

**WAHOO AIRPORT AUTHORITY**

**January 13, 2020**

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session at City Hall. Chairman Jay Morrow called the meeting to order at 4:53 p.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: Oden, and Burke. Absent were Vasa and Anderson. Also present were Evan Taylor, Paul Taylor, Steve Sherwood, Nathan Bentley, and Chris Corr.

The Chairperson called for comments not listed on the agenda and none were presented.

Steve Sherwood was asked to update the Authority on the hangar addition construction. Steve reported the construction management for this project is being handled by Jason Gabel but he was not able to attend the meeting. The shell of the building has been constructed. He indicated Eagle View will be paying for the items that will be constructed inside of the hangar addition and currently they are waiting on those items to be installed. Building construction is coming along as expected. Nathan Bentley was present and explained that the contract for construction was signed by Sherwood without the third-party consent as required by the purchase agreement. Authority members stated that the discussion on this should be between the two parties.

Discussion was held regarding the final pay application (#2 and Final) for the purchase and installation of the hangar door for the maintenance hangar for the Authority. Discussion was held on the use of the facility and the intent of the Authority to rent the facility. Papa Tango indicated there could be a possibility of overnight rent from the facility, but that area is being used for maintenance of the Authority’s equipment. Harrell indicated that the policy for temporary overnight hangar rental will be on the next agenda for consideration. A motion was made by Burke, seconded by Oden to accept the project and approve final pay application. Roll call vote: Burke, yes; Oden, yes; and Morrow, yes. Vasa and Anderson, absent and not voting. Motion carried.

The Chairperson had nothing to report.

Evan Taylor and Paul Taylor reported on maintenance activities at the Airport. They are working on equipment getting it ready for spring and summer work, cutting down trees in the fence lines, and preparing for snow removal. They reported the patches for the concrete repair on the runway turned out really nice.

Chris Corr with Olsson was present to report to the Board that he will be attending the open house at the Airport. He reviewed the preliminary information on the upcoming runway work that will be done in 2021-2022 that will be shown to interested tenants. This is preliminary only and will be provided for general information only. It was agreed that the goal is to show that a project is taking place and support the reasons why.

Harrell reported as Ex-Officio that she had received an email with a request for a potential private hