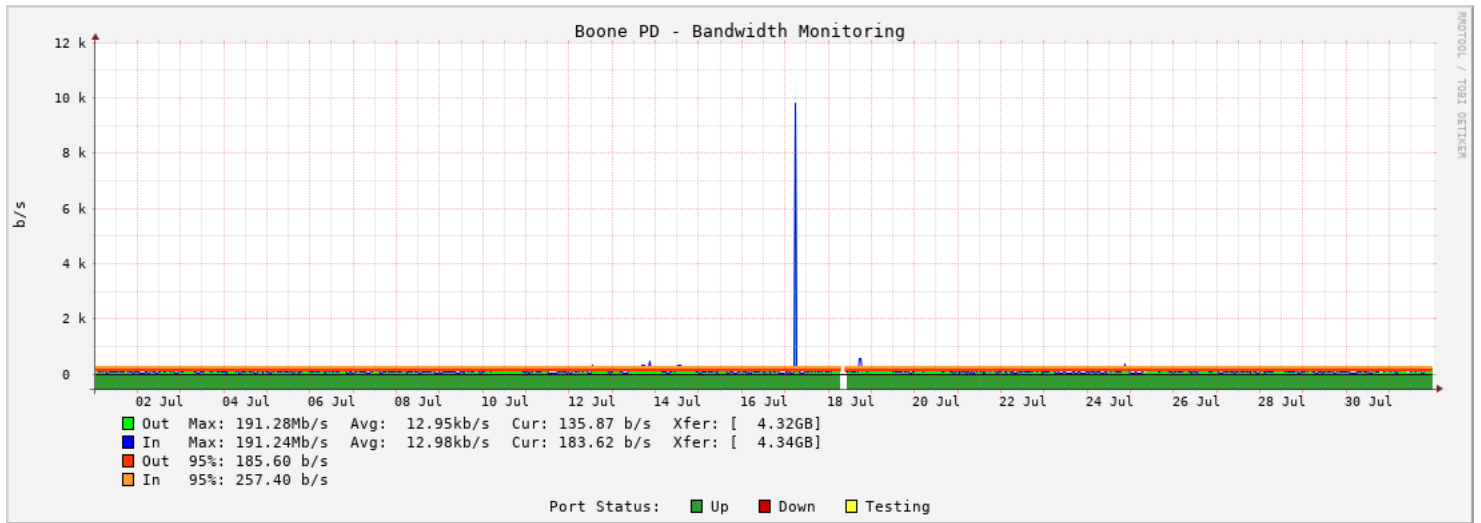
Period	From:	Jun/01/2025 12:01 AM	To:	Jul/01/2025 12:00 AM
Out	95th:	195.43 Kbps	Transfer:	11.63 GB
In	95th:	3.65 Mbps	Transfer:	187.21 GB
Total			Transfer:	198.84 GB
Included			95th:	1 Mbps
Overage			Rate:	\$ 5.000 / Mbps
Over Limit	Amount:	2.65 Mbps	Amount Due:	\$ 15.00



ID#: 269 - Boone PD (Cogent 95th)

Bandwidth Monitoring

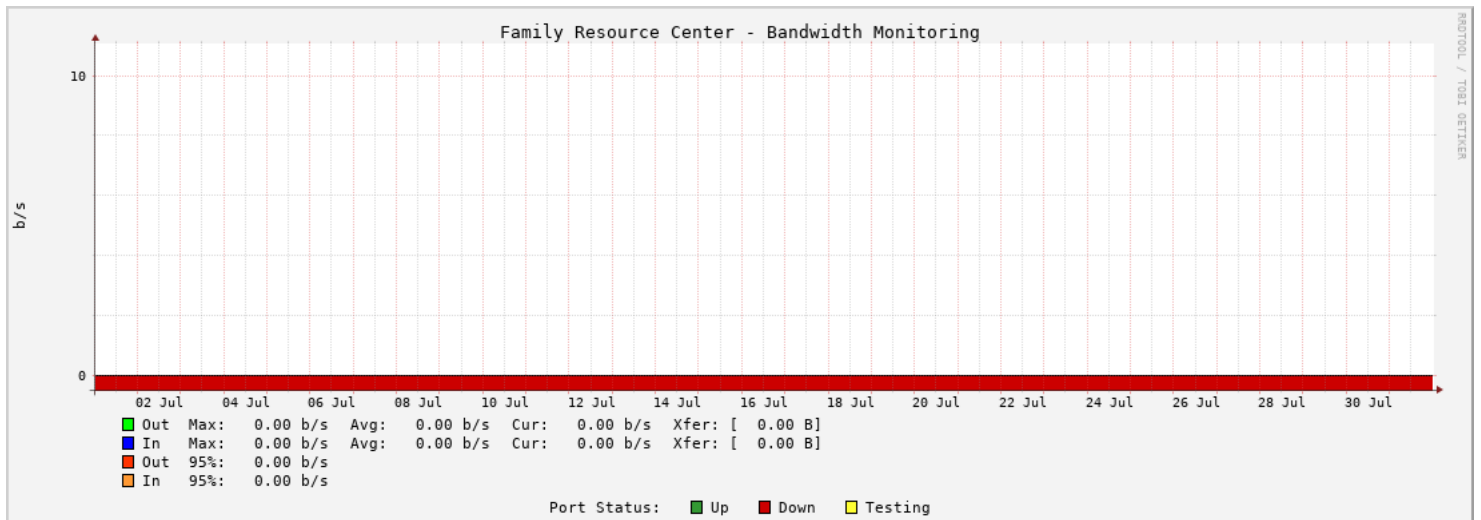
Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	185.6 bps	Transfer:	4.32 GB
In	95th:	257.4 bps	Transfer:	4.34 GB
Total			Transfer:	8.66 GB
Included			95th:	1 Mbps
Overage			Rate:	\$ 3.000 / Mbps
Under 95th limit				



ID#: 270 - Family Resource Center (Cogent 95th)

Bandwidth Monitoring

Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	0 bps	Transfer:	0 bytes
In	95th:	0 bps	Transfer:	0 bytes
Total			Transfer:	0 bytes
Included			95th:	1 Mbps
Overage			Rate:	\$ 3.000 / Mbps
Under 95th limit				

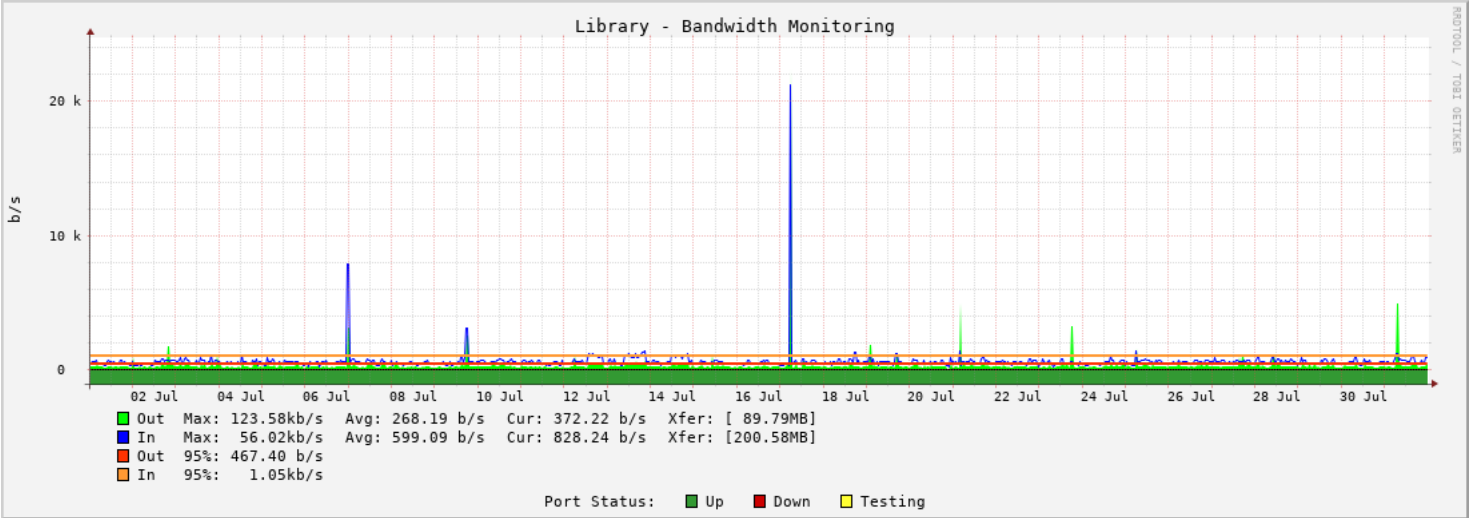


ID#: 271 - Library (Cogent 95th)

Bandwidth Monitoring

Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	467.4 bps	Transfer:	89.79 MB

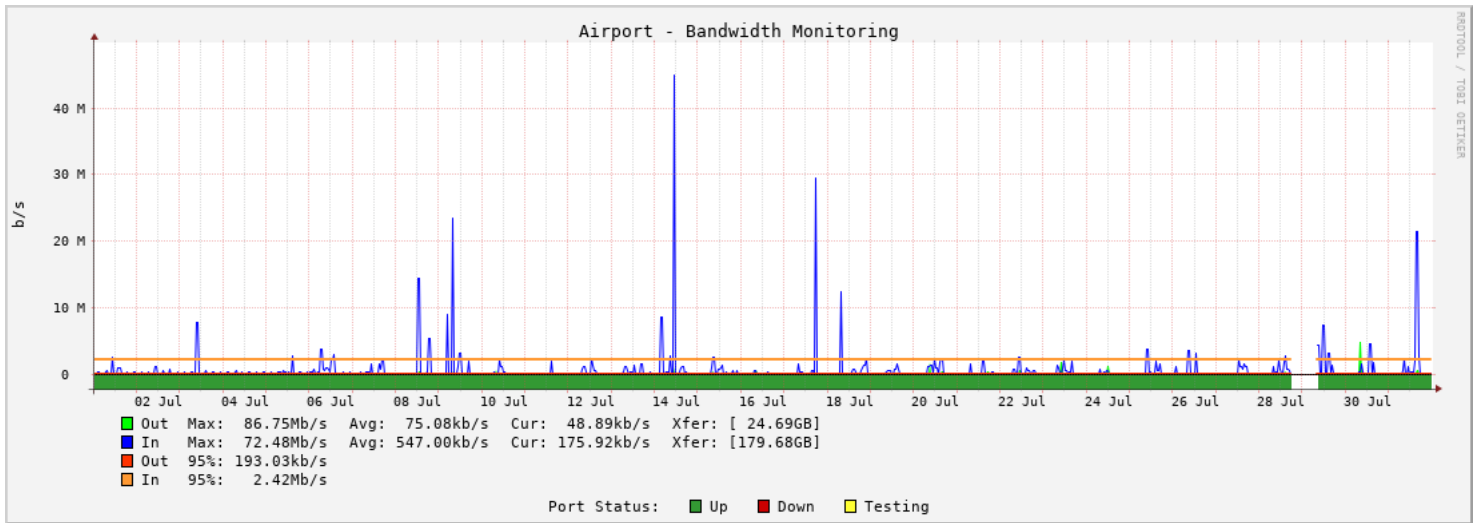
In	95th:	1.05 Kbps	Transfer:	200.58 MB
Total			Transfer:	290.37 MB
Included			95th:	1 Mbps
Overage			Rate:	\$ 2.000 / Mbps
Under 95th limit				



ID#: 272 - Airport (Cogent 95th)

