

MASON CITY AIRPORT COMMISSION REGULAR MEETING

**Monday, April 14th, 2025 @ 4:00 P.M.**

The Joni E. Dunn Meeting Room  
New Terminal Building

AGENDA

1. Approval of Minutes
  - March 10<sup>th</sup> Regular Meeting
2. Approve Warrants
3. BbarC LTD Lease Assignment
4. Water Connection Improvement Project
  - Approve New Water Meter Quote
5. Terminal Landscaping Project
  - Fix Bid Security 5% for the total estimated cost of the improvements or amount of bid
  - Fix Date for Public Hearing on Proposed Plans, Specifications, Proposed Form of Contract and Estimated Costs of Improvements for May 12th, 2025
  - Fix date for opening bids for the May 12<sup>th</sup>, 2025 Regular Meeting
  - Order Publication of Required Public Notice(s)
6. Operations Report
7. Agenda items for Next Meeting
  - May 12th Regular Meeting
8. Adjourn



## MEMORANDUM

Date: April 11th, 2025  
To: Members of the Airport Commission and Attorney Michael Moeller  
From: David Sims, Airport Manager  
RE: **Monday, April 14th, 2025 @ 4:00 PM.**

### 3. **BbarC LTD Lease Assignment**

BbarC LTD has sold their hangar to Jeff Brakke, and per the terms of the associated Hangar Land Lease the Airport Commission must consent to the Assignment of the Lease to the new hangar owner.

Commission Action Requested:

- Consent to Assignment of the Hangar Land Lease to Jeff Brakke

### 4. **Water Connection Improvement Project**

The City of Clear Lake has provided a quote of \$16,645.27 for the new water meter to be installed during this project, with a projected lead time of 6 months. It is recommended the Airport order this meter outside of the project in order to receive it in time for installation.

Commission Action Requested:

- Approve quote from the City of Clear Lake for the new water meter

### 5. **Terminal Landscaping Project**

The plans for the Terminal Landscaping project are included in the packet. The estimated cost for improvements is \$180,000 to \$230,000 including Bid Alternate 1.

Commission Action Requested:

- Fix Bid Security 5% for the total estimated cost of the improvements or amount of bid
- Fix Date for Public Hearing on Proposed Plans, Specifications, Proposed Form of Contract and Estimated Costs of Improvements for May 12th, 2025
- Fix date for opening bids for the May 12<sup>th</sup>, 2025 Regular Meeting
- Order Publication of Required Public Notice(s)

MASON CITY AIRPORT COMMISSION REGULAR MEETING

**Monday, March 10, 2025 @ 4:00 P.M.**

The Joni E. Dunn Meeting Room

New Terminal Building

MINUTES

Chair Gary Wattnem called the meeting of the Mason City Airport Commission to order at 4:00 PM. Commissioners Guetzko, Haas, and Rodamaker were present.

Also in attendance were:

David Sims, Airport Manager

Michael Moeller, Airport Attorney

Dawn Gourley, Airport Administrative Assistant

**1. Approval of Minutes  
February 10<sup>th</sup> Regular Meeting**

Motion by Commissioner Haas, seconded by Commissioner Guetzko to Approve the Minutes from February 10<sup>th</sup>, 2025, Regular Meeting. Motion passed unanimously.

**2. Approve Warrants**

Motion by Commissioner Guetzko, seconded by Commissioner Rodamaker to Approve the Warrants. Motion passed unanimously.

**3. Federal Aviation Administration Project – Construct Commercial Terminal**

Motion by Commissioner Haas, seconded by Commissioner Guetzko to Accept Work Package 2 of the Commercial Terminal Project as complete. Motion passed unanimously.

**4. State Airport Improvement Program Fiscal Year 2025 (AIP) 91250MCW100 – Construct Taxilane**

Motion by Commissioner Haas, seconded by Commissioner Guetzko to Approve Foth Task Order #57 – Design Services and Bidding Services. Motion passed unanimously.

**5. Operations Report**

Airport Manager Sims gave updates on February passenger numbers and the increase in passenger traffic for Spring Break weekend. Updates were also given on the old terminal demolition project and a formation flying clinic to be held at the airport in June.

**6. Agenda Items for Next Meeting**

Next Regular meeting to be April 14<sup>th</sup>.

**7. Adjourn**

Meeting adjourned at 4:14 PM.

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Secretary, David L. Guetzko



**MASON CITY MUNICIPAL AIRPORT  
WARRANTS FOR THE MONTH OF March 2025**

		Invoice Total	Reimbursement \$
Absolute Waste	Garbage and recycling services	\$ 131.71	
Airgas USA, LLC	Cutting Torch Supplies	\$ 322.71	
All Star Pest Control	March Pest Control	\$ 80.00	
Alliant Energy	February Electric and Gas Utilities	\$ 13,628.99	
Alliant Energy	March Electric and Gas Utilities	\$ 9,238.30	
Blazek	Rewire outlets in Maint Hangar, Replace Ramp lights with LED, Repair Gate Loop, Repair Windsock	\$ 5,343.92	
Cintas	Janitorial Supplies	\$ 50.04	
City of Clear Lake	Monthly Water Usage	\$ 721.69	
Clear Lake Sanitary District	February Sanitary Usage	\$ 445.87	
Clear Lake Sanitary District	March Sanitary Usage	\$ 553.67	
Cresco Shopper	One Year Marketing in Travel Guides <b>(80% Reimbursable State)</b>	\$ 280.00	\$ 224.00
Dean Snyder Construction	Replacement Passenger Terminal - Release Retainage Work Package 2	\$ 638,055.41	
Fastenal	Hardware	\$ 5.35	
Foth	Construct Passenger Terminal - Construction Services	\$ 2,539.29	
Foth	Terminal Area Landscape Package - Design Services	\$ 3,400.00	
Foth	Airport Water Main Entrance Improvements - Design Services	\$ 21,510.00	
Foth	Terminal Demolition	\$ 1,850.00	
Foth	General Aviation Taxilane Extension - 2025	\$ 14,760.00	\$ 7,106.40
J&J Machining	Straighten Plow Bracket	\$ 100.00	
Laird Law Firm	Professional Services through March 12, 2025	\$ 275.00	
LeDoux Signs	Security Restriction Decals	\$ 68.00	
Lumacurve	LED Lamps - Airfield Lighting	\$ 705.15	
Menards	Shop Supplies, Janitorial Supplies, Office Supplies	\$ 349.81	
Mid-America Publishing Corp	Mirror Reporter - 2025 Enjoy <b>(80% Reimbursable State)</b>	\$ 650.00	\$ 520.00
NAPA	Battery Charger, Def Fluid, Diesel Nozzle, Gallon Meter, Gasoline Nozzle, O-Rings	\$ 823.69	
Petrolblend Corp	Oil and Grease	\$ 275.16	
Quality Pump & Control	Lift Station Pump Repair	\$ 228.75	
SkyBlue Solutions	Office phone and guest internet services	\$ 2,816.55	
Verizon	Cell phone charge	\$ 24.37	
Visual Edge IT	Monthly copier charges	\$ 32.47	
	<b>TOTAL</b>	<b>\$ 719,265.90</b>	<b>\$ 7,850.40</b>
	<b>Total minus reimbursements</b>	<b>\$ 711,415.50</b>	



**ASSIGNMENT OF LEASE**

THIS AGREEMENT made this 8th day of April, 2025, by and between BbarC, Ltd., 10510B 265<sup>th</sup> Street, Clear Lake, Iowa 50428 and Jeffrey A. Brakke, 1929 North Shore Drive, Clear Lake, Iowa 50428.

