

AIRPORT MAINTENANCE OPERATIONS AGREEMENT

This Agreement is made on this _____ day of _____, 2025, effective January 1, 2026, and entered into by and between the City of Aurora (hereinafter referred to as "City") and Airfield Maintenance Services, LLC (AMS), an Illinois Limited Liability Corporation (hereinafter referred to as "AMS").

WHEREAS, the City of Aurora owns and operates the Aurora Municipal Airport located in Sugar Grove and Big Rock Townships, Kane County, Illinois, and;

WHEREAS, it is the desire of all parties to execute an Agreement to provide for the operation of the airport to include the management and maintenance of the Aurora Municipal Airport;

Now therefore, in consideration of the mutual covenants contained therein and the performance of the acts hereinafter set forth, the parties hereto agree to the following:

Section 1. Scope of Work for Maintenance.

- (a) AMS shall provide all manpower and required equipment without regard to the time of day or day of the week to provide for the maintenance of the Aurora Municipal Airport. AMS shall be on call, on a 24 hour basis, to perform required maintenance and assist as needed in the resolution of an emergency.

While the major aspects of this maintenance agreement are snow removal, mowing and airfield lighting, AMS shall be prepared and required to perform other duties as required. These include, but not limited to, minor building maintenance, i.e. window, door, siding and roof repairs; field tile repair; fencing installation and replacement and special events as approved by the City. AMS shall keep records and reports on the condition of the airport lights, pavement and other appurtenances to verify the functional capability of the facility following normal FAA protocols.

- (b) As a minimum, the following criteria are agreed upon by the parties for the maintenance of the Aurora Municipal Airport in the following specific areas:

i) Snow Removal:

- a. No more than 1" of snow shall be allowed to accumulate on the primary runway.
- b. No more than 1" of snow shall be allowed to accumulate on the transient apron.
- c. No more than 2" of snow shall be allowed to accumulate on the remaining pavements.
- d. De-icing chemicals shall be used to maximize safety and efficiency to aircraft and automobiles.
- e. Snow removal equipment shall be kept clean and in good repair.

ii) Mowing:

- a. All areas under the jurisdiction of the Airport that are visible to the public in the non-aircraft movement areas shall be mowed at intervals to keep the grass less than 3" in height.
- b. All areas under jurisdiction of the airport that are not included in the areas described in item 2a above, shall be mowed at intervals to keep the grass less than 6" in height.
- c. All lights, poles, outlet structures, fences, pavement cracks and other appurtenances shall be regularly trimmed or sprayed to keep them free of grass or weeds.
- d. All areas disturbed by plowing, mowing or other incidents shall be restored to proper grade and have turf repaired immediately when the disturbed area violates FAA safety standards as soon as possible in other areas.

iii) Painting:

- a. All poles, fences, lights, signs, structures and other appurtenances under the jurisdiction of the Airport shall be maintained according to FAA criteria and/or shall be kept free of rust by painting.
- b. All Airport pavements shall be properly marked or painted to maintain the pavements according to FAA standards.

iv) Electrical:

- a. All airfield lights, gates and signs shall be checked on a daily basis and maintained as needed to be in working order. All lights that are out of service shall be repaired in 24 hours.
- b. Inventory of common electrical components shall be organized and kept in sufficient numbers to facilitate timely repairs.
- c. All airfield light lenses shall be cleaned as necessary to insure proper functioning.

v) Storm Water System:

- a. All storm water drainage system components, including but not limited to, outfall structures, inlet structures, manholes, field tiles, spillways and low flow flumes shall be regularly inspected.
- b. Any vegetation that causes restriction of the flow of storm water shall be removed.

Section 2. Equipment.

- (a) In order to perform the items of work described in Section 1., (a) & (b), herein, the City agrees to provide to AMS, his employees, agents or assignees, the use of snow removal equipment, trucks and other equipment which will remain the property of the City which shall be insured by the City. Said equipment shall be maintained in good working order by AMS and shall be kept out of the weather

when not in use in a facility owned by the City. AMS shall provide all minor maintenance to said equipment as part of this agreement, such as oil and lubrication, hoses and light body work. The City shall provide for all major repairs such as engine, transmission and hydraulics overhauls.

The City shall provide all materials, fuel and lubricants to operate and maintain City equipment. AMS shall not have exclusive use of the equipment during this Agreement but may be used by other City Departments when it is not needed by AMS to perform the duties described herein. AMS shall not use said equipment for any purpose other than the performance of obligations described herein.