Bandwidth Monitoring

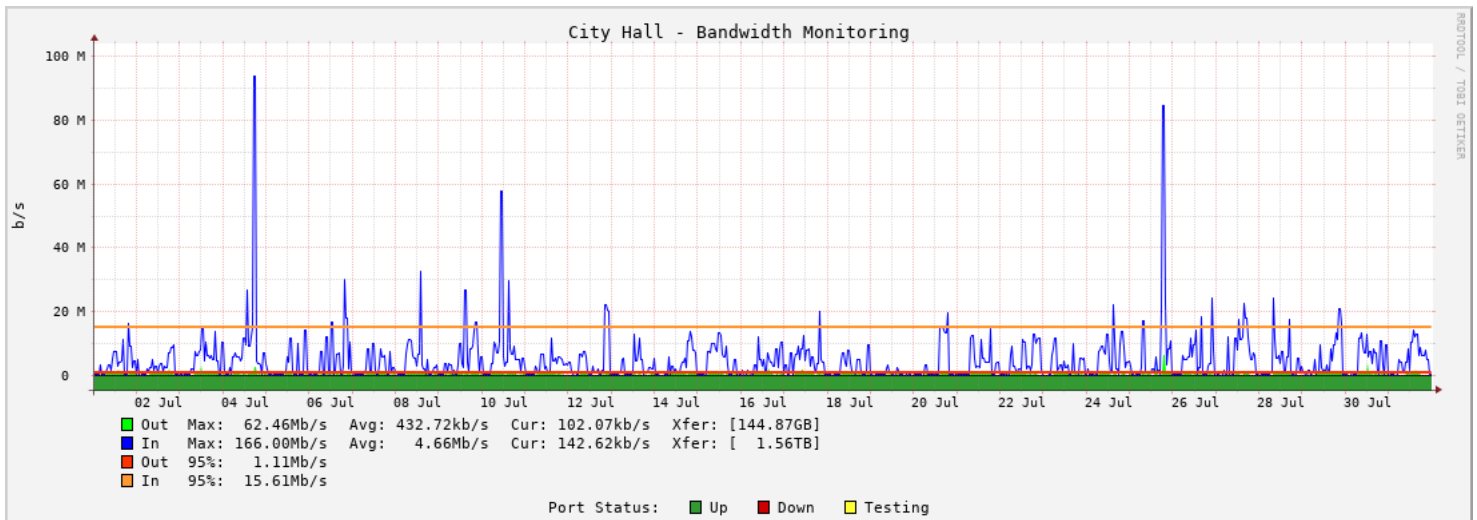
Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	193.03 Kbps	Transfer:	24.69 GB
In	95th:	2.42 Mbps	Transfer:	179.68 GB
Total			Transfer:	204.37 GB
Included			95th:	1 Mbps
Overage			Rate:	\$ 3.000 / Mbps
Over Limit	Amount:	1.42 Mbps	Amount Due:	\$ 6.00



ID#: 273 - City Hall (Cogent 95th)

Bandwidth Monitoring

Period	From:	Jul/01/2025 12:01 AM	To:	Aug/01/2025 12:00 AM
Out	95th:	1.11 Mbps	Transfer:	144.87 GB
In	95th:	15.61 Mbps	Transfer:	1.56 TB
Total			Transfer:	1.71 TB
Included			95th:	1 Mbps
Overage			Rate:	\$ 3.000 / Mbps
Over Limit	Amount:	14.61 Mbps	Amount Due:	\$ 45.00

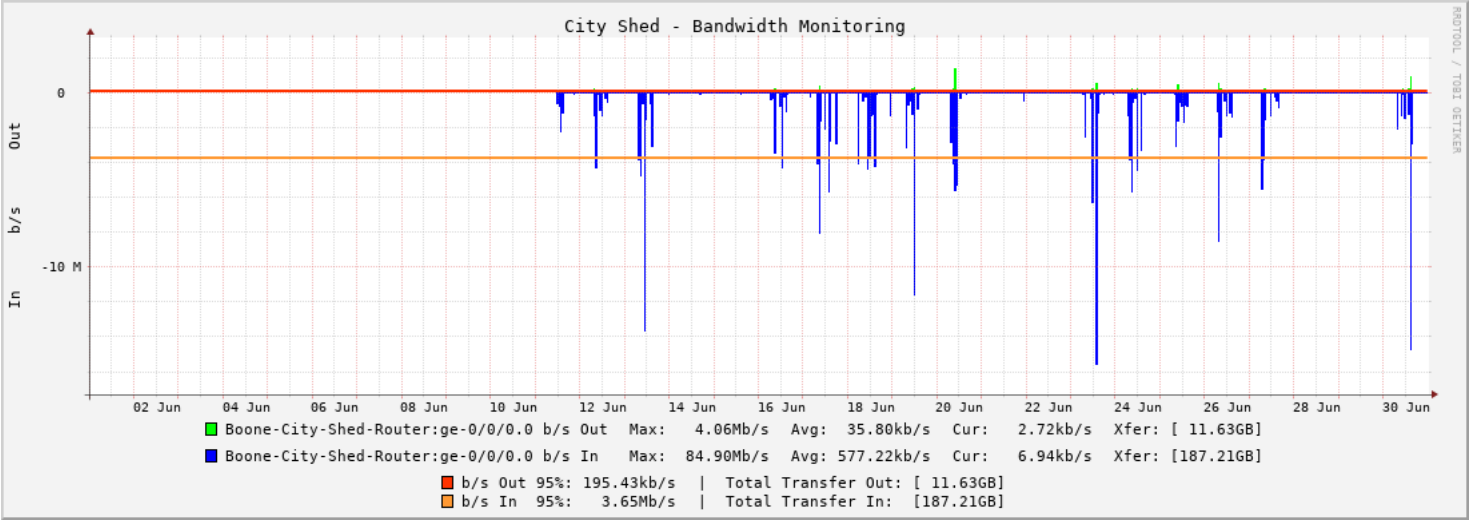


ID#: 268 - City Shed (Cogent 95th)

Bandwidth Monitoring

Period	From:	Jun/01/2025 12:01 AM	To:	Jul/01/2025 12:00 AM
Out	95th:	195.43 Kbps	Transfer:	11.63 GB

In	95th:	3.65 Mbps	Transfer:	187.21 GB
Total			Transfer:	198.84 GB
Included			95th:	1 Mbps
Overage			Rate:	\$ 5.000 / Mbps
Over Limit	Amount:	2.65 Mbps	Amount Due:	\$ 15.00



001-280-6371	Utilities	
Garbage Guys	Waste Removal (HIRTA)	21.00
Garbage Guys	Waste Removal (Airport)	73.00
Alliant Energy	RR1 Munci Arpt	152.21
	328 Snedden Dr (HIRTA)	462.81
	424 Snedden Dr - Main Terminal Exterior Light	1,168.52
	424 Snedden Dr (House)-North Hangar Exterior Light	36.61
City of Boone	Water Service	29.47
Pending Invoice Total		1,943.62

001-280-6240 Travel/Conference

Pending Invoice Total -

001-280-6320 Mowing/Snow Removal

Pending Invoice Total -

001-280-6310 Repairs/Buildings/Grounds

Pending Invoice Total -

001-280-6430	FBO Payment	
Dale Farnham	Airport Manager Contract	5,002.00

Pending Invoice Total 5,002.00

001-280-6599	Supplies	
Midwest Quality Wholesale	Paper Towels	59.55

Pending Invoice Total 59.55

001-280-6350 EQUIPMENT MAINTENANCE

Pending Invoice Total -

001-280-6373	TELEPHONE	
CenturyLink	Phone Service	200.62

Pending Invoice Total 200.62

001-280-6408 INSURANCE/LIABILITY

Pending Invoice Total -

001-280-6470 Service/Tank Permit Repairs

Pending Invoice Total -

001-280-6402 Marketing

Pending Invoice Total -

001-280-6499 Contract Services

Pending Invoice Total -

Signatures of the Commission authorizing the
payments of invoices listed:

September 9th, 2025

Matt Grabau

Joe Pundzak

Joe Gibbs

Peter Frangos

Bill Byrd

302-280-6310 Transportation Bldg

Pending Invoice Total -

303-280-6499 WC HANGAR DEPRECIATION PRJ

Pending Invoice Total -

336-280-6407 Engineering S Runway Rehabilitation 15/33

Pending Invoice Total -

365-280-6407	Fuel Farm Engineering	
Bolton & Menk	Engineering Fees	9,308.00

Pending Invoice Total 9,308.00

336-280-6399 Construction S Runway Rehabilitation 15/33

Pending Invoice Total -

365-280-6799 Fuel Farm Construction

Pending Invoice Total -

001-280-6505 Other Equipment

Pending Invoice Total -

121-280-6499 LOST Airport Improvements

Pending Invoice Total -



Summary of your current charges

Account Name: CITY OF BOONE AIRPORT COMMISSION
Next Meter Reading: Sep 18, 2025 - Sep 23, 2025
Service Address: RR 1 MUNCIA RPT
BOONE, IA 50036



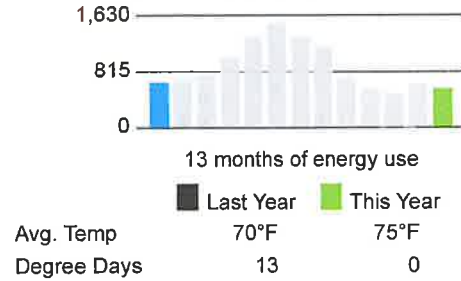
Electric

\$152.21

Electric Meter: 500414494
Meter Reading

Aug 20	92,687
Jul 22	92,129
<hr/>	
	558 kWh

Your Electric Usage (in kWh)



Account Number	4648411000
Bill Date	Aug 20, 2025
Previous Balance	\$293.13
Payment Received	-\$293.13
Balance Forward	\$0.00
Current Charges	\$152.21

Amount Due on Sep 09, 2025

\$152.21

Questions? Contact us at:

alliantenergy.com
 1.800.ALLIANT (1.800.255.4268)
 P.O. Box 3060
Cedar Rapids IA 52406-3060

Take care of it online

You can pay your bill, view your energy use and sign up for payments options in My Account at alliantenergy.com/myaccount

Beat the heat with My Account. Our free online portal can help manage your energy as the temperature rises. My Account makes it easy to track your usage and set up high-usage alerts. You can also review and pay your bill, set up Automatic Payment, go paperless, receive outage notifications and more.

(See page 2 for details of charges)



PO Box 351
Cedar Rapids, IA 52406 - 0351

Please return this portion with your payment.

003756 000011945

CITY OF BOONE AIRPORT COMMISSION
% BOONE CITY HALL
PO BOX 550
BOONE IA 50036-0550

Amount Due	Sep 09, 2025	\$	152.21
Amount enclosed if Different From Above		\$	

Please Do Not Write In Area Below.

Account Number 4648411000

ALLIANT ENERGY/IPL
PO BOX 3060
CEDAR RAPIDS IA 52406-3060



2

46484110000000000000000015221000000000001522110



Message Board

Questions? Contact us at:
PO Box 3060
Cedar Rapids, IA 52406-3060
Toll-free: 1-800-255-4268

THANK YOU FOR YOUR PAYMENT

Payment Received	Jul 24, 2025	-\$120.21
Payment Received	Aug 18, 2025	-\$172.92
Total Payments		-\$293.13

Non-Residential Electric Service

Rate: 600 Electric Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Usage
Jul 22 - Aug 20	500414494	92,687	92,129	558 kWh	1	558 kWh
Jul 22 - Aug 20	500414494	558	651	558 kWh	1	558 kWh
Summer						
Jul 22 - Aug 20	500414494	0	0	0 kWh	1	0 kWh
Winter						

Summer Energy	558.000 kWh X \$0.16513	\$92.14
Tax Benefit Rider Credit	558.000 kWh X \$-0.00592	-\$3.30
Energy Cost	558.000 kWh X \$0.0181	\$10.10
Energy Efficiency Programs Charge	558.000 kWh X \$0.0032	\$1.79
Demand Response Programs Charge	558.000 kWh X \$0.0028	\$1.56
Regional Transmission Service	558.000 kWh X \$0.03217	\$17.95
Basic Service Charge	29.000 Days X \$0.7562	\$21.93
Franchise Fee	\$142.17 X 1%	\$1.42
State Tax	\$143.59 X 6%	\$8.62
Total Current Charges		\$152.21

If you have a complaint, we want to resolve the issue as quickly as possible. If Alliant Energy does not resolve your complaint, you may request assistance from the Iowa Utilities Commission by calling (515) 725-7321 or toll-free 1-877-565-4450, or by writing to 1375 E. Court Avenue Des Moines, Iowa 50319-0069, or by email to customer@iuc.iowa.gov. You may view tariff and rate schedule information on our website at alliantenergy.com or request to view the information from our corporate office.

Interstate Power and Light, an Alliant Energy Company

Please recycle

Message Board:

Paying by check? Go to alliantenergy.com or call us at 1-800-ALLIANT (800-255-4268) to make a payment with no fee. Paying by credit card? Go to alliantenergy.com to make a payment with no fee. You can also use Speedpay by calling 1-877-429-4126 (fees may apply).