WHEREAS, BbarC, Ltd. has entered into an airport land lease with the City of Mason City Airport Commission on August 8, 2022, and Amendment No. 1 to said Lease, dated November 13, 2023, hereinafter referred to as the "Lease"; and

WHEREAS, BbarC, Ltd. desires to assign rights and privileges as well as their obligations and duties under said Lease to Jeffrey A. Brakke.

NOW, THEREFORE, for value received, BbarC, Ltd. as Lessee, under the Lease and Amendment No. 1, attached as Exhibit "A" hereto, between Lessee and City of Mason City Airport Commission, as Lessor under the aforesaid Lease located at the Mason City Municipal Airport in the County of Cerro Gordo, State of Iowa, does hereby assign all rights, title and interest as Lessee, together with any and all duties of the Lessee therein stated, to Jeffrey A. Brakke, effective the close of business on April 8, 2025.

Jeffrey A. Brakke does hereby acknowledge and agree to assume and hold harmless BbarC, Ltd. for all future performance of said Lease.

The parties hereto agree that this Assignment shall not be effective until this Assignment has been authorized and approved by the Mason City Airport Commission and further agrees to be bound by the provisions stated in the attached Consent of the Mason City Airport Commission.

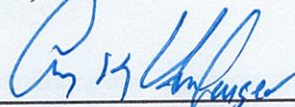
IN WITNESS WHEREOF, the parties have executed this agreement on the daily and year first above written.

**MASON CITY AIRPORT COMMISSION**

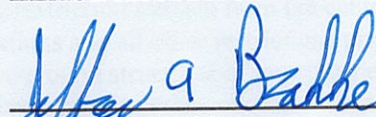
**LESSEE**

BbarC, Ltd

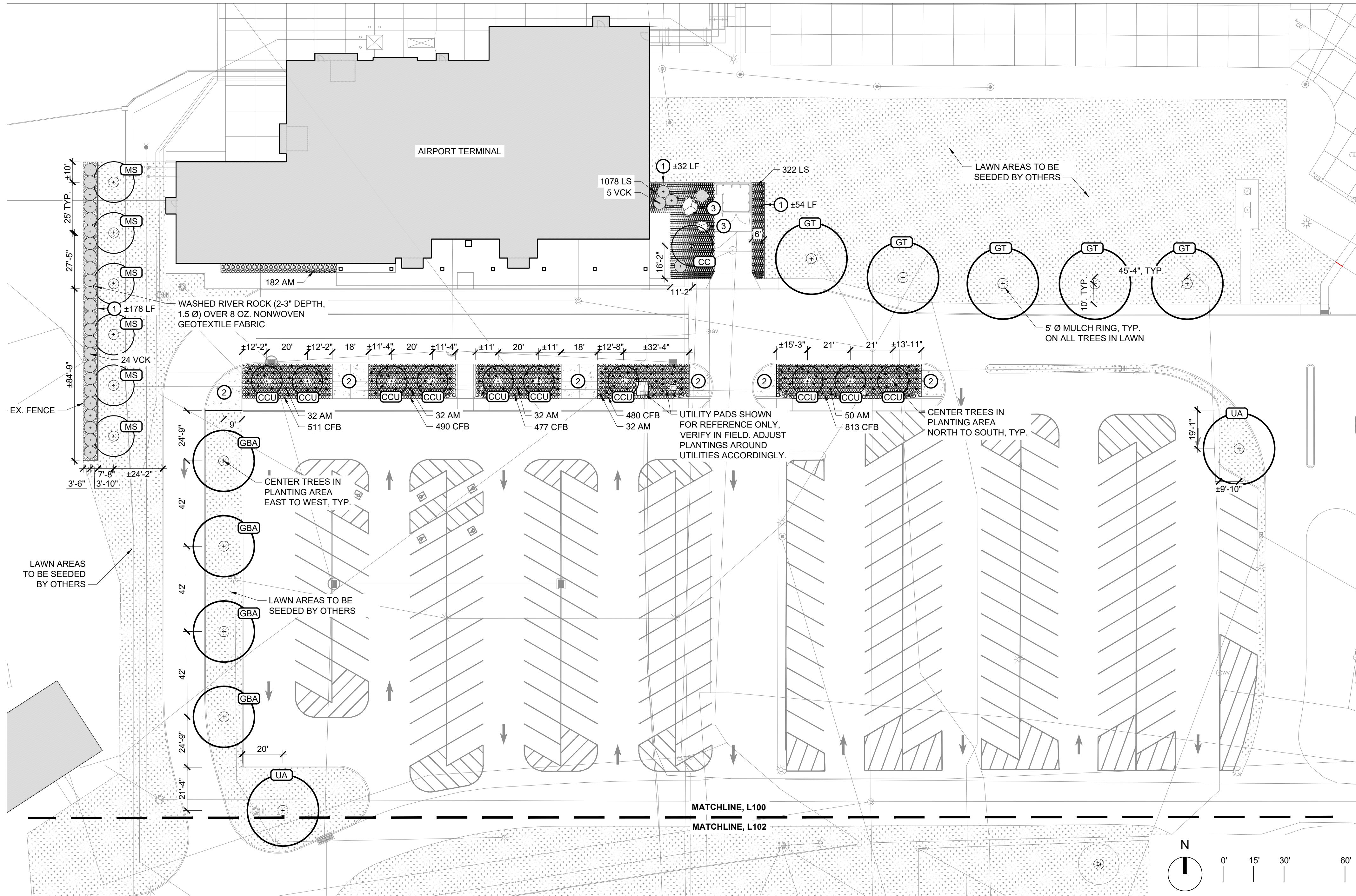
By: \_\_\_\_\_  
Gary C. Wattnem, Chair

By:  \_\_\_\_\_  
Carey K. Umbarger, President

**LEASE ASSIGNOR**

 \_\_\_\_\_  
Jeffrey A. Brakke





**LEGEND**

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- WATER
- TELECOM
- GAS
- ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EXISTING EASEMENT
- EXISTING FENCE
- 995 EXISTING CONTOUR

