

## WAHOO AIRPORT AUTHORITY

January 10, 2011

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First National Bank, met in regular session at City Hall. Chairman Mert Oden called the meeting to order at 7:45 a.m. The Open Meetings Law was located in the room by the Chairman for the public's use. The following board members answered roll call: Gaylord Anderson, and Jared Storm. Absent was Steve Gerdts and Jay Morrow. Also in attendance were Melissa Harrell, Ex-officio and Russ McFarling.

Phil Lorenzen was present to review the refinancing authorized by the Authority at the December 13, 2010 meeting. He reported that because of the end of the year the refinancing options were not attractive and so he held off on placing the new debt. He explained to the Board that since the first of the year the rates had dropped and refinancing was now available to the Board that would drop the average coupon rate on the outstanding debt from 4.337% to 2.395% and a savings of \$27,586. A motion was made by Oden, seconded by Anderson to rescind all action from December 13, 2010 relating to the calling and reissue of debt for the Airport Authority. Roll call vote: Oden, yes; Anderson, yes; and Storm, yes. Morrow and Gerdts, absent and not voting. Motion carried.

A motion was made by Anderson, seconded by Oden, to authorize calling the \$400,000 of outstanding debt from Series 2003 Bonds on February 9, 2010. Roll call vote: Anderson, yes; Oden, yes; and Storm, yes. Morrow and Gerdts, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Storm to authorize the use of debt service reserve and the issuance of \$390,000 refunding bonds to pay the called Series 2003 Bonds. Roll call vote: Oden, yes; Storm, yes; and Anderson, yes. Morrow and Gerdts, absent and not voting. Motion carried.

Harrell presented a matrix evaluation of all responsibilities at the Airport and asked that each Board member complete the matrix and return it. The end goal is to use the matrix to help prepare agreements for the maintenance contractor and a fixed base operator.

Harrell indicated there was not a draft of an agreement for the maintenance contractor nor for the fixed base operator.

Harrell presented comments received from tenants as they renewed their lease including comments on missing items, maintenance, and concerns.

McFarling presented ideas on maintenance issues he has been dealing with including thoughts on fencing and moving a tenant around so a door can be maintained.

Discussion was held on security issues at the Airport. Oden reported that during recent ice/snow conditions it was evident that there was trespassing happening during off hours at the Airport. This was reported to the police. Discussion about how fencing and gates can be changed to discourage unauthorized travel. Storm requested permission from the Authority to install a security camera system on the Ag Hangar he is leasing from the Authority. He indicated he had also installed a security light on the north side of his hangar where his chemicals are stored. A motion was made by Oden, seconded by Anderson to authorize the installation of the system on the leased building. Roll call vote: Oden, yes; Anderson, yes; and Storm, yes. Morrow and Gerdts, absent and not voting. Motion carried.

Discussion was held on a rental rate for a heated space in the main hangar of the Administration Building. A motion was made by Oden, seconded by Storm, to make the rental rate be \$175.00 per month or \$20.00 per night for a length of time until the monthly rates is paid. Roll call vote: Oden, yes; Storm, yes; and Anderson, yes. Morrow and Gerdts, absent and voting. Motion carried.

Harrell reported to the Board that she had made an error in the calculation of the 2011 rental rates. She explained the process for arriving at the rates and that ultimately the annual rates ended up being at a rate of a little over 6% instead of the 5% authorize by the Board. The Board felt that the \$22 that each tenant who paid annual would be reimbursed was not worth the hassle and questions from issuing refund checks. No action taken by the Board.

Oden explained he had contact with three people, representing two companies, expressing interest in the open fixed base operator contract at the Airport. He reported his discussions and opinions with the Board. No action taken.

A motion was made by Storm, seconded by Anderson, to approve the following claims submitted for payment:

AUTO	Wahoo Utilities	\$688.59
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NE-IA Supply	30.00
6487	Russ McFarling	2,300.00
6488	Windstream	110.58
6489	Quality Disposal	30.00
6490	Region V Services	91.92
6491	Virgl Implement	2,212.60
6492	Wahoo Building Center	131.47
6493	Roehr's Machinery	388.91
6494	Telvent	1,728.00
6495	Builders Do It Best	7.04
6496	Electrical Engineering & Equip	427.25
6497	Vaisala, Inc.	69,637.50
6498	American Electric Company	3.05
6499	Wahoo Utilities	10,700.00
51	VISA – Crown Products	<u>430.50</u>
	TOTAL	\$91,007.41

Roll call vote: Storm, yes; Anderson, yes and Oden, yes. Morrow and Gerdts, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Anderson to approve the minutes of November 8, November 19, and December 13, 2010. Roll call vote: Oden, yes; Anderson, yes; and Storm, yes. Morrow and Gerdts, absent and not voting. Motion carried.

Motion by Storm, seconded by Anderson to adjourn at 9:15 a.m.

Melissa Harrell  
Ex-Officio