Questions about your bill? Our bill guides explain all the parts and pieces. Check them out at alliantenergy.com/understandyourbill



Summary of your current charges

Account Name: CITY OF BOONE AIRPORT COMMISSION
Next Meter Reading: Sep 18, 2025 - Sep 23, 2025
Service Address: 424 SNEDDEN DR HOUSE
BOONE, IA 50036



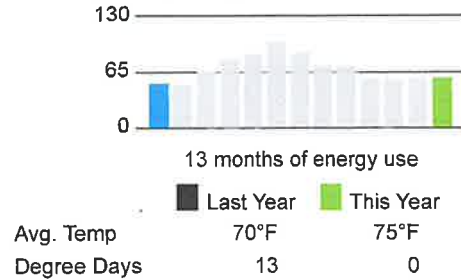
Electric

\$36.61

Electric Meter: 500415094
Meter Reading

Aug 20	9,215
Jul 22	9,158
57 kWh	

Your Electric Usage (in kWh)



Account Number	0025001000
Bill Date	Aug 20, 2025
Previous Balance	\$74.55
Payment Received	-\$74.55
Balance Forward	\$0.00
Current Charges	\$36.61

Amount Due on Sep 09, 2025

\$36.61

Questions? Contact us at:

alliantenergy.com
 1.800.ALLIANT (1.800.255.4268)
 P.O. Box 3060
Cedar Rapids IA 52406-3060

Take care of it online

You can pay your bill, view your energy use and sign up for payments options in My Account at alliantenergy.com/myaccount

Beat the heat with My Account. Our free online portal can help manage your energy as the temperature rises. My Account makes it easy to track your usage and set up high-usage alerts. You can also review and pay your bill, set up Automatic Payment, go paperless, receive outage notifications and more.

(See page 2 for details of charges)



PO Box 351
Cedar Rapids, IA 52406 - 0351

Please return this portion with your payment.

003374 000012107

CITY OF BOONE AIRPORT COMMISSION
BOONE CITY HALL
PO BOX 550
BOONE IA 50036-0550



Amount Due Sep 09, 2025	\$	36.61
Amount enclosed if Different From Above	\$	

Please Do Not Write In Area Below.

Account Number 0025001000

ALLIANT ENERGY/IPL
PO BOX 3060
CEDAR RAPIDS IA 52406-3060



2

0025001000000000000000003661000000000000366115

**Message Board**

Questions? Contact us at:
PO Box 3060
Cedar Rapids, IA 52406-3060
Toll-free: 1-800-255-4268

THANK YOU FOR YOUR PAYMENT

Payment Received	Jul 24, 2025	-\$34.80
Payment Received	Aug 18, 2025	-\$39.75
Total Payments		-\$74.55

Non-Residential Electric Service**Rate:** 600 Electric Non-Residential General Service**Billed for: 29 Days**

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Usage
Jul 22 - Aug 20	500415094	9,215	9,158	57 kWh	1	57 kWh
Jul 22 - Aug 20	500415094	57	58	57 kWh	1	57 kWh
Summer						
Jul 22 - Aug 20	500415094	0	0	0 kWh	1	0 kWh
Winter						

If you have a complaint, we want to resolve the issue as quickly as possible. If Alliant Energy does not resolve your complaint, you may request assistance from the Iowa Utilities Commission by calling (515) 725-7321 or toll-free 1-877-565-4450, or by writing to 1375 E. Court Avenue Des Moines, Iowa 50319-0069, or by email to customer@iuc.iowa.gov. You may view tariff and rate schedule information on our website at alliantenergy.com or request to view the information from our corporate office.

Summer Energy	57.000 kWh X \$0.16513	\$9.41
Tax Benefit Rider Credit	57.000 kWh X \$-0.00592	-\$0.34
Energy Cost	57.000 kWh X \$0.0181	\$1.03
Energy Efficiency Programs Charge	57.000 kWh X \$0.0032	\$0.18
Demand Response Programs Charge	57.000 kWh X \$0.0028	\$0.16
Regional Transmission Service	57.000 kWh X \$0.03217	\$1.83
Basic Service Charge	29.000 Days X \$0.7562	\$21.93
Franchise Fee	\$34.20 X 1%	\$0.34
State Tax	\$34.54 X 6%	\$2.07
Total Current Charges		\$36.61

Interstate Power and Light, an Alliant Energy Company

Please recycle

Message Board:

Paying by check? Go to alliantenergy.com or call us at 1-800-ALLIANT (800-255-4268) to make a payment with no fee. Paying by credit card? Go to alliantenergy.com to make a payment with no fee. You can also use Speedpay by calling 1-877-429-4126 (fees may apply).

Questions about your bill? Our bill guides explain all the parts and pieces. Check them out at alliantenergy.com/understandyourbill



Summary of your current charges

Account Name: CITY OF BOONE AIRPORT
Next Meter Reading: Sep 18, 2025 - Sep 23, 2025
Service Address: 328 SNEDDEN DR
BOONE, IA 50036



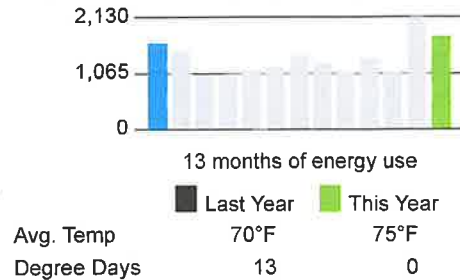
Electric

\$428.12

Electric Meter: 500423228
Meter Reading

Aug 20	126,822
Jul 22	125,068
1,754 kWh	

Your Electric Usage (in kWh)



Gas

\$34.69

Gas Meter: 450015155
Meter Reading

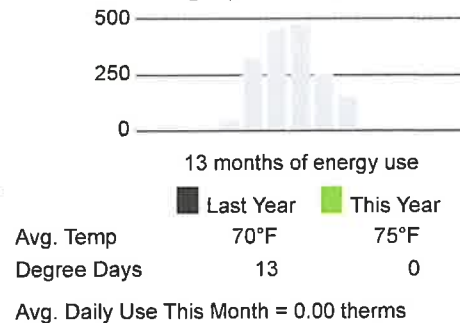
Aug 20	906
Jul 22	906
0 CCF	

Heat Factor Adjustment

	0 CCF
X	1.052
0 therms	

Minimum Bill

Your Gas Usage (in therms)



Avg. Daily Use This Month = 0.00 therms

Account Number	4461935923
Bill Date	Aug 20, 2025

Previous Balance	\$808.43
Payment Received	-\$808.43
Balance Forward	\$0.00
Current Charges	\$462.81

Amount Due on Sep 09, 2025

\$462.81

Questions? Contact us at:



alliantenergy.com



1.800.ALLIANT
(1.800.255.4268)



P.O. Box 3060
Cedar Rapids IA 52406-3060

Take care of it online

You can pay your bill, view your energy use and sign up for payments options in My Account at alliantenergy.com/myaccount

Beat the heat with My Account. Our free online portal can help manage your energy as the temperature rises. My Account makes it easy to track your usage and set up high-usage alerts. You can also review and pay your bill, set up Automatic Payment, go paperless, receive outage notifications and more.

(See page 2 for details of charges)

Please return this portion with your payment.



PO Box 351
Cedar Rapids, IA 52406 - 0351

003659 000011996



CITY OF BOONE AIRPORT
PO BOX 550
BOONE IA 50036-0550

Amount Due Sep 09, 2025	\$	462.81
Amount enclosed if Different From Above	\$	

Please Do Not Write In Area Below.

Account Number 4461935923



ALLIANT ENERGY/IPL
PO BOX 3060
CEDAR RAPIDS IA 52406-3060



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Message Board

Questions? Contact us at:

PO Box 3060

Cedar Rapids, IA 52406-3060

Toll-free: 1-800-255-4268

THANK YOU FOR YOUR PAYMENT

Payment Received	Jul 24, 2025	-\$271.95
Payment Received	Aug 18, 2025	-\$536.48
Total Payments		-\$808.43

Non-Residential Electric Service

Rate: 600 Electric Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Usage
Jul 22 - Aug 20	500423228	126,822	125,068	1,754 kWh	1	1,754 kWh
Jul 22 - Aug 20	500423228	1,754	2,094	1,754 kWh	1	1,754 kWh
Summer						
Jul 22 - Aug 20	500423228	0	0	0 kWh	1	0 kWh
Winter						

Summer Energy	1754.000 kWh X \$0.16513	\$289.64
Tax Benefit Rider Credit	1754.000 kWh X \$-0.00592	-\$10.38
Energy Cost	1754.000 kWh X \$0.0181	\$31.75
Energy Efficiency Programs Charge	1754.000 kWh X \$0.0032	\$5.61
Demand Response Programs Charge	1754.000 kWh X \$0.0028	\$4.91
Regional Transmission Service	1754.000 kWh X \$0.03217	\$56.43
Basic Service Charge	29.000 Days X \$0.7562	\$21.93
Franchise Fee	\$399.89 X 1%	\$4.00
State Tax	\$403.89 X 6%	\$24.23
Total Current Charges		\$428.12

Non-Residential Gas Service

Rate: 100 - Gas Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Heat Factor	Usage
Jul 22 - Aug 20	450015155	906	906	0 CCF	1	1.052	0 therms

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Please recycle

Message Board:

Paying by check? Go to alliantenergy.com or call us at 1-800-ALLIANT (800-255-4268) to make a payment with no fee. Paying by credit card? Go to alliantenergy.com to make a payment with no fee. You can also use Speedpay by calling 1-877-429-4126 (fees may apply).

Questions about your bill? Our bill guides explain all the parts and pieces. Check them out at alliantenergy.com/understandyourbill



Gas Cost	0.00 therms X \$0.505770	\$0.00
Basic Service Charge	29.000 Days X \$1.11769	\$32.41
Franchise Fee	\$32.41 X 1%	\$0.32
State Tax	\$32.73 X 6%	\$1.96
Total Current Charges		\$34.69





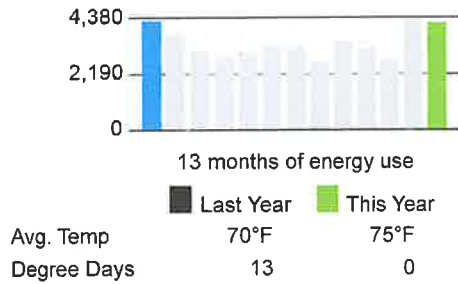
Summary of your current charges

Account Name: CITY OF BOONE AIRPORT COMMISSION
Next Meter Reading: Sep 18, 2025 - Sep 23, 2025
Service Address: 424 SNEDDEN DR
BOONE, IA 50036

THANK YOU FOR YOUR PAYMENT

Payment Received	Jul 24, 2025	-\$738.42
Payment Received	Aug 18, 2025	-\$1,207.90
Total Payments		-\$1,946.32

Your Electric Usage (in kWh)



Non-Residential Electric Service

Rate: 600 Electric Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Usage
Jul 22 - Aug 20	500505931	6,442	6,338	104 kWh	40	4,160 kWh
Jul 22 - Aug 20	500505931	104	109	104 kWh	40	4,160 kWh
Summer						
Jul 22 - Aug 20	500505931	0	0	0 kWh	40	0 kWh
Winter						

Account Number 2770731000
Bill Date Aug 20, 2025

Previous Balance \$1,946.32
Payment Received -\$1,946.32
Balance Forward \$0.00
Current Charges \$1,168.52

Amount Due on Sep 09, 2025

\$1,168.52

Questions? Contact us at:

alliantenergy.com
 1.800.ALLIANT
(1.800.255.4268)
 P.O. Box 3060
Cedar Rapids IA 52406-3060

Take care of it online

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Amount Due

Please return this portion with your payment.



PO Box 351
Cedar Rapids, IA 52406 - 0351

Amount Due	Sep 09, 2025	\$	1,168.52
Amount enclosed if Different From Above		\$	

Please Do Not Write In Area Below.