- (b) AMS agrees to provide all mowing and other equipment and tools necessary to comply with the provisions of this agreement. Further, AMS shall provide a front end loader capable of properly loading de-icing materials in the snow removal equipment in addition to other uses. AMS shall maintain all of his equipment at his expense including, but not limited to parts, labor and/or replacements. AMS shall provide all oils and lubricants for the operation of his equipment. The City shall provide all fuels.

When available, the City agrees to allow AMS to store his equipment in facilities owned by the City at the Airport.

Section 3. Insurance and Indemnification.

- (a) During the term of this Agreement, AMS shall provide the following types of insurance in not less than the specified amounts:
 - i) Comprehensive General Liability - \$1,000,000 per occurrence;
 - ii) Workers Compensation - Statutory Employer Liability \$1,000,000 (the policy shall include a waiver of subrogation and may include an election by an owner/employee to exclude coverage)
 - iii) Umbrella Coverage (provided the Comprehensive General Liability Coverage is less than \$2,000,000), excluding aviation coverage - \$1,000,000; and
 - iv) Auto Liability - Combined Single Limit in the amount of \$1,000,000 on any AMS owned and/or hired and/or non-owned motor vehicles engaged in the Maintenance Services within the scope of this Agreement.
- (b) AMS shall furnish to the City satisfactory proof of coverage of the above insurance requirements, by a reliable company or companies and filed with the City. Said certificates shall contain a clause to the effect that, for the duration of this Agreement, the insurance policy shall be canceled, expired or changed so as to the amount of coverage only after written notification thirty (30) days in advance to the City. In addition, said certificates shall list the City and its officers, agents and employees as primary, non-contributory additional insured on all required insurance policies.

- (c) AMS shall require sub-contractors, if any, not protected under AMS's policies, to take out and maintain insurance of the same nature in amounts, and under the same terms, as required of AMS.
- (d) AMS shall indemnify, defend and save harmless the City, its officers, agents, employees, representatives and assigns, from lawsuits, actions, costs (including reasonable attorney's fees), claims or liabilities of any character, including as allowed by law, liabilities incurred by the City due to negligence of AMS, and brought because of any injuries or damages received or sustained by any person, persons, or property on account of any act or omission, neglect or misconduct of said AMS, its officers, agents and/or employees (but excluding acts of employees or other independent contractors of the City working at the Airport unless such acts were at the direction of AMS) arising out of, or in performance of any of the provisions of this Agreement, including any claims or amounts recovered for any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered against the City under the "Workers Compensation Act" or any other law, ordinance, order or decree (but excluding Workers Compensation claims of persons employed by the City and working at the Airport unless such claims arise as a result of direction given to such persons by AMS). AMS shall be solely liable for all costs of such defense and for all expenses, fees, judgments, settlements and all other costs arising out of such claims, lawsuits, actions or liabilities arising out of the negligent or willful conduct of AMS.

Section 4. General Provisions.

- (a) It is agreed that nothing contained herein shall be construed to grant or authorize the granting of an exclusive right prohibited by Section 308 of the Federal Aviation Act of 1948, as amended, and the City reserves the right to grant to others the privilege and right to conduct any one or all activities of an aeronautical nature.
- (b) AMS assures the City that an affirmative action program has been implemented as required by 14 CFR Part 152, Subpart E, to ensure that no person shall, on the ground of race, creed, color, national origin or sex, be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. AMS assures the City that no person shall be excluded based upon the foregoing grounds, from participating in or receiving the services or benefits of any program or activity covered by the foregoing Subpart. AMS assures the City that they will require that any of their suborganizations will provide assurance to AMS that they too, will undertake affirmative action programs and that they will require assurances from any of their suborganizations, as required by 14 CFR Part 152, Subpart E.
- (c) AMS further agrees to comply with such enforcement procedures as the United States Government might demand that the City take in order to comply with the assurances required herein.

- (d) AMS agrees to furnish its services on a fair, equitable and not unjustly discriminatory basis to all users of the Aurora Municipal Airport.

Section 5. Term. This Agreement shall remain in effect for a period of five (5) years, with one automatic five-year renewal, upon mutual consent of the City of Aurora and Airfield Maintenance Services, LLC. This would commence on January 1, 2026.