**PLANTING LEGEND**

- (Symbol) SHADE TREE
- (Symbol) ORNAMENTAL TREE
- (Symbol) SHRUB / PERENNIAL
- (Symbol) TURFGRASS, LAWN AREA TO BE SEEDED BY OTHERS
- (Symbol) DOUBLE SHREDDED HARDWOOD MULCH
- (Symbol) WASHED RIVER ROCK (2-3" DEPTH, 1.5" Ø) OVER 8 OZ. NONWOVEN GEOTEXTILE FABRIC

**PLANTING NOTES**

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. CONTRACTOR RESPONSIBLE FOR ALL UTILITY LOCATES AND POTHOLING AS REQUIRED PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
3. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES. CONTRACTOR MUST COMPLETE WORK IN A WAY THAT MINIMIZES IMPACT ON THE TERMINAL ENTRANCE ROAD AND PARKING LOTS. PUBLIC VEHICLE AND PEDESTRIAN ACCESS TO AND FROM THE TERMINAL MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR MUST EMPLOY CLEAN SITE PRACTICES AND KEEP EXISTING PAVEMENT FREE OF DIRT AND FOREIGN DEBRIS.
4. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
5. ALL PLANT MATERIALS MUST CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), PUBLISHED BY AMERICANHORT. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE STANDARDS.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
7. OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUANTITY.
8. FLAG LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
10. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING SOIL MIX OR NATIVE TOPSOIL (AT TREES IN LAWN).
11. EXCAVATE EXISTING SOILS WITHIN PLANT BEDS, DISPOSE OFF SITE, AND BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF 10% COMPOST / 90% LOAM / 3-5% ORGANIC MATTER, MINIMUM 6.0 - 7.0 PH. CONTRACTOR TO PROVIDE SOIL TEST OF MIX TO LANDSCAPE ARCHITECT FOR REVIEW/APPROVAL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. CONTRACTOR TO VERIFY NEW PLANTING BEDS [ TREE, SHRUB, AND PERENNIAL BEDS ] PERCOLATE PRIOR TO PURCHASING AND INSTALLING PLANTS.
12. CONTRACTOR TO PROVIDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED PLANT SPECIES AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OF OTHER MEASURING DEICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN 20 PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF THREE PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND THE NAME OF THE GROWING NURSERY. SUBMIT TO LANDSCAPE ARCHITECT FOR REVIEW. SUBMIT PHOTOS TO EMILY SILER AT ESILER@GENUS-LA.COM
13. IN GRADE SOIL TO BE FLUSH WITH SURROUNDING PAVING, WATER IN LIFTS TO ENSURE SOIL IS SETTLED.
14. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH, NATURAL COLOR, IN ALL PLANT SAUCERS AND PLANTING BEDS, UNLESS OTHERWISE NOTED, TO A 2-INCH DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
15. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
  - 15.1. DECIDUOUS TREES & SHRUBS: SPRING PLANTING PRIOR TO JUNE 15 AND FALL PLANTING AUG. 15 TO NOV. 1.
  - 15.2. PERENNIALS, BULBS, & GROUND COVERS: SPRING PLANTING APRIL 25 TO JUNE 15 AND FALL PLANTING AUG. 15 TO OCT. 1.
  - 15.3. PLANTING MAY BE CONDUCTED UNDER REASONABLE CONDITIONS, EXCEPT IN WEATHER BELOW 32° F OR ABOVE 90° F. NO VARIANCE FROM PLANT WARRANTY OR OTHER REQUIREMENTS WILL BE GIVEN FOR PLANTS INSTALLED OUTSIDE THE SPECIFIED PERIODS.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
17. CONTRACTOR RESPONSIBLE FOR INITIAL WATERING OF ALL PLANTS AND MAINTENANCE OF UNTIL FINAL ACCEPTANCE OF PROJECT. CONTRACTOR TO COORDINATE WATERING WITH OWNER. OWNER TO PROVIDE WATER SOURCE. CONTRACTOR TO PROVIDE WATERING SERVICE. WATER SHALL BE NO COST TO CONTRACTOR. CONTRACTOR TO PROVIDE WATER TANK ASSOCIATED EQUIPMENT AND LABOR FOR WATERING.

MATERIALS SCHEDULE		
KEY	DESCRIPTION	NOTES
1	LIMESTONE EDGING	SEE 04/L200
2	5" THICK PCC PAVEMENT	BY OTHERS. SHOWN FOR REFERENCE ONLY.
3	FIELD BOULDER	BOULDERS PROVIDED BY OWNER (SOURCED ON-SITE). CONTRACTOR TO INSTALL. SIZE VARIES. APPROX. SIZE: 3-5' Ø. SET STONE 4-8" BELOW GRADE.

OVERSTORY TREES						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
4	GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	B&B	
5	GT	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	
2	UA	ULMUS 'MORTON' ACCOLADE	ACCOLADE ELM	2" CAL.	B&B	
UNDERSTORY TREES						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
10	CCU	CARPINUS CAROLINIANA 'UXBRIDGE'	RIISING FIRE AMERICAN HORNBEAM	2" CAL.	B&B	SINGLE STEM / MATCHED
4	CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8" HT.	B&B	MULTI-STEM
6	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	B&B	SINGLE STEM
SHRUBS						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
33	VCK	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	#3	CONT.	30" HT. AT INSTALL
PERENNIALS						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
182	AM	ALLIUM 'MILLENNIUM'	MILLENNIUM ALLIUM	4" CONT.	CONT.	15" O.C. Δ
2771	CFB	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	4" CONT.	CONT.	14" O.C. Δ
1400	LS	LIRIOPE SPICATA	CREEPING LIRIOPE	4" CONT.	CONT.	12" O.C. Δ
BULBS						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
178	AA	ALLIUM AFLATUENENSE 'PURPLE SENSATION'	PURPLE SENSATION ALLIUM	12+ CM	BULB	NATURALIZED

AIRPORT NO: \_\_\_\_\_ FOTH PROJECT NO: 25M038.01  
 DESIGNED BY: SS CHECKED BY: BD DRAWN BY: SS, ES  
 CAD DATE: 04/07/2025

NO	DATE	BY	REVISION DESCRIPTION



**TERMINAL AREA LANDSCAPING PACKAGE**  
 MASON CITY, IOWA

PLANTING PLAN  
 SHEET NO. L100







- LEGEND**
- PROPERTY LINE
  - LIMIT OF CONSTRUCTION
  - W---W WATER
  - T---T TELECOM
  - G---G GAS
  - E---E ELECTRIC
  - SAH---SAH SANITARY SEWER
  - ST---ST STORM SEWER
  - - - EXISTING EASEMENT
  - EXISTING FENCE
  - 995 EXISTING CONTOUR

- PLANTING SOILS PREPARATION LEGEND**
- PERENNIALS**  
EXCAVATE 12" DEPTH. PROVIDE 12" PLANTING SOILS.
  - SHRUBS**  
EXCAVATE 18" DEPTH. PROVIDE 18" PLANTING SOILS.
  - TREES**  
EXCAVATE 5' X 10' RECTANGLE, 36" DEEP.  
PROVIDE 36" OF PLANTING SOILS

NOTE: PLANTING SOIL MIX SHALL CONSIST OF 10% COMPOST / 90% LOAM / 3-5% ORGANIC MATTER. MINIMUM 6.0 - 7.0 PH. LAB TEST OF SOIL MIX TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE OF SOIL COMPONENTS.