Account Number 2770731000

003375 000012107

|||||
CITY OF BOONE AIRPORT COMMISSION
BOONE CITY HALL
PO BOX 550
BOONE IA 50036-0550

|||||
ALLIANT ENERGY/IPL
PO BOX 3060
CEDAR RAPIDS IA 52406-3060



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2770731000000000000000116852000000000011685219

AB2025082020328 012 PRD XAL-6749-000012107



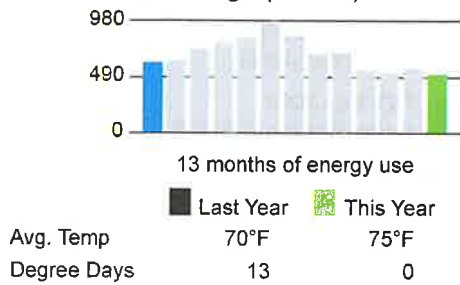
Message Board

Questions? Contact us at:
PO Box 3060
Cedar Rapids, IA 52406-3060
Toll-free: 1-800-255-4268

Summer Energy	4160.000 kWh X \$0.16513	\$686.94
Tax Benefit Rider Credit	4160.000 kWh X \$-0.00592	-\$24.63
Energy Cost	4160.000 kWh X \$0.0181	\$75.30
Energy Efficiency Programs Charge	4160.000 kWh X \$0.0032	\$13.31
Demand Response Programs Charge	4160.000 kWh X \$0.0028	\$11.65
Regional Transmission Service	4160.000 kWh X \$0.03217	\$133.83
Basic Service Charge	29.000 Days X \$0.7562	\$21.93
Franchise Fee	\$918.33 X 1%	\$9.18
State Tax	\$927.51 X 6%	\$55.65
Total Current Charges		\$983.16

If you have a complaint, we want to resolve the issue as quickly as possible. If Alliant Energy does not resolve your complaint, you may request assistance from the Iowa Utilities Commission by calling (515) 725-7321 or toll-free 1-877-565-4450, or by writing to 1375 E. Court Avenue Des Moines, Iowa 50319-0069, or by email to customer@iuc.iowa.gov. You may view tariff and rate schedule information on our website at alliantenergy.com or request to view the information from our corporate office.

Your Electric Usage (in kWh)



Non-Residential Electric Service

Rate: 600 Electric Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Usage
Jul 22 - Aug 20	500494724	29,973	29,458	515 kWh	1	515 kWh
Jul 22 - Aug 20	500494724	515	561	515 kWh	1	515 kWh
Summer						
Jul 22 - Aug 20	500494724	0	0	0 kWh	1	0 kWh
Winter						

Interstate Power and Light, an Alliant Energy Company

Please recycle

Message Board:

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Questions about your bill? Our bill guides explain all the parts and pieces. Check them out at alliantenergy.com/understandyourbill

Summer Energy	515.000 kWh X \$0.16513	\$85.04
Tax Benefit Rider Credit	515.000 kWh X \$-0.00592	-\$3.05
Energy Cost	515.000 kWh X \$0.0181	\$9.32
Energy Efficiency Programs Charge	515.000 kWh X \$0.0032	\$1.65
Demand Response Programs Charge	515.000 kWh X \$0.0028	\$1.44
Regional Transmission Service	515.000 kWh X \$0.03217	\$16.57
Basic Service Charge	29.000 Days X \$0.7562	\$21.93
Franchise Fee	\$132.90 X 1%	\$1.33
State Tax	\$134.23 X 6%	\$8.05
Total Current Charges		\$142.28

Your Gas Usage (in therms)



13 months of energy use

■ Last Year ■ This Year

Avg. Temp 70°F 75°F

Degree Days 13 0

Avg. Daily Use This Month = 0.38 therms

Non-Residential Gas Service

Rate: 100 - Gas Non-Residential General Service

Billed for: 29 Days

Billing Period	Meter Number	Current Reading	Previous Reading	Metered Units	Multiplier	Heat Factor	Usage
Jul 22 - Aug 20	454036483	6,801	6,791	10 CCF	1	1.052	11 therms

Non-Gas Cost	11.00 therms X \$0.20886	\$2.30
Gas Cost	11.00 therms X \$0.505770	\$5.56
Energy Efficiency Programs Charge	11.00 therms X \$-0.0031	-\$0.03
Basic Service Charge	29.000 Days X \$1.11769	\$32.41
Franchise Fee	\$40.24 X 1%	\$0.40
State Tax	\$40.64 X 6%	\$2.44
Total Current Charges		\$43.08





Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
 1960 Premier Drive | Mankato, MN 56001-5900
 507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
 To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Boone
 Boone Airport Commission
 Joe Pundzak, Airport Commission Chair
 923 8th Street
 Boone, IA 50036

July 31, 2025
 Project No: 0T5.132411.000
 Invoice No: 0369874
 Client Account: BOONE_CI_IA

Boone/Airport Fueling Improvements

Avgas and Jet A Fuel Tanks and Dispenser Cabinets

Construction Administration (0000002)

Professional Services

	Hours	Amount	
Senior Project Manager	2.50	540.00	
Project Manager	5.50	929.50	
Totals	8.00	1,469.50	
Total Labor			1,469.50

Billing Limits

	Current	Prior	To-Date	
Total Billings	1,469.50	7,852.00	9,321.50	
Limit			50,200.00	
Remaining			40,878.50	
Total this Task				\$1,469.50

Redesign to Move Project Site (0000003)

Professional Services

	Hours	Amount	
Principal	32.00	6,368.00	
Project Manager	4.50	760.50	
Design Engineer	1.50	212.50	
Totals	38.00	7,341.00	
Total Labor			7,341.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	7,341.00	14,017.00	21,358.00	
Limit			23,100.00	
Remaining			1,742.00	
Total this Task				\$7,341.00

Environmental Remediation Coordination (0000004)

Project	OT5.132411.000	Boone/Airport Fueling Improvements	Invoice	0369874
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Professional Services

	Hours	Amount	
Principal	2.50	497.50	
Totals	2.50	497.50	
Total Labor			497.50
Billing Limits	Current	Prior	To-Date
Total Billings	497.50	796.00	1,293.50
Limit			2,200.00
Remaining			906.50
		Total this Task	\$497.50
		Total this Invoice	\$9,308.00

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.

Notice: A Finance charge of 1.5% per month (annual percentage of 18%) is charged on balances 30 days or over.



CenturyLink®

Airport

P.O. Box 2956
Phoenix, AZ 85062-2956

Account Name: CITY OF BOONE-IA
Account Number: 333771938

Page: 1 of 6
Bill Date: Aug. 04, 2025

Previous Balance	Payments	Adjustments Credits	Current Charges
383.39	183.11 CR	0.00	200.62
Payment Summary			
Previous Balance			383.39
Payment by check received on JUL 27			183.11 CR
Balance			200.28
Adjustments/Credits Summary			
Adjustments to Previous Balance			0.00
Total Adjustments			0.00
Current Charge Summary			
Monthly Charges			164.90
One-Time Charges			0.00
Usage Charges			0.91
Discount			0.00
Adjustments			0.00
Taxes, Fees, and Surcharges			18.81
Late Fee			16.00
Total Current Charges			200.62
Due Date	Aug. 29, 2025	Amount Due	400.90

Just a friendly reminder that your account is past due. If you have already made your payment, thank you for bringing your account up to date.

IMPORTANT NEWS

ACH TRANSFER INFORMATION:
If you would like to pay us by electronic ACH below is Lumens bank information.
JPMorgan Chase Bank
ACH Routing # 065400137
Account # 8800443735
Send in CTX, EDI820,
or CCD+ format with remit

PLEASE FOLD, TEAR HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

☐ Please check here and complete reverse. Thank You.

D

Account Number:
Amount Due By Aug. 29, 2025

333771938

400.90

200.62

62201000 C7 RP 03 20250803 NNNNNNNY 0021072 0106

CITY OF BOONE-IA
923 8TH ST
BOONE IA 50036-2993



CenturyLink
P.O. Box 2956
Phoenix, AZ 85062-2956



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P.O. Box 2956
Phoenix, AZ 85062-2956Page: 2 of 6
Bill Date: Aug. 04, 2025**Important Notices and Information :****Allocation of charges:**

Service Categories	Past Due	Current Month	Total Due
Basic Services	171.49	171.49	342.98
Other Services	28.79	29.13	57.92
All Services	200.28	200.62	400.90

Failure to pay Basic charges may result in the disconnection of those Services. Please contact CenturyLink regarding any questions or problems with your bill before the due date.

Save time and learn more about the taxes and fees listed on your bill by visiting our website at www.centurylink.com/taxesandfees today.

Effective on or after July 1, 2025, the Facility Relocation Cost Recovery Fee will be \$1.50 per line/mo. If you are not already billed for this charge, this notification is to inform you that, beginning with your first bill on or after July 1, 2025, a Facility Relocation Cost Recovery Fee of \$1.50 per line/mo., plus applicable taxes, will be added to internet subscriptions (this fee was previously noticed to you as the Internet Facility Relocation Charge). Our network facilities that deliver your internet service are often impacted during road, bridge, and land development or when highways are widened. When this happens, government entities require us to relocate our network operations and lines. This charge allows us to recover costs associated with relocating our facilities. CenturyLink voice subscribers already pay the Facility Relocation Cost Recovery Fee and will not incur this charge on their internet service. Your payment method on file will be charged the total amount due, including the new fee, unless you cancel your internet service before July 1, 2025. Otherwise, your continued use of your internet service tells us you accept the changes stated in this notification. Note: If you subscribe to a Price for Life Internet only plan, the Facility Relocation Cost Recovery Fee will not be added to your account, and your internet service monthly recurring charge, which is price protected, will not change.

NOTICE OF RATE INCREASE: The monthly recurring charge (MRC) for most long distance calling plans not associated with a Price for Life or an active Price Lock offer will increase by up to \$2.00. If your plan is impacted, you will see the increase on your first bill on or after September 1, 2025. The new MRC, along with any applied discounts, will be reflected on your bill. Your payment method on file will be charged the new MRC unless you cancel your long distance calling plan before the date above. Otherwise, your continued use of this service tells us you accept the changes stated

333771938
CITY OF BOONE-IA
923 8TH ST
BOONE, IA 50036-2993**MONTHLY AUTOPAY AUTHORIZATION FORM**
I authorize CenturyLink to draft my savings or checking account for any accrued balance on my account.

(We reserve the right to revoke this if bank approval is denied)

☐ **Checking Account** ☐ **Savings Account**
(Select the type of account to be drafted and attach a voided check/savings slip.)_____
Signature required_____
Date**Please continue to pay your bill until notified on your statement that autopay is active.****Address Information Changes** Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone () _____ Home Phone () _____

**Account Name: CITY OF BOONE-IA**
Account Number: 333771938P.O. Box 2956
Phoenix, AZ 85062-2956Page: 3 of 6
Bill Date: Aug. 04, 2025**Important Notices and Information :**

in this notification.

LATE FEE REMINDER: Late fees may be charged each month for any eligible unpaid balances not paid in full by the due date listed on your bill. The methods for calculating late fee amounts vary by state and product. For more information you may access Terms and Conditions and Tariff materials at <http://www.centurylink.com/tariffs>.

Thank you for choosing CenturyLink for your communication needs--we value you as our customer.

FREE Enrollment With Control Center, you can update your billing information, view and pay your bill and much more. Visit us online at www.centurylink.com/business/login.

Customers using Teletype (TTY) devices can direct their inquiries to CenturyLink at 1 800 223-3131, a TTY equipped number.

Catalog/Rate Schedule information for your services is available without charge at your service providers web site or by calling their toll-free number. Catalog/Rate Schedule information for CenturyLink services is available without charge at www.centurylink.com or by calling the toll-free number listed on the summary page of your bill.

Charges for your monthly service are billed one month in advance. CenturyLink should receive your payment for the total amount due on or before the due date on your bill. If you are unable to pay by the due date, please contact Customer Service to avoid possible collection action. In some states you may be assessed a charge for unpaid balances. Your basic telephone service will not be disconnected for non-payment of charges for: (1) CenturyLink Unregulated Services (or other itemized services) identified by an *, (2) services of other CenturyLink companies, or (3) services of other companies included in your bill. CenturyLink packages of features and the amounts in the Account Summary may include both basic and charges that are not basic.

Cramming occurs when unauthorized charges appear on your telephone bill. To help prevent unwanted third party charges on your bill, contact CenturyLink at 800-603-6000 and request, at no charge, a bill block that will prevent some third party charges such as charitable contributions, dial-up Internet by non-CenturyLink companies or other non-telecommunications charges from appearing on your bill.

CenturyLink should be notified within 90 days after the CenturyLink Bill Date of any billing discrepancies on your statement.