Section 6. Compensation. The City shall pay AMS for the services as listed in this Agreement at the initial rate of four-hundred twenty-four thousand five-hundred dollars (\$424,500) per year, payable in twelve (12) installments at the end of each month of the Term. The compensation for each of the subsequent years of this agreement shall be adjusted each January 1st based on the Consumer Price Index (CPI) for the Chicago area but will be capped at an increase of four percent (4%) per year. (See Cost of Living Adjustment Rider attached hereto as Exhibit A).

AMS shall be paid in equal monthly installments by the 15th of each month, commencing February 15, 2026 and thereafter upon satisfactory completion of the duties described herein.

Further, as part of the compensation, the AMS President is permitted to reside in the residence(s) or designate an individual material to airport maintenance to reside in the residence located on the airport property. If AMS shall elect to take advantage of this benefit, the occupant shall pay the utilities for the residence. AMS agrees not to sublease the residence without the written approval of the City.

Both parties further agree that if either party notifies the other party, in writing, no sooner than September 1, and no later than September 30 of each year, that the work required has substantially changed due to development at the airport, that both parties agree to negotiate with each other as to changes in the foregoing compensation amounts.

Section 7. Compliance. It is agreed by both parties that the compensation provided for in this Agreement is for work completed. Should duties not be performed per the provisions of this Agreement, the City has the discretion to withhold all or partial payment to AMS.

The City shall notify AMS, in writing, of any observed defaults in the performance duties by AMS. Failure of the City to observe and/or notify AMS of a default does not absolve AMS of the default. Further, should all or partial payments for improper compliance with the provision of this Agreement be withheld, a written explanation shall accompany the payment illustrating the defaults and the times of the default.

AMS may appeal any loss of payment to the Mayor and City Council.

Section 8. Status. The parties intend that the relationship between them created under this Agreement is such that AMS shall serve as an independent contractor to the City. AMS shall not be considered an agent or employee of the City for any purpose, and the City is interested only in the results obtained under this Agreement; with the manner and means of performing the services being subject to AMS sole and exclusive control.

AMS shall be responsible for all state, federal and local taxes, including estimated taxes, social security, disability insurance, if any, and other similar form of payments, as well as all employment or independent contractor reporting, for any of AMS's employees or agents.

AMS shall agree to random testing of all employees for substance abuse that work on the Airport at the discretion of the City.

AMS assures the City that all employees operating equipment on the Airport have all required training and licenses, as prescribed by law, for said equipment. AMS further agrees to abide by all FAA and State of Illinois procedures for operation and communication of men and machines on the Airport.

Section 9. Notices. Any notices permitted or required under this Agreement shall be deemed given upon the date of personal delivery or forty-eight (48) hours after deposit in the United States mail, postage fully prepaid, certified mail, return receipt requested, addressed to AMS at:

John Broz
Airfield Maintenance Services, LLC
16549 Phillips Rd
Hinckley, IL 605

And addressed to the City at:

City of Aurora
44 East Downer Place
Aurora, IL 60506
Attn: Corporation Counsel

or at any other address as a party may, from time to time, designate by notice given in compliance with this Section.

Section 10. Waiver. The waiver by either party of the breach of any provision of this Agreement with the other party shall not operate or be construed as a waiver of any subsequent breach.

Section 11. Assignment. Except as otherwise provided within this Agreement, neither party hereto may transfer or assign this Agreement without the prior written consent of the other party.

Section 12. Law Governing. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Section 13. Attorney Fees. In the event any suit or action is brought by either party under this Agreement to enforce any of its terms, or in any appeal therefrom, it is agreed that the prevailing party shall be entitled to reasonable attorneys' fees to be fixed by the trial court and/or appellate court.

Section 14. Titles and Captions. All article, section and paragraph titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Agreement.

Section 15. Pronouns and Plurals. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require.

Section 16. Entire Agreement. This Agreement contains the entire understanding between and among the parties and supersedes any prior understandings and agreements among them respecting the subject matter of this Agreement.

Section 17. Modifications Must Be in Writing. This Agreement may not be changed orally. All modifications of this Agreement must be in writing and must have been signed by each party.

Section 18. Counterparts. This Agreement may be executed in two (2) counterparts and both so executed shall constitute one Agreement, binding on the parties hereto even though both of the parties are not signatories to the original or the same counterpart.

Section 19. Savings Clause. If any provision of this Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

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

City of Aurora

Airfield Management Services, LLC

By: _____
Mayor

By: _____
President John Broz

Attest: _____
City Clerk

Attest: _____
Secretary Jennifer Fiene