AIRPORT NO: \_\_\_\_\_ FOTH PROJECT NO: 25M038.01  
 DESIGNED BY: SS CHECKED BY: BD DRAWN BY: SS, ES  
 CAD DATE: 04/07/2025

NO	DATE	BY	REVISION DESCRIPTION
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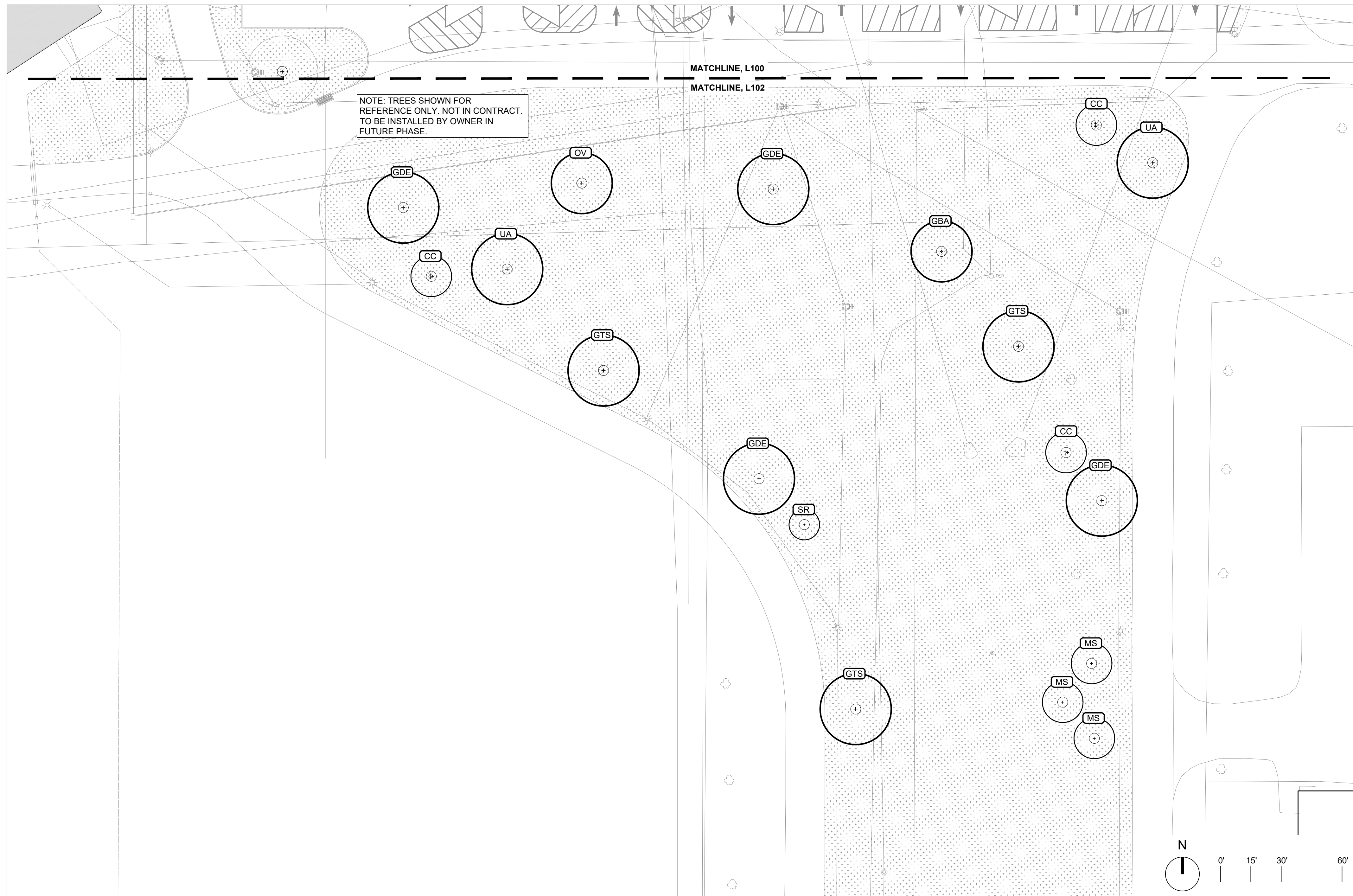
**TERMINAL AREA LANDSCAPING PACKAGE**  
 MASON CITY, IOWA

SOILS PLAN

SHEET NO.  
 L101

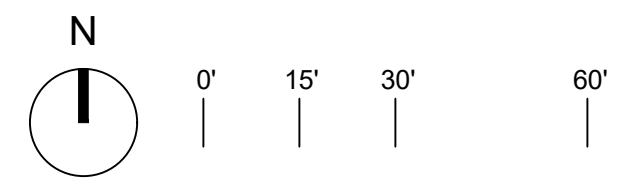
**gēnus**  
 [landscape architects]  
 T 515 284 1010  
 WWW.GENUS-LA.COM





**LEGEND**

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- WATER
- TELECOM
- GAS
- ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EXISTING EASEMENT
- EXISTING FENCE
- 995 --- EXISTING CONTOUR



FUTURE PHASE RECCOMENDED TREES						
OVERSTORY TREES						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
1	GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	B&B	
3	GTS	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.	B&B	
4	GDE	GYMNOCLAUDUS DIOICUS 'ESPRESSO-JFS'	KENTUCKY COFFEE TREE ESPRESSO	2" CAL.	B&B	
1	OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B&B	
2	UA	ULMUS 'MORTON' ACCOLADE	ACCOLADE ELM	2" CAL.	B&B	
UNDERSTORY TREES						
QTY	KEY	BOTANICAL	COMMON	SIZE	ROOT	NOTES
3	CC	CERCIS CANADENSIS	EASTERN REDBUD	6'-8' HT.	B&B	MULTI-STEM
3	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	B&B	SINGLE STEM
1	SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	SINGLE STEM