P.O. Box 2956
Phoenix, AZ 85062-2956Page: 4 of 6
Bill Date: Aug. 04, 2025**Current Charges Summary****Service From Aug. 04, 2025**

Monthly Charges		Qty	Rate	Amount
Access Recovery Charge		2 @	5.00	10.00
Facility Relocation Cost Recovery Fee		2 @	1.50	3.00
Long Distance Line Charge		2 @	3.99	7.98
Multi Line 1 Party Business		2 @	59.50	119.00
Non-Published Non Listed Bus		1 @	15.00	15.00
Subscriber Line Charge		2 @	4.96	9.92
Total Monthly Charges				164.90
One-time Charges				
Late Payment Fee				16.00
Total One-time Charges				16.00
Usage Charges		Calls	Mins	
Business Basic III		6	13.0	0.91
Total Usage Charges		6	13.0	0.91
Taxes, Fees and Surcharges				
BOONE County 911 Surcharge				2.00
Federal Excise Tax				4.95
Federal Universal Service Fund Surcharge				10.88
Federal and Other Cost Recovery Fee				0.46
IOWA State Telecommunications Relay Service Surcharge				0.06
Property Surcharge				0.46
Total Taxes, Fees and Surcharges				18.81

Total Current Charges**200.62****Contact Numbers**Sales, Service & Billing
1-800-777-9594
visit us online at www.centurylink.com**Charge Detail**

Local Service from AUG 04 to SEP 03

Product-ID: 515-432-1018

Monthly Charges				
Access Recovery Charge		5.00		
Facility Relocation Cost Recovery Fee		1.50		
Multi Line 1 Party Business		59.50		
Subscriber Line Charge		4.96		
Total Local Exchange Services			70.96	
Long Distance Line Charge		3.99		
Non-Published Non Listed Bus		15.00		
Total Optional Features/Services			18.99	
Total Monthly Charges				89.95



Account Name: CITY OF BOONE-IA
Account Number: 333771938

P.O. Box 2956
Phoenix, AZ 85062-2956

Page: 5 of 6
Bill Date: Aug. 04, 2025

Charge Detail

Local Service from AUG 04 to SEP 03

Product-ID: 515-432-1018

Usage Charges

Business Basic III	0.91	
Total Usage Charges		0.91

Charge Detail For 515-432-1018

90.86

Product-ID: 515-432-3047

Monthly Charges

Access Recovery Charge	5.00	
Facility Relocation Cost Recovery Fee	1.50	
Multi Line 1 Party Business	59.50	
Subscriber Line Charge	4.96	
Total Local Exchange Services		70.96
Long Distance Line Charge	3.99	
Total Optional Features/Services		3.99
Total Monthly Charges		74.95

Charge Detail For 515-432-3047

74.95

Total Charge Detail

165.81

Tax, Fees and Surcharges

18.81

Total Current Charges

184.62

P.O. Box 2956
Phoenix, AZ 85062-2956Page: 6 of 6
Bill Date: Aug. 04, 2025**CenturyLink Long Distance**

Detailed activity on this page is informational only. This activity is billed and totaled from the charge detail page.

Recurring Charges

Long Distance Line Charge	3.99	
Total For 515-432-1018		3.99
Long Distance Line Charge	3.99	
Total For 515-432-3047		3.99
Total Recurring Charges		7.98

Calling Plan Summary - Informational Only

Charges in this Summary are Itemized and Totaled in Other Sections of the Bill

Plan Summary	Monthly Amount	Usage Amount	Total Amount
w Business Basic III	0.00	0.91	0.91
Total	0.00	0.91	0.91

Long Distance Call Detail

Item	Date	Time	Called From	Called To	Number	Call Plan	Call Type	Min	Charge
1	JUL07	07:58 pm		DES MOINES	IA 515-499-8442	w	Direct Call	6.4	0.45
2	JUL11	08:33 am		DES MOINES	IA 515-393-7203	w	Direct Call	1.6	0.11
3	JUL17	10:07 am		SALINAS	CA 831-682-8702	w	Direct Call	2.3	0.16
4	JUL23	01:44 pm		FORT DODGE	IA 515-571-1043	w	Direct Call	.6	0.04
5	JUL26	10:17 am		SIOUX FLS	SD 605-212-4947	w	Direct Call	.4	0.03
6	JUL28	08:10 am		SIOUX FLS	SD 605-212-4947	w	Direct Call	1.7	0.12
Total for 515-432-1018								13.0	0.91
Total Of Itemized Calls								13.0	0.91

Taxes, Fees and Surcharges

Federal Universal Service Fund Surcharge	3.32	
Federal and Other Cost Recovery Fee	0.46	
Property Surcharge	0.46	
Total Taxes, Fees and Surcharges		4.24

Total CenturyLink Long Distance**13.13**



Business Hours:
8:00 a.m. - 5:00 p.m.
Monday - Friday
Ph: (515) 432-4211 Opt.2

Account Number: 0116030002
Readings From: 7/01/2025
Readings To: 8/01/2025

Airport

0000182
CITY OF BOONE
PO BOX 550
BOONE IA 50036-0550



You may view the 2024 Consumer Confidence
report/Water report on the City's website at:
www.boonegov.com

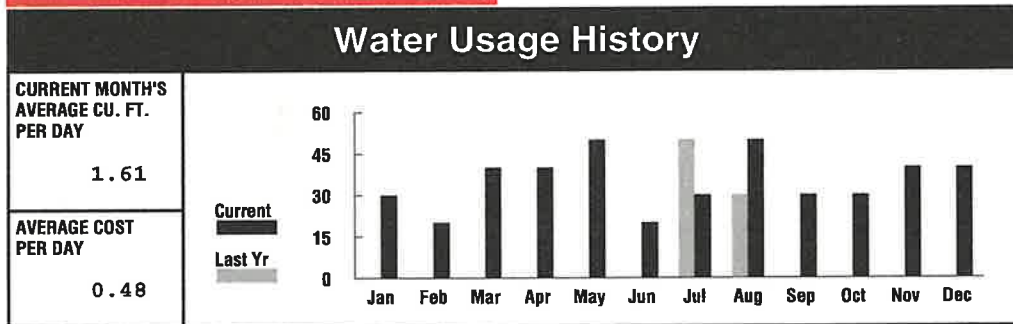
328 CPL ROGER SNEDDEN DR

DAYS IN BILLING: 31

SERVICES	PRESENT	PREVIOUS	MULTIPLIER	CONSUMPTION	AMOUNT
WATER	341	336	10.00	50	14.93
SEWER					7.64
STORM WATER					6.00
LANDFILL					.90

NOTE ... Any previous balance is due on the 20th
of THIS month, or termination may occur.

CURRENT TOTAL BILL	▶	29.47
PREVIOUS BALANCE	▶	26.41
TOTAL AMOUNT DUE	▶	55.88



—TO ENSURE PROPER CREDIT TO YOUR ACCOUNT, PLEASE RETURN THIS PORTION WITH PAYMENT—

DUE DATE	9/05/2025
AMOUNT DUE NOW	55.88
AMOUNT DUE AFTER DUE DATE	55.88 29.47

Account Number:
0116030002

Service Location
CITY OF BOONE
328 CPL ROGER SNEDDEN DR

CB1DM001 08/11/25 CB1325ARMS1A 182 Page 1 of 1



CITY OF BOONE
PO BOX 37548
BOONE, IA 50037-0548

CB1011603000200000558800000558861

Please Make Checks Payable to



PO BOX 37548
BOONE, IA 50037-0548

(515) 432-4211 Opt.2

BILLING INFORMATION

WATER

is billed in cubic feet.

SEWER

is billed based on water consumption.

NOTICE: A LATE PAYMENT PENALTY of 1½% per month (18% per annum) will be added to the water, sewer and stormwater utility charges if not paid by the DUE DATE of the 5th of the month with a \$1.00 minimum penalty for each. Any previous balance on THIS bill is due by the 20th of THIS month. If not paid, a lien can be certified to the Boone County Treasurer and termination of service may occur.

A schedule of rates may
be obtained at City Hall
or at www.boonegov.com

**A \$30.00 charge will be
assessed on all returned checks**

RETAIN THIS PORTION FOR YOUR RECORDS

**Bills payable at City Hall, Monday - Friday between 8:00 a.m. and 5:00 p.m.,
or may be placed in drop box in alley on east side of City Hall**

CITY OF BOONE PO BOX 37548 BOONE, IA 50037-0548 (515) 432-4211 OPT.2

PLEASE RETURN THIS STUB WITH YOUR PAYMENT

CITY OF BOONE

PAY TO:

Dale Farnham

TOTAL:

\$5,002.00

[illegible]

Garbage Guys

DO NOT REPLY TO THIS EMAIL

Customer Information

ID#: **121350059743**

Hirta Public Transportation

City of Boone

923 8TH ST

BOONE IA 50036-2969

Hauler Information

Garbage Guys

PO Box 622

Slater, IA 50244

515-707-3866

If you have questions about your bill, or your service please contact Garbage Guys

Tue Sep 2, 2025

Statement

Service Location: 328 Corporal Roger Snedden Drive, Boone IA 50036

Due in 30 days. Suspended if
not paid. Late fees may apply.

Terms: Due in 30 days

Pay your bill Online at www.trashbilling.com or [Click Here to Pay](#)

For information about your account including balance, payment and charge history go to [Click Here](#)

Service Location: 328 Corporal Roger Snedden Drive, Boone IA 50036

Due in 30 days. Suspended if
not paid. Late fees may apply.

Date	Description	Amount	Balance
7/25/25	Balance		\$21.00
7/28/25	Payment #224556	-\$21.00	\$0.00
7/30/25	Boone Co 1 mo 08/01-08/31	\$21.00	\$21.00
8/18/25	Payment #224835	-\$21.00	\$0.00
8/26/25	Boone Co 1 mo 09/01-09/30	\$21.00	\$21.00
Statement Balance Due:			\$21.00

The TrashBilling.com Team www.TrashBilling.com

Please do not respond directly to this message, please go to [Contact Us](#) on TrashBilling.com

Garbage Guys

DO NOT REPLY TO THIS EMAIL

Customer Information

ID#: **121350058598**

Farnham Aviation Services

City of Boone

923 8TH ST

BOONE IA 50036-2969

Hauler Information

Garbage Guys

PO Box 622

Slater, IA 50244

515-707-3866

If you have questions about your bill, or your service please contact Garbage Guys

Tue Sep 2, 2025

Invoice 2150

Service Location: 424 CORPORAL SNEDDEN DR, BOONE IA 50036-2969

Due in 30 days. Suspended

if not paid.

Terms: Due in 30 days

Pay your bill Online at www.trashbilling.com or [Click Here to Pay](#)

For information about your account including balance, payment and charge history go to [Click Here](#)

Date	Description	Amount
8/26/25	1.5yd 1/wk 09/01-09/30	\$73.00
Invoice 2150 Total		\$73.00

The TrashBilling.com Team www.TrashBilling.com

Please do not respond directly to this message, please go to [Contact Us](#) on TrashBilling.com



Invoice

Bill To: City of Boone
923 8th Street
Boone, IA 50036

C/O: Ondrea Elmquist

PO#: Dale F
DELIVERY

Invoice Number	Invoice Date	Customer Number	Order Number	Terms	Amount
000354868	2025/08/27	8000004	8060	NET 15	59.55

Please see subsequent page(s) for the detailed invoice.

Midwest Quality Wholesale, Inc.
2300 Industrial Park Road
PO BOX 70
Boone, IA 50036
1- 844- 679- 6737

Please include all invoice numbers with your payment.
Make all checks payable to Midwest Quality Wholesale, Inc.
Thank you for your business!

**IOWA ARMORY BOARD, CITY OF BOONE
AND BOONE AIRPORT COMMISSION
PROPERTY EXCHANGE AGREEMENT**

This agreement is entered into by and between the State of Iowa Armory Board (hereinafter "Armory Board"), The City of Boone, Iowa, and the Boone Municipal Airport Commission (hereinafter "City/Commission"), pursuant to Iowa Code Chapters 29A, 330 and 364. (This agreement consists of seven (7) pages, including exhibits.)

RECITALS

WHEREAS, the Armory Board intends to construct an Aviation Support Facility and associated improvements on a City/Commission-owned parcel of land consisting of approximately 33 acres located south of the intersection of runways 33/15 and 20/2 at the Boone Municipal Airport, Boone, Iowa, as depicted generally on Exhibit "A" and attached hereto (hereinafter "Airport Property").

WHEREAS, the City/Commission agrees to lease the Airport Property to the Armory Board in exchange for annual lease payments and, upon completion of development of the Airport Property, title to a State of Iowa property under the jurisdiction and control of the Armory Board consisting of approximately 10 acres of land and improvements located at 700 East Snedden Drive, in the City of Boone, Boone County, Iowa and as depicted generally on Exhibit "A" (hereinafter "Guard Property").

WHEREAS, the Parties agree to amend a lease agreement between the City/Commission and the Armory Board for 6.30 acres dated June 10, 2003, located adjacent to the Guard Property and as depicted generally on Exhibit "A" (hereinafter "2003 Armory Board Lease").

WHEREAS, the parties desire to enter into an Agreement that will clarify and commit to the terms of this lease Agreement.

NOW, THEREFORE, in consideration of their mutual undertakings and other good and sufficient consideration, the parties agree as follows:

PURPOSE

To delineate the rights, responsibilities, and terms as they pertain to the lease of airport property and the exchange of properties between the Armory Board and the City/Commission.

City/Commission

1. The City/Commission will lease the Airport Property to the Armory Board within 120 days of the execution of this agreement, contingent upon receipt of the first-year lease payment on or before 1 October 2025.
2. In accordance with FAA Order 5190.6B, 12.3(b)(3), the lease shall be for an initial term of 15 years with an option for two additional 15-year renewals, at the sole discretion of the Armory Board.
3. In accordance with FAA Order 5190.6B, 17.16, the City/Commission agrees to lease the Airport Property to the Armory Board for the rate of \$0.01 per square foot, paid annually each October 1st during the initial term and any option term. In accordance with FAA Order 5190.6B, 9.2 (d), rent shall be adjusted as of each fifth (5th) anniversary during the initial term or any option term to reflect the percentage increase in the Consumer Price Index – Midwest, as determined by the United States Bureau of Labor Statistics for the month of December of the previous year, but in no event shall the adjustment in any instance be greater than a 10 percent increase from the rent then in effect, nor shall the rate decrease.
4. The City/Commission acknowledges that the Armory Board's construction of the Aviation Support Facility and associated improvements will occur in phases. Although occupied and used by the Armory Board, initial phases of construction will not constitute full completion and occupancy of the Aviation Support Facility until the Armory Board fully vacates the Guard Property.
5. Upon Armory Board full vacation of the Guard Property, the City/Commission agrees to accept title to the Guard property in lieu of all remaining rent at the time of the transfer. Should the Armory Board fail to complete all phases of development and, therefore, be unable to transfer title to the Guard property to the City/Commission, the lease shall continue at the discretion of the Armory Board with continued annual rent as described in section 3 above.
6. The lease shall include provision for a shared access corridor of approximately 3.7 acres as depicted generally on Exhibit "A". This corridor is to be available to the City/Commission for unrestricted access from Sneddon Drive to Runway 15-33.
7. Prior to the execution of the lease, the City/Commission will authorize the Armory Board access to the Airport Property for the purposes of environmental and engineering studies upon receiving 10 days advanced notification.
8. The City/Commission will allow the Armory Board to retain ownership and occupancy of the Guard Property until completion and occupancy of the new Aviation Support Facility on the Airport Property.

9. The City/Commission will amend the 2003 Armory Board Lease to remove the north approximately 2 acres from the lease within 90 days of completion and occupancy of the new Aviation Support Facility on the Airport Property. The Armory Board agrees to pay the expenses of survey related to said amendment.
10. The City/Commission expects to receive all environmental reports pertaining to the Guard Property not later than 120 days prior to their vacating the Guard Property. The City/Commission further acknowledges that all cleanup required by law up to the date of acceptance of the vacant Guard Property will be completed by the Armory Board at Armory Board expense. This acknowledgment by the City/Commission in no way absolves the Armory Board of future cleanup responsibilities on the Guard Property as may be required by law.
11. The City/Commission may perform an engineering inspection and appraisal of the existing aviation support facility building on the Guard Property after giving the Armory Board 30 days' notice. This inspection is, in part, to determine whether the Armory Board will be required to demolish the said building before transferring the Guard Property title to the City/Commission. If the City/Commission elects for the building to be demolished, they shall notify the Armory Board in writing via certified US mail 6 months before the Armory Board submits its appropriations request for the construction of the final phase of the Aviation Support Facility. The Armory Board agrees to notify the City/Commission in ample time to request an engineering inspection of the Guard Property in a timely manner prior to the Armory Board preparing its final phase appropriations request.
12. In the event that the City/Commission elects for the existing building not to be demolished prior to transfer of Guard Property title to the City/Commission, they shall jointly notify the Armory Board in writing via certified US mail at any time prior to two years before the federal year of appropriation for the physical Military Construction (MILCON). The anticipated earliest date of construction funding is 1 OCT 2033.
13. Should the Armory Board elect to terminate the lease agreement and cease occupying the new Aviation Support Facility, all improvements made to the Airport Property shall remain and become the property of the City/Commission.

Armory Board

1. The Armory Board agrees to construct an Aviation Support Facility and associated improvements in phases on the Airport Property as funds are made available by the state and federal governments.

2. The Armory Board agrees to convey title to the Guard Property to the City/Commission upon completion and occupancy of the new Aviation Support Facility as partial compensation for the lease of the Airport Property. Said conveyance to be executed by the Armory Board and the State of Iowa Executive Council in accordance with Iowa Code sections 29A.57, 9G.5 and 9G.6.
3. If so notified by the City/Commission of its desire to demolish the existing aviation support facility building on the Guard Property within 6 months before the Armory Board submits its appropriations request for the construction of the final phase of the Aviation Support Facility, the Armory Board agrees to demolish the existing aviation support facility building, but not including removal of the concrete aircraft parking ramp, on the Guard Property at its expense before conveying Guard Property title to the City/Commission unless otherwise requested by the City/Commission as previously stipulated..
4. The Armory Board agrees to relocate the existing Automated Weather Observing System (AWOS) at its expense before such time as it becomes unusable due to Armory Board constructed improvements. The Armory Board further acknowledges continual City/Commission/FAA access to the Airport Property for the maintenance and operation of the AWOS.
5. The Armory Board agrees to pay the expenses of survey and transfer of the Guard Property to the City/Commission.
6. The Armory Board agrees to pay the expenses of survey for the lease of the Airport Property.
7. The Armory Board will agree to amend the 2003 Armory Board Lease within 90 days of completion and occupancy of the new Aviation Support Facility on the Airport Property, and pay any survey expenses related to said amendment.
8. Prior to title transfer, the Armory Board will authorize the City/Commission access to the Guard Property at any time upon receiving 30 days advanced notification.
9. The Armory Board agrees that the airport property will only be used for aviation, or other aviation related military activities, during the term of this agreement and shall not transfer or sublet the agreement except that the Armory Board shall be permitted to lease the airport property for agricultural purposes.
10. Upon termination of this agreement, the Armory Board agrees that all improvements made to the Airport Property remain in place and become the property of the City/Commission or, if so stipulated by the City/Commission, the Armory Board agrees to return the Airport Property to its original pre-development condition, not later than 12 months from the end of the agreement.

11. The Armory Board agrees to work with the City/Commission to designate a demarcation between areas of the airport currently under City/Commission responsibility for mowing and snow removal and what area of the developed Airport Property is the responsibility of the Armory Board for the same maintenance.

NON-EXCLUSIVE RIGHT It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

NONDISCRIMINATION

1. The premises shall be used in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation and as said regulations may be amended.
2. The Parties assure that they will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered by 14 CFR Part 152, Subpart E. The Parties assure that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by their subpart. The Parties assure that they will require that its covered sub-organizations provide assurances that they will undertake affirmative action programs and that they will require assurances from their sub-organizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

Civil Rights The parties will take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4); creed and sex (including sexual orientation and gender identity) per 49 U.S.C. § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted pursuant to this Agreement.

Armory Board

By: Stephen E. Osborn
Stephen E. Osborn
Major General, The Adjutant General
Chairman, State of Iowa Armory Board

State of Iowa)
): ss:
County of Polk)

This instrument was acknowledged before me on 21st August, 2025, by
Stephen E. Osborn as Chairman of the State of Iowa Armory Board.

Mark Konfrst
Notary Public



City/Commission

By: _____
Joseph S. Pundzak, Chairman
Boone Municipal Airport Commission

State of Iowa)
): ss:
County of Boone)

This instrument was acknowledged before me on _____, 2025, by Joseph S. Pundzak as Chairman of the Boone Municipal Airport Commission.

Notary Public

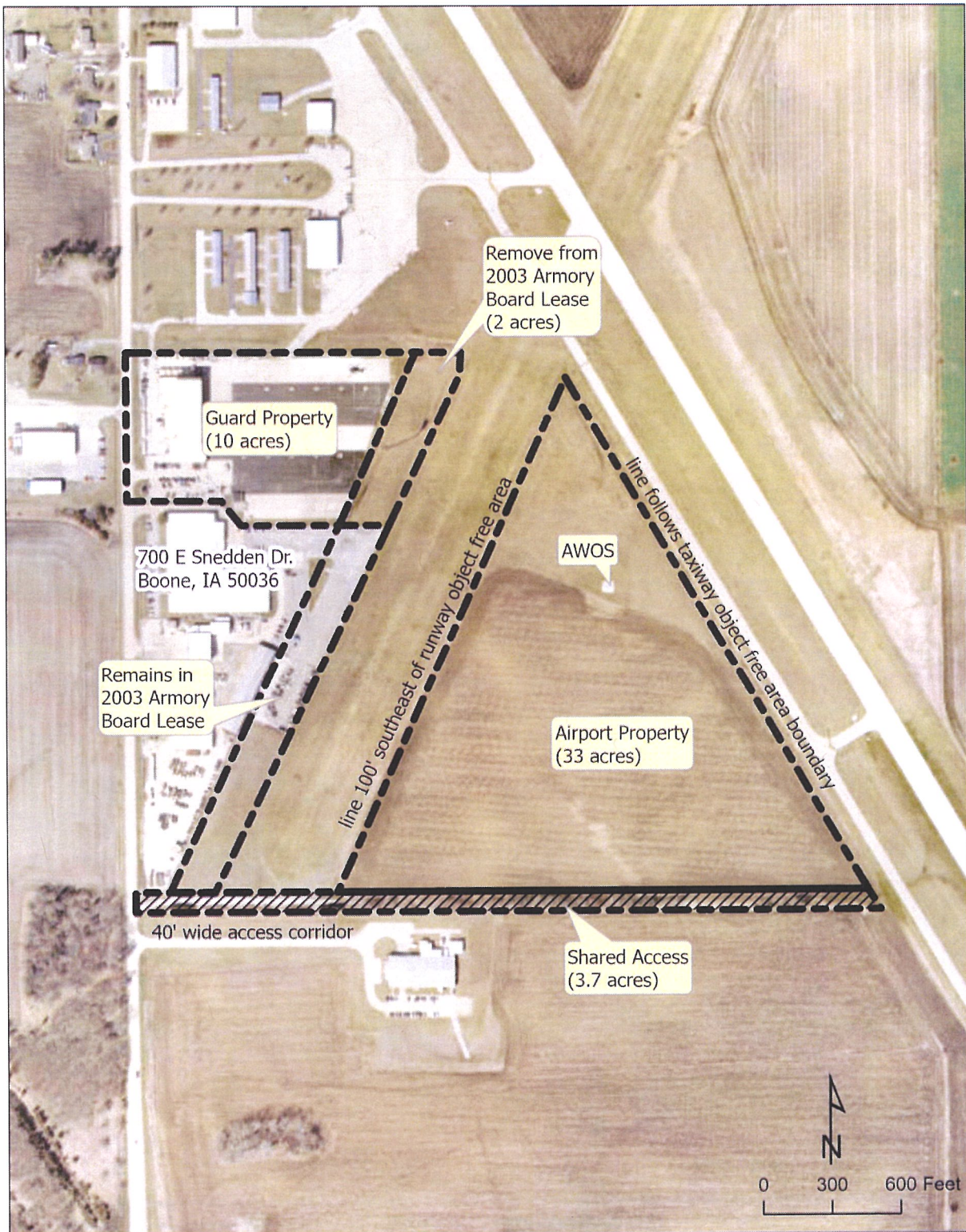
By: _____ By: _____
Elijah Stines Ondrea Elmquist
Mayor City Administrator

State of Iowa)
): ss:
County of Boone)

This instrument was acknowledged before me on _____, 2025, by Elijah Stines and Ondrea Elmquist as Mayor and City Administrator, respectively, of the City of Boone, Iowa.

Notary Public

EXHIBIT A



LEASE AGREEMENT

This Lease Agreement (the "Lease"), executed in duplicate, by and between the Boone Airport Commission ("Lessor"), whose address for the purpose of this Lease is 424 Snedden Drive, Boone, Iowa 50036, and the Armory Board, State of Iowa ("Lessee"), whose address for the purpose of this Lease is 7105 NW 70th Avenue, Johnston, Iowa 50131, and the City of Boone, Iowa ("City"), whose address for the purpose of this Lease is 923 8th St., Boone, IA 50036.