**gēnus**  
[ landscape architects ]

T 515 284 1010  
WWW.GENUS-LA.COM

AIRPORT NO: \_\_\_\_\_ FOTH PROJECT NO: 25M038.01  
DESIGNED BY: SS CHECKED BY: BD DRAWN BY: SS, ES  
CAD DATE: 04/07/2025

NO	DATE	BY	REVISION DESCRIPTION

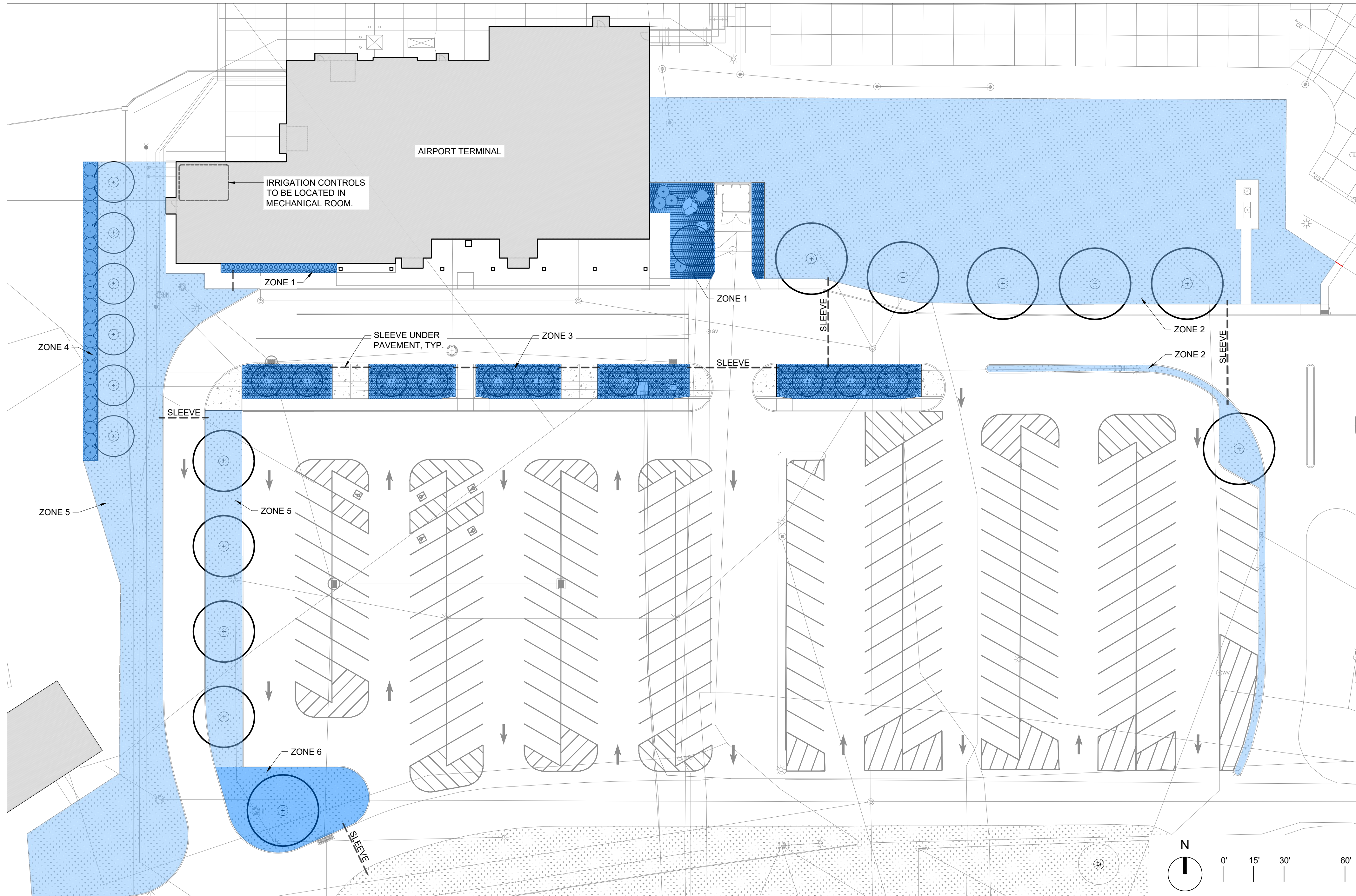
**gēnus**  
[ landscape architects ]

**TERMINAL AREA LANDSCAPING PACKAGE**  
MASON CITY, IOWA

FUTURE PHASE PLANTING PLAN

SHEET NO.  
**L102**





**LEGEND**

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- WATER
- TELECOM
- GAS
- ELECTRIC
- SANITARY SEWER
- STORM SEWER
- EXISTING EASEMENT
- EXISTING FENCE
- 995 EXISTING CONTOUR

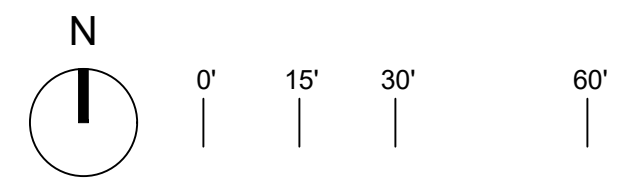
**IRRIGATION LEGEND**

- 3" DIA. SCHEDULE 40 PVC IRRIGATION SLEEVE
- DRIP IRRIGATION AREA (PLANTING BEDS)
- SPRAY HEAD IRRIGATION AREA (LAWN AREAS)

**NOTE: IRRIGATION TO BE BID AS ADD ALTERNATE #1**

**IRRIGATION NOTES**

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. IRRIGATION CONTRACTOR SHALL DESIGN AND INSTALL IRRIGATION SYSTEM, AND SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SHOP DRAWING SUBMITTAL SHALL INCLUDE IRRIGATION PLAN DRAWING INDICATING LOCATIONS OF UNDERGROUND ROUTING, IRRIGATION ZONES, EMITTERS, AND VALVES, AS WELL AS CUT SHEETS FOR PIPE MATERIAL, SPRAY HEADS OR DRIP LINE, VALVE BOXES, AND CONTROLLER UNIT.
3. HEAD TO HEAD COVERAGE IS REQUIRED FOR ALL LAWN AREAS.
4. DRIP LINE IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS.
5. IRRIGATION CONTRACTOR SHALL COORDINATE CONNECTION POINT AT BUILDING WITH OWNER AND INSTALL BACKFLOW PREVENTER AS REQUIRED. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES AND IS IN GOOD WORKING CONDITION.
6. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.)
7. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
8. CONTRACTOR TO INSTALL NEW HUNTER ACC2 CONTROLLER OR APPROVED EQUAL. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM IN AREAS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, AND GRADE DIFFERENCES WERE NOT CONSIDERED DURING DESIGN. BRING SUCH DIFFERENCES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. PLACE VALVE BOXES IN LANDSCAPE BEDS PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED. LANDSCAPE ARCHITECT SHALL APPROVE LOCATIONS PRIOR TO INSTALLATION.
11. DRIP LINES TO BE COVERED BY MULCH.
12. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO, OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
13. ALL SPRINKLER HEADS TO BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, PARKING AREAS, RETAINING WALLS, BUILDINGS OR THE HARDSCAPE AREAS.
14. CONTRACTOR TO INSTALL 3" PVC SCH 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED. COORDINATE FINAL LOCATIONS OF IRRIGATION SLEEVES, UTILITY CONNECTIONS, AND CONTROLLER WITH OWNER AND LANDSCAPE ARCHITECT.
15. CREATE SEPARATE ZONES FOR PLANTING AREAS AND TO ENABLE MANAGEMENT OF WATERING REQUIREMENTS. CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER THAT CAN SUPPORT UP TO 10 ZONES.
16. IRRIGATION SYSTEM TO BE OPERABLE PRIOR TO PLANTING PERENNIALS AND SHRUBS.



AIRPORT NO: \_\_\_\_\_ FOTH PROJECT NO: 25M038.01  
 DESIGNED BY: SS CHECKED BY: BD DRAWN BY: SS, ES  
 CAD DATE: 04/07/2025

NO	DATE	BY	REVISION DESCRIPTION
▲			
▲			
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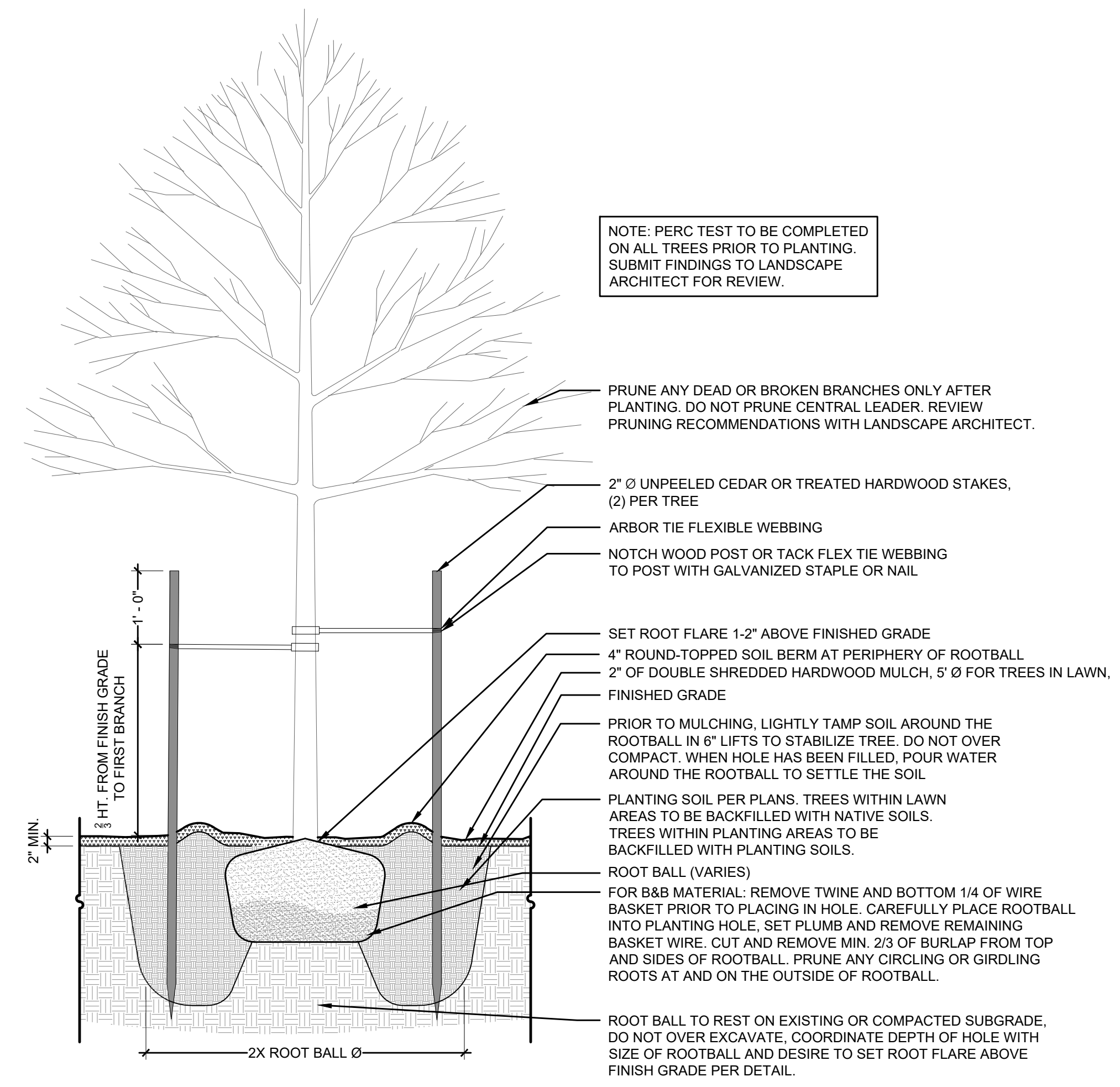
**TERMINAL AREA LANDSCAPING PACKAGE**  
 MASON CITY, IOWA