Whereas, the Lessor owns property at 424 Snedden Drive, Boone, Iowa, and

Whereas, the Lessee desires to lease the property legally described below, and

Now therefore, for and in consideration of the covenants and agreements contained in this Lease, the parties agree as follows:

ARTICLE 1. PREMISES

The Lessor leases unto the Lessee, and Lessee hereby rents and leases from Lessor, the following described real estate, situated at the Boone Municipal Airport, to-wit:

LEASE AREA:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35 AND ALSO A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26 AND ALL BEING IN TOWNSHIP 84 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF BOONE, BOONE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N00°02'31"W, 50.23 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S89°33'18"E, 128.99 FEET ALONG THE SOUTHERLY LINE OF PARCEL "A" TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "A", AS SHOWN IN BOOK 24 PAGE 95; THENCE S89°41'10"E, 552.61 FEET TO THE POINT OF BEGINNING; THENCE S89°41'10"E, 1745.77 FEET; THENCE N30°29'02"W, 1466.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N30°29'02"W, 436.13 FEET; THENCE S25°35'04"W, 414.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE S25°35'04"W, 1392.55 FEET TO THE POINT OF BEGINNING.

Tract contains 32.75 acres and is subject to all easements of record.

INGRESS/EGRESS EASEMENT:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 84 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF BOONE, BOONE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N00°02'31"W, 50.23 FEET ALONG THE WEST LINE OF THE

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S89°33'18"E, 128.99 FEET ALONG THE SOUTHERLY LINE OF PARCEL "A" TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "A", AS SHOWN IN BOOK 24 PAGE 95; THENCE S89°41'10"E, 552.61 FEET; THENCE S89°41'10"E, 1745.77 FEET; THENCE S30°29'02"E, 58.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N89°41'04"W, 2456.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35 ALSO BEING THE POINT OF BEGINNING.

Tract contains 2.80 acres and is subject to all easements of record.

with improvements thereon and all rights, easements and appurtenances thereto belonging (collectively, the "Premises"). See Plat of Survey attached hereto as Attachment "A" and made a part of this Lease.

ARTICLE 2. RENTAL AND TERM; IMPROVEMENTS

(a) The Initial Term of this Lease shall be for a period of fifteen (15) years commencing on October 1, 2025, and ending at 11:59 p.m. on June 30, 2040. Lessee shall have the right and option, at its sole discretion, to renew this Lease for two (2) additional terms of fifteen (15) years each (each being an "Option Term") with the same terms and upon the same covenants, conditions and provisions provided in this Lease. Lessee shall exercise such option, if at all, by giving written notice to Lessor not less than thirty (30) days prior to the expiration of the Initial Term or Option Term, as applicable.

(b) For initial base rent, Lessee agrees to pay to Lessor a sum equal to \$14,266.50 per year, payable in advance on or before October 1 of each year during the Initial Term and any Option Term(s). Base rent shall be adjusted as of each fifth (5th) anniversary during the initial term or any option term to reflect the percentage increase in the Consumer Price Index – Midwest, as determined by the United States Bureau of Labor Statistics for the month of December of the previous year, but in no event shall the adjustment in any instance be greater than a 10 percent increase from the rent then in effect, nor shall the rate decrease.

(c) In further consideration, Lessee agrees to construct, at its sole cost and expense, improvements on the property that will be equal or greater in value than the fair market value of the Lease. Improvements shall consist, without limitation, of hangars, aircraft operation and maintenance buildings, paved surfaces, fences/gates, lighting, and supporting infrastructure, all as approved by Lessor in advance. These improvements will be subject to review by Lessor and the Federal Aviation Administration ("FAA") through 14 CFR Parts 77 and 139. The improvements shall at all times comply with 14 CFR Part 139 of Federal Aviation Regulations.

(d) In further consideration, Lessee agrees to convey title to certain real estate to the City of Boone at a date mutually agreed to by Lessee, Lessor and the City. Said conveyance to be executed by the Armory Board and the State of Iowa Executive Council in accordance with Iowa Code sections 29A.57, 9G.5 and 9G.6. Said real estate being as shown and described on the Plat of Survey attached hereto as Attachment "B". Lessor agrees to cancel all remaining rent under this lease after the date of transfer of title of said real estate to the City.

ARTICLE 3. POSSESSION

Lessee shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to the Lessor at the time and date of the close of the Lease term, or as herein otherwise expressly provided.

ARTICLE 4. QUIET ENJOYMENT

Lessor covenants that the Lessee on paying the rent herein reserved and performing all the agreements by the Lessee to be performed as provided in this Lease, shall and may peaceably have, hold and enjoy the demised Premises for the term of this Lease free from molestation, or disturbance by the Lessor or any other persons or legal entity whatsoever.

ARTICLE 5. USE OF PREMISES

The Premises shall be used for military aviation purposes only. All other uses shall only be upon prior written approval of the Lessor.

ARTICLE 6. CARE AND MAINTENANCE OF PREMISES

(a) Lessee takes said Premises in their present condition, with no warranty by Lessor as to the condition of the Premises or its suitability for any purpose. Lessor is not responsible to prepare the Premises in any way for use by Lessee.

(b) Lessee shall, after taking possession of said Premises and until the termination of this Lease and actual removal from the Premises, at its own expense, care for and maintain said Premises and Lessee's improvements thereon in a reasonably safe and serviceable condition. Lessee agrees to take care of all landscaping, which includes mowing and snow removal. Lessee personnel performing mowing or snow removal must comply with initial and annual airfield driver's training pursuant to 14 CFR Part 139. Said training will be provided by the airport operations department. Lessee will not permit or allow said Premises to be damaged or depreciated in value by any act or negligence of the Lessee, its agents or employees.

(c) Compliance with Laws. Lessee agrees to comply with all existing and future State, Federal, City, County and Lessor's laws, statutes, ordinances, rules and regulations which may pertain or apply to the Premises and use thereof.

(d) Improvements. The Lessee shall construct and maintain, at its sole expense, all improvements to the Premises, including but not limited to pavement. The Lessor shall not be responsible for any construction, maintenance, repair, replacement or removal of the improvements.

ARTICLE 7. UTILITIES

Lessee agrees to provide its own connections with utilities and to make separate arrangements with the agencies responsible for those utilities. Lessee shall pay for all utility service supplied to the Premises, and if required by the utility agencies as a condition of providing the services, Lessee will install and pay for standard metering devices for the measurement of such services. In the event it shall become necessary to make utility service or facility changes, Lessee will either make such changes and installations, at its expense, as directed and required by the utility agencies, or pay the utility agency for such changes made. Lessor shall have the right, without cost to Lessee,

to install and maintain in, on or across the Premises: sewer, water, gas, electric, telecommunications, telephone lines, electric substations, or other installations necessary to the operation of the Airport, or to service other tenants of the Lessor; provided, however, that the Lessor shall carry out such work and locate any above-ground structures in a manner so as not to unreasonably interfere with Lessee's current or future use of the Premises.

ARTICLE 8. SURRENDER OF PREMISES AT END OF TERM

Lessee agrees that upon the termination of this Lease, it will surrender, yield up and deliver the leased Premises in good condition, except for the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Lessee. Lessee's improvements may remain in place, unless the parties agree for Lessee's removal of same or any part thereof.

ARTICLE 9. RIGHTS UPON EXPIRATION

Upon expiration of this Lease, Lessor shall take title to all structures and improvements located on the Premises, subject to the provisions of Article 8.

ARTICLE 10. ASSIGNMENT AND SUBLETTING

Lessee shall not assign or sublet the premises at any time during the term of this Lease, except for a farm lease as provided in Article 11.

ARTICLE 11. FARMING MANAGEMENT

Lessee intends to construct improvements on the Premises. However, Lessee does not intend to begin construction of the Improvements for a period of time that is unknown upon commencement of this Lease. Lessor consents to the Lessee entering into a farm lease with a tenant farmer on the Premises, with Lessee being entitled to receive all rents. Lessee will be solely responsible for the management of said farm lease.

ARTICLE 12. TAXES

Personal Property Taxes: Lessee agrees to timely pay all taxes, assessments or other public charges levied or assessed by lawful authority (but reasonably preserving Lessee's rights of appeal) against its personal property on Premises, during the term of this Lease.

ARTICLE 13. INSURANCE

Lessee is covered by the Federal Tort Claims Act, 28 U.S.C. Chapter 171 and the State Tort Claims Act, Iowa Code Chapter 669.

ARTICLE 14. INDEMNITY

In consideration of the extension of this agreement to the Lessee, and consistent with Article VII, Section 1 of the Iowa Constitution, Iowa Code Chapter 669, the Lessee hereby agrees to indemnify and hold the Lessor harmless for any and all liabilities, claims, actions, causes of action, fines, fees, penalties and/or damages, including but not limited to reasonable attorneys' fees and expenses, which may arise or allegedly arise out of Lessee's use of the premises,

either to the Lessor's property, or to any other person who may claim injury by and/or through, as a result of the alleged activity on the premises as aforesaid.

ARTICLE 15. TERMINATION OF LEASE AND DEFAULTS OF LESSEE

(a) Termination Upon Expiration or Upon Notice of Defaults: This Lease shall terminate upon expiration of the demised term, including any Option Term. Upon default in payment of rental herein or upon any other default by Lessee in accordance with the terms and provisions of this Lease, this Lease may at the option of the Lessor be canceled and forfeited, provided, however, before any such cancellation and forfeiture, Lessor shall give Lessee a written notice specifying the default, or defaults, and stating that this Lease will be canceled and forfeited ten (10) days after the giving of such notice, unless such default, or defaults, are remedied within such grace period.

(b) In (a) above, waiver as to any default shall not constitute a waiver of any other or any subsequent default or defaults.

ARTICLE 16. SIGNS

(a) Lessee shall have the right and privilege of attaching, affixing, painting or exhibiting signs on the Premises, provided (1) that any and all signs shall comply with the requirements of the FAA, the ordinances of the City of Boone and the laws of the State of Iowa; (2) Lessee shall, prior to installation of any sign, submit detailed drawings and specifications for Lessor's review and shall obtain written approval of such drawings and specifications, such approval not to be withheld unreasonably; and (3) such signs shall be removed on or before Lessee vacates the Premises.

ARTICLE 17. MECHANIC'S LIENS

Neither the Lessee nor anyone claiming by, through, or under the Lessee, shall have the right to file or place any mechanic's lien or other lien of any kind or character whatsoever, upon said Premises or upon any building or improvement thereon, or upon the interest of the Lessor; and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon. If Lessee should commit any act which caused the placement of such a lien against the Premises or any interest of the Lessee shall indemnify and hold harmless Lessor for any and all expenses and costs, including reasonable attorney's fees, resulting therefrom.

ARTICLE 18. RIGHTS CUMULATIVE

The various rights, powers, options, elections and remedies of either party, provided in this Lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied or undischarged.

ARTICLE 19. NOTICES AND DEMANDS

Notices as provided for in this Lease shall be given to the respective parties hereto at the respective addresses designated on page one of this Lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this Lease when sent, addressed as above designated, postage prepaid, by registered or

certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.

ARTICLE 20. PROVISION TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC.

Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors of the parties hereto.

ARTICLE 21. CHANGES TO BE IN WRITING

None of the covenants, provisions, terms or conditions of this Lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties and delivered to the Lessor and Lessee. This Lease contains the whole agreement of the parties.

ARTICLE 22. CONSTRUCTION

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

ARTICLE 23. FAA MANDATES

This Lease is for property located on the Boone Municipal Airport, and the following conditions shall apply:

(a) This Lease shall be subject to approval by the FAA. In addition, before construction of any improvements by Lessee, the FAA must approve the overall project design and the Construction Safety and Phasing Plan.

(b) The Lessee, for itself and its successors, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Premises for a purpose for which a Department of Transportation (DOT) program or activities has been extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 46 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the DOT, and as said regulation may be amended.

(c) The Lessee, for itself and its successors, in consideration hereof, does covenant and agree as a covenant running with the land that: (1) no person on the ground of race, color or national origin shall be excluded from the participation in, denied the benefits of, or otherwise be subjected to discrimination in the use of said facilities, (2) in the construction of any improvements on, over, or under such land in the furnishings of services thereon, no persons on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefit of, or be subjected to discrimination, (3) the Lessee shall use the Premises in compliance with all other requirements of host by or pursuant to 49 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended.

(d) The Lessee assures that it will undertake an affirmative action program as required by 14 CFR, Part 152, Subpart E, to assure that no persons shall, on the grounds of race, creed, color, national origin, or sex, be excluded from participating in any employment activities covered in CFR,

Part 152, Subpart E. The Lessee assures that no person shall be excluded on these grounds from participation in or receiving the services or benefits of any program or activity covered in this Subpart. The Lessee assures that it will require that its covered suborganizations provide assurances to the Lessee that they will similarly undertake affirmative action programs and that they will require assurance from their suborganizations, as required by 14 CFR, Part 152, Subpart E, to the same effect.

(e) The Lessor reserves the right to take such actions as the United States Government may direct to enforce this covenant.

(f) The Lessee must keep the Runway Visibility Zone clear for a 5500' runway 15/33 on current alignment and Runway 2/20 length/alignment as currently configured.

(g) Any airspace obstruction needs to be mitigated to the satisfaction of the FAA and all structures must be studied by the FAA to determine their impact by the FAA on the airspace of the Boone Municipal Airport.

(h) Improvements completed by the Lessee need to allow for construction of a parallel taxiway separation of 300' from the centerline of Runway 15/33 with appropriate clearance as listed in FAA AC 150/5300-13B by the Boone Municipal Airport.

(i) All leased land must be outside of the runway object free areas of Runways 2/20 and 15/33 and the parallel taxiway object free area of Runway 15/33.

(j) Any land leased to the Lessee which may be needed up to the future object free area of a future parallel taxiway improvements, if the parallel taxiway is moved to 300' offset from Runway 15/33 centerline, shall be released from any current leasing agreement terms at the time of notice given by the Lessor.

(k) The Lessor shall be able to make any improvements necessary to complete future parallel taxiway (either reconstructed in current location 240' from centerline or at 300' separation from Runway 15/33 centerline). In addition, the Lessor shall be able to reconstruct any access from the parallel taxiway or a 300' offset parallel taxiway to the Lessee's apron needed to allow for such future construction, maintenance or reconstruction.

(l) The Lessor may require at any time the Lessee to install obstruction lighting in accordance with any changes in the part 77 imaginary surfaces, at a future date, if advised as part of the recommendations of any future master planning by the Lessor. Cost for installation and power required shall be borne by the Lessee. Notice shall be given by the Lessor and the Lessee shall be given a future specified period of time to complete the improvements.

(m) Any and all improvements completed within the lease area by the Lessee shall be approved by the FAA central region prior to any construction.

(n) The Lessor, in consultation with the FAA, shall have the ability to restrict any improvements within the leased area that impede the safe operation of general aviation at the Boone Municipal Airport or violate any of the FAA's grant assurances.

(o) The parties on _____, 2025 have also entered into an Agreement pertaining to this project and property. The terms of that Agreement are by reference incorporated herein and made a part of this Lease. All of those terms shall apply to this Lease.

ARTICLE 24. GOVERNING LAW/VENUE

The parties mutually agree that this Lease shall be governed by the Laws of the State of Iowa in the determination of its validity, construction, interpretation and effect. The parties agree that if any dispute arises as a result of this Lease, such dispute shall be brought exclusively in the Polk County District Court located in Des Moines, Iowa. The parties hereby agree to WAIVE ANY RIGHT TO TRIAL BY JURY.

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Boone Airport Commission

By: _____
Joseph S. Pundzak
Chairman

State of Iowa)
) : ss.
County of Boone)

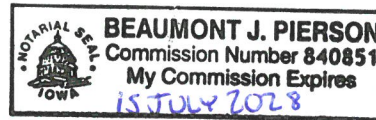
This instrument was acknowledged before me on _____, 2025, by
Joseph S. Pundzak as Chairman of the Boone Airport Commission.

Notary Public

Armory Board, State of Iowa

By: Michael J. Harris
Michael J. Harris
State Quartermaster

State of Iowa)
) : ss.
County of Polk)



This instrument was acknowledged before me on 07 September, 2025, by
Michael J. Harris as State Quartermaster of the Armory Board, State of Iowa.

B-P
Notary Public

City of Boone, Iowa

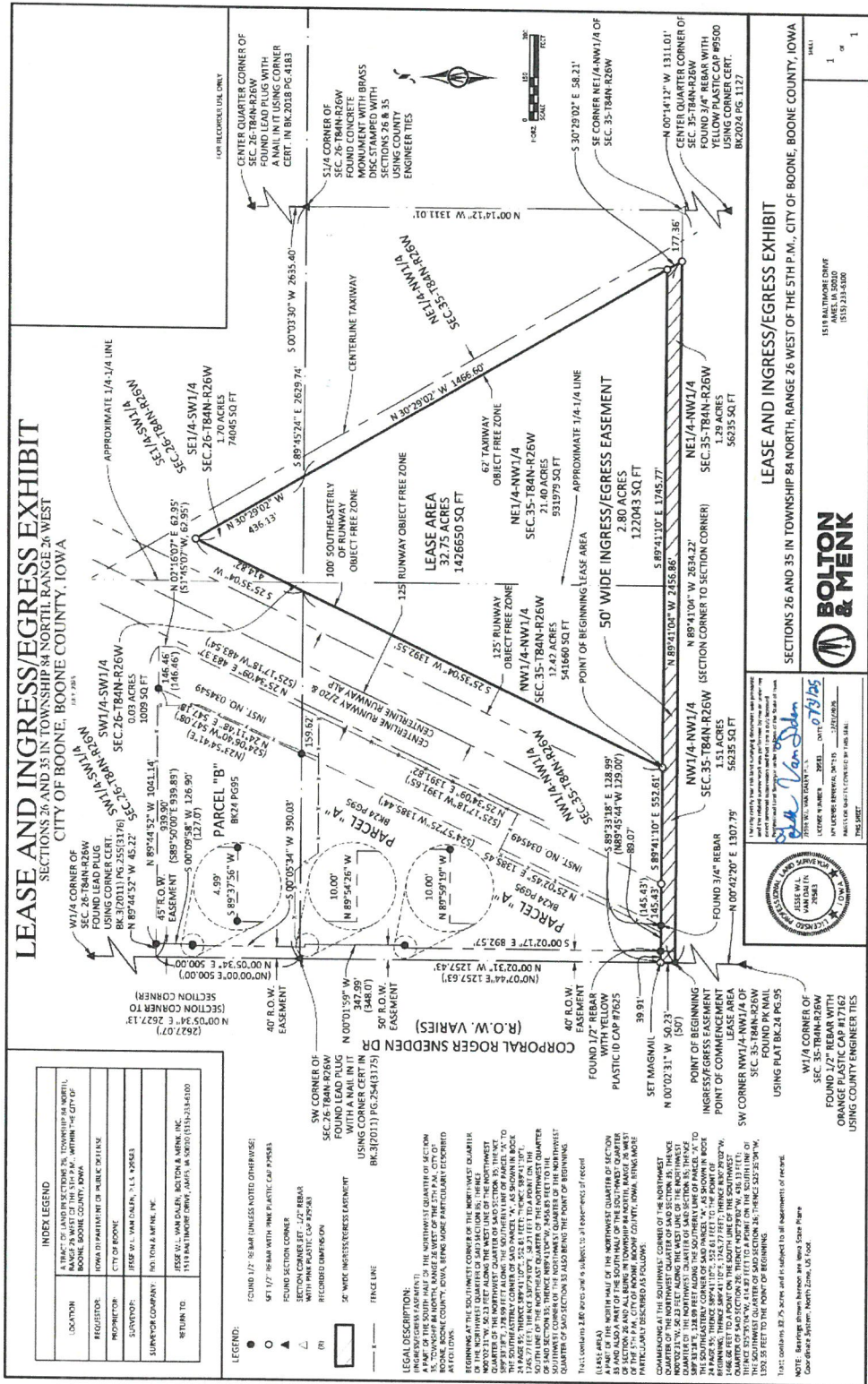
Attest:

By: _____ By: _____
Elijah Stines Ondrea Elmquist
Mayor City Administrator

State of Iowa)
) : ss.
County of Boone)

This instrument was acknowledged before me on _____, 2025, by
Elijah Stines and Ondrea Elmquist as Mayor and City Administrator, respectively, of the City of
Boone, Iowa.

Notary Public



BOONE MUNICIPAL AIRPORT

REVENUE REPORT

AS OF September 1, 2025

		FY2026 Budget	Amount Received as of	Percent Received
General Fund		7/1/2025	9/3/2025	
001-280-4310	HANGAR RENT	75,000.00	13,161.51	18%
	FBO Lease			
	HIRTA Rent			
001-280-4311	FARM LAND RENT	64,470.00	-	0%
	Pmts due November 1st and March 1st			
001-280-4340	MISCELLANEOUS	1,500.00	624.66	42%
	Fuel Pump Fee			
	Reimburse - Runway Signage			
001-280-4400	FEDERAL GRANT	0.00	-	
	General Fund Balance	140,970.00	13,786.17	10%
Projects				
Depreciation Accounts				
301-280-4310	HANGAR DEPRECIATION RECEIPTS	6,000.00	993.53	17%
302-280-4311	HIRTA BUILDING DEPRECIATION RECEIPTS	9,000.00	1,512.00	17%
303-280-4310	WC HANGAR DEPRECIATION RECEIPTS	2,200.00	388.20	18%

**BOONE MUNICIPAL AIRPORT
REVENUE REPORT
AS OF September 1, 2025**

		FY2026 Budget	Paid to date	% SPENT	Pending Invoices to be Paid	Available Funds
General Fund		7/1/2025	9/3/2025			
001-280-6240	TRAVEL/CONFERENCE EXPENSE	2,500.00	-	0%	-	2,500.00
	<i>IA PUBLIC AIRPORT MEMBERSHIP \$200</i>					
001-280-6310	REPAIRS/BUILDINGS/GROUNDS	34,000.00	877.23	3%	-	33,122.77
001-280-6320	MOWING/SNOW REMOVAL	43,600.00	10,000.00	23%	-	33,600.00
	<i>Mowing \$10,000 balance for FY24 Summer</i>					
	<i>Snow Removal (Avg 5 yr cost \$15,913.13/year)</i>					
001-280-6350	EQUIPMENT MAINTENANCE	5,500.00	1,909.94	35%	-	3,590.06
001-280-6351	SERVICE/HOMER	0.00	-	0%		0.00
001-280-6371	UTILITIES	22,000.00	3,380.05	15%	1,943.62	16,676.33
001-280-6373	TELEPHONE	1,900.00	383.39	20%	200.62	1,315.99
001-280-6402	MARKETING	3,200.00	-	0%	-	3,200.00
001-280-6408	INSURANCE/LIABILITY	2,700.00	-	0%	-	2,700.00
001-280-6411	AIRPORT/LEGAL FEES	2,450.00	435.00	18%		2,015.00
001-280-6430	AIRPORT MANAGER CONTRACT	60,020.00	10,004.00	17%	5,002.00	45,014.00
001-280-6470	SERVICE/TANK PERMITS & REPAIRS	4,000.00	-	0%	-	4,000.00
	<i>PMMIC Insurance \$4,608</i>					
	<i>Mid IA Petroleum \$2,754.66 Annual Test/Maintenance</i>					
	<i>DNR Tank Permit \$195</i>					
001-280-6499	CONTRACT SERVICES	0.00	-		-	0.00
001-280-6505	OTHER EQUIPMENT	0.00	-			0.00
001-280-6508	POSTAGE	250.00	-	0%		250.00
001-280-6599	SUPPLIES	700.00	-	0%	59.55	640.45
	General Fund Balance	182,820.00	26,989.61	14.76%	7,205.79	148,624.60
Local Option Sales Tax						
121-280-6499	AIRPORT IMPROVEMENT	0.00	-	#DIV/0!	-	0.00
121-280-6910	LOST AIRPORT TRF OUT	0.00	-			0.00
	LOST Fund Balance	0.00	0.00		0.00	0.00
Projects						
301-280-6499	HANGAR DEPRECIATION REPAIRS	50,000.00	-			50,000.00
302-280-6310	AIRPORT TRANSPORTATION BLDG	45,000.00	-		-	45,000.00
303-280-6499	WC HANGAR DEPRECIATION PRJ	5,000.00	-		-	5,000.00
336-280-6407	15/33 RUNWAY REHAB-ENGINEERING	0.00	-		-	0.00
336-280-6399	15/33 RUNWAY REHAB-CONSTRUCTION	0.00	-		-	0.00
365-280-6799	Fuel Farm Construction	0.00	-		-	0.00
365-280-6407	Fuel Farm Engineering	0.00	14,116.50		9,308.00	-23,424.50
	Project Fund Balance	100,000.00	14,116.50		9,308.00	76,575.50
	TOTAL EXPENSES PAID				16,513.79	