IRRIGATION PLAN

SHEET NO.  
**L103**

**genus**  
 [landscape architects]  
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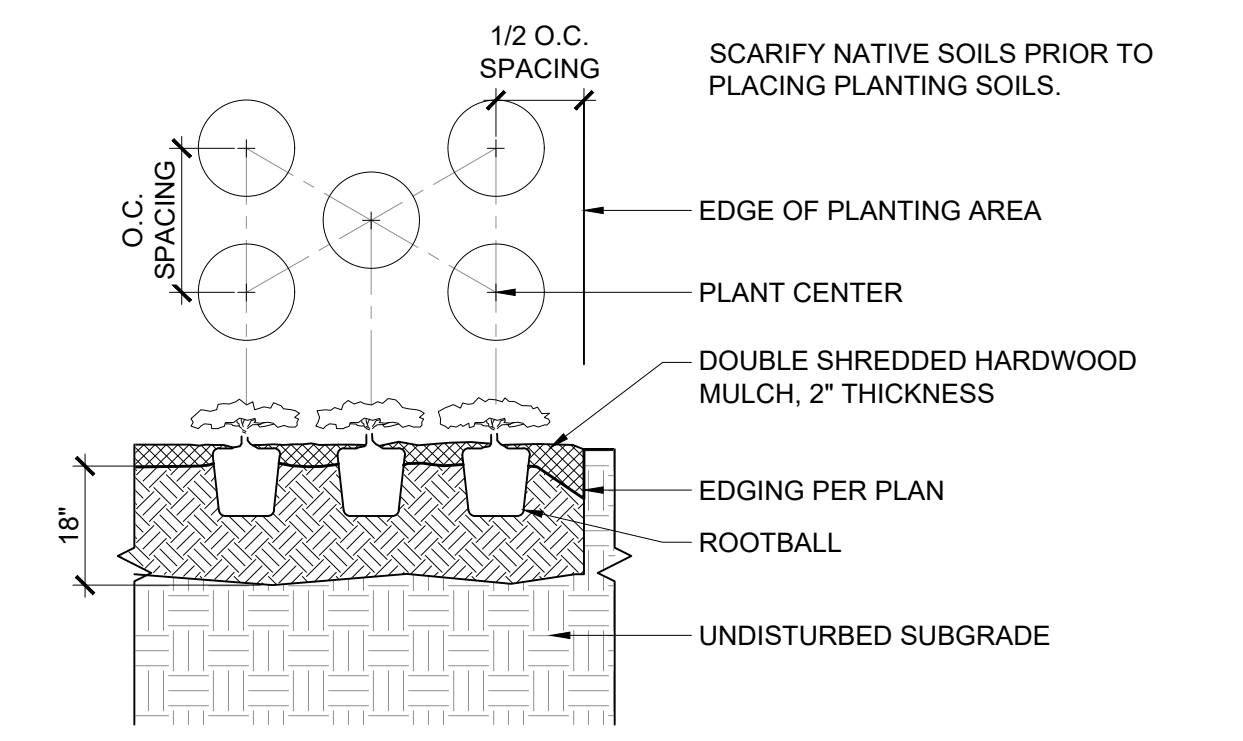




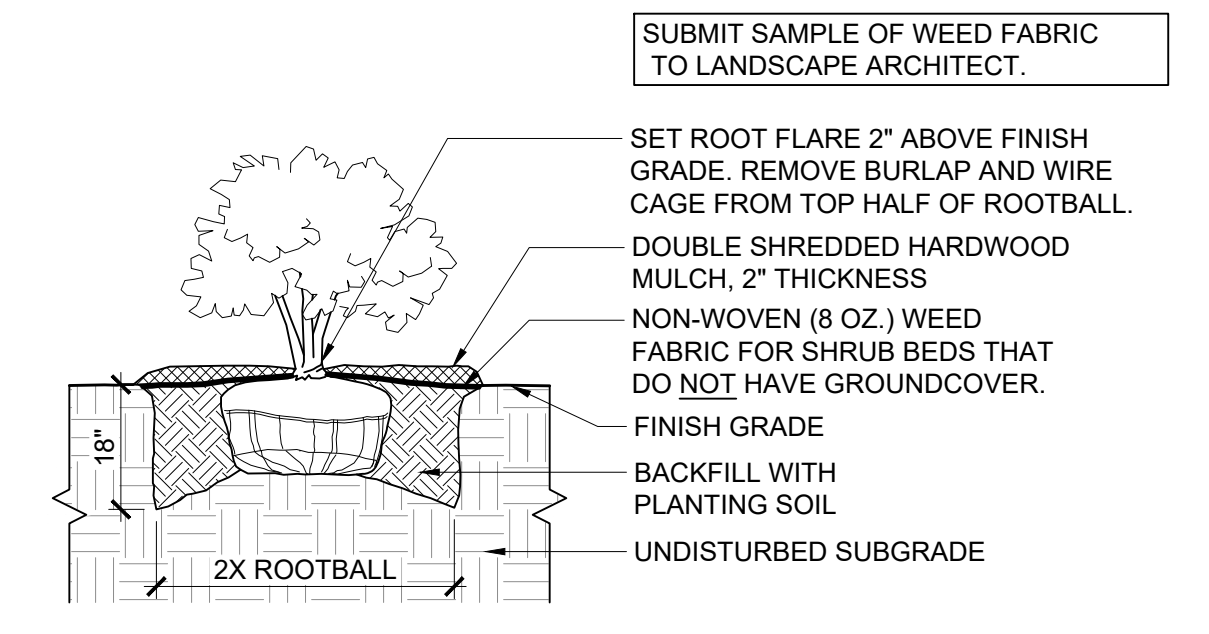
**05 OVERSTORY TREE PLANTING**  
SCALE: 1/2" = 1'-0"

**PROJECT SUBMITTALS TO LANDSCAPE ARCHITECT**

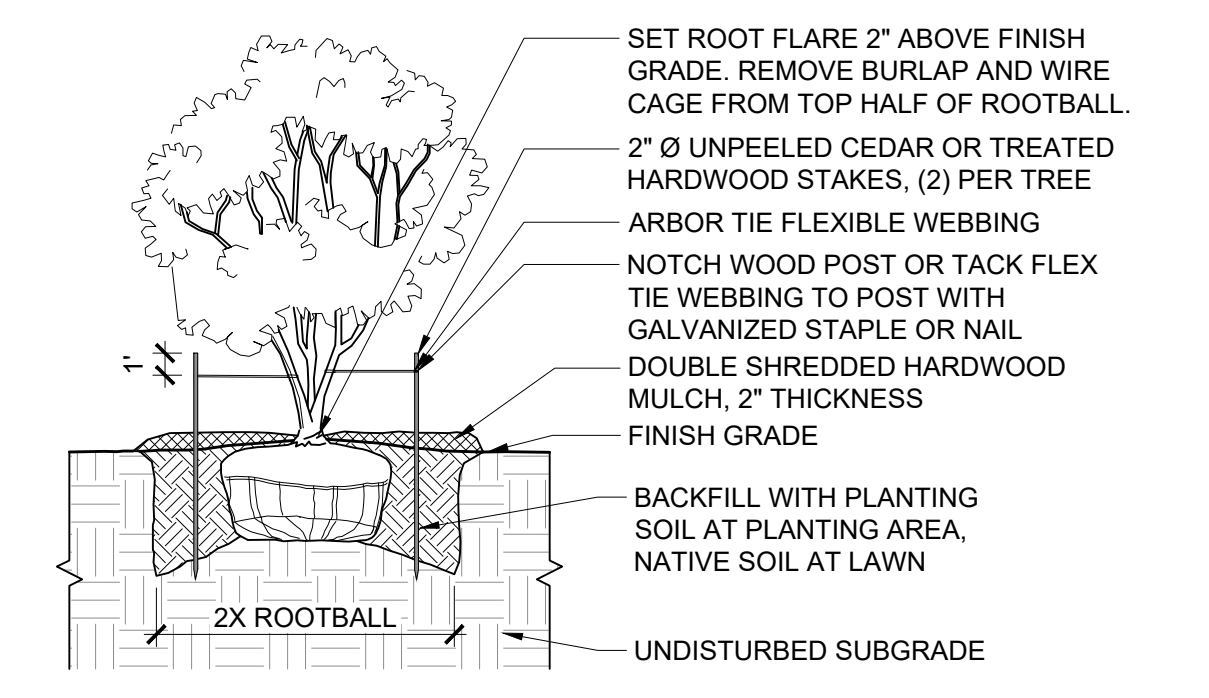
1. PLANTING SOIL TESTING
2. PLANT LIST (SIZE, SUPPLIER, PHOTO OF TREES)
3. DOUBLE SHREDDED HARDWOOD MULCH
4. WEED FABRIC
5. TREE STAKES
6. TREE STAKING WEB AND RELATED MATERIAL
7. PERC TEST FINDINGS
8. LIMESTONE EDGING - 6" SAMPLE
9. IRRIGATION SHOP DRAWINGS (IF ACCEPTED)
10. IRRIGATION CONTROL COMPONENTS (IF ACCEPTED)



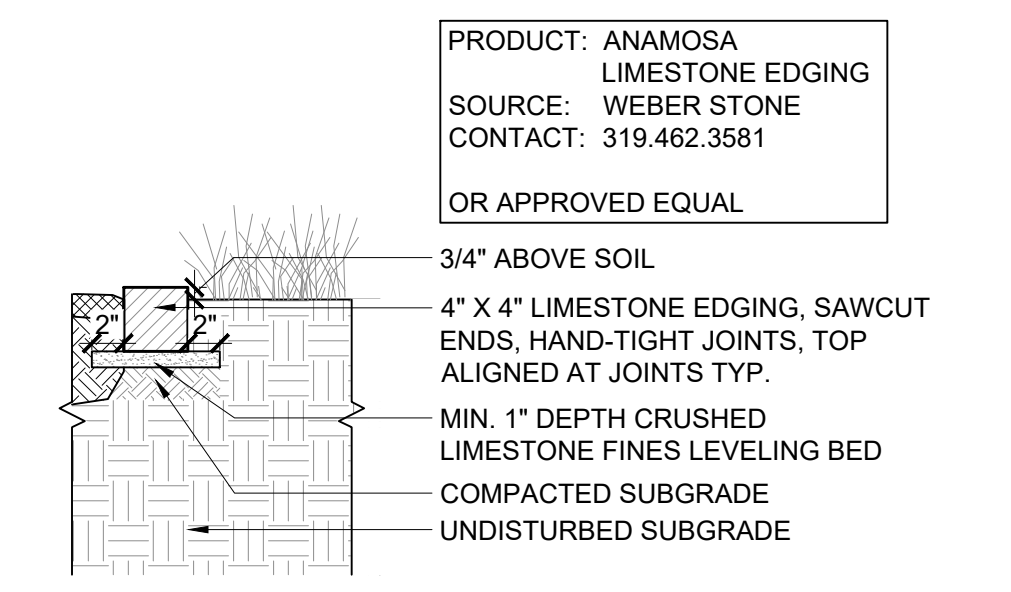
**01 PERENNIAL PLANTING**  
SCALE: 1" = 1'-0"



**02 SHRUB PLANTING**  
SCALE: 1" = 1'-0"



**03 ORNAMENTAL TREE PLANTING**  
SCALE: 1" = 1'-0"



**04 LIMESTONE EDGING**  
SCALE: 1" = 1'-0"

AIRPORT NO: \_\_\_\_\_ FOTH PROJECT NO: 25M038.01  
DESIGNED BY: SS CHECKED BY: BD DRAWN BY: SS, ES  
CAD DATE: 04/07/2025

NO	DATE	BY	REVISION DESCRIPTION



**TERMINAL AREA LANDSCAPING PACKAGE**  
MASON CITY, IOWA

SITE DETAILS

SHEET NO.  
L200



Enplanements	2020	2021	2022	2023	2024	2025	% 24-25
January	547	188	519	420	275	576	109%
February	506	195	497	389	326	509	56%
March *!	329	361	644	565	435	835	92%
April	58	435	553	412	514		
May	117	641	737	415	575		
June	237	847	659	526	531		
July	280	1003	708	584	660		
August	250	902	376	507	674		
September	302	798	307	509	521		
October	320	759	349	445	557		
November	250	821	393	510	705		
December	328	777	527	484	796		
Total for Year	3524	7727	6269	5766	6569	1920	85%

Deplanements	2020	2021	2022	2023	2024	2025	% 24-25
January	543	226	608	419	331	543	64%
February	503	197	500	394	309	469	52%
March *!	391	434	831	606	479	832	74%
April	61	528	640	430	538		
May	133	676	794	449	609		
June	270	889	841	543	656		
July	325	1070	638	596	672		
August	271	920	372	553	692		
September	341	867	317	487	591		
October	309	806	358	476	583		
November	265	837	333	439	746		
December	282	793	546	443	795		
Total for Year	3694	8243	6778	5835	7001	1844	65%

\* COVID-19 restrictions begin March 12, 2020

! SkyWest Airlines begins operations March 1, 2021

Fuel Flow	2020	2021	2022	2023	2024	2025	% 24-25
January	19,095.6	12,599.0	25,903.5	18,330.2	13,649.7	33,443.8	145%
February	16,356.5	8,225.6	21,469.3	15,885.3	18,849.4	22,902.5	22%
March	17,671.3	27,688.1	15,814.6	15,947.8	20,987.4	26,213.7	25%
April	12,893.7	31,024.8	17,859.2	15,800.8	22,356.0		
May	16,418.0	30,623.2	20,576.9	26,724.2	18,229.3		
June	32,120.0	34,337.3	18,938.6	18,825.5	24,356.7		
July	23,191.7	42,788.3	23,883.3	24,074.1	30,371.6		
August	16,732.3	38,446.6	17,460.7	22,875.9	30,503.7		
September	14,006.1	36,969.3	16,036.5	22,594.4	33,102.3		
October	19,133.4	39,616.5	22,925.5	22,042.2	30,394.8		
November	17,275.9	32,208.4	15,784.8	18,453.5	27,294.6		
December	14,824.2	32,453.4	14,507.2	15,156.0	25,278.5		
Total for Year	219,718.7	366,980.5	231,160.1	236,709.9	295,374.0	82,560.0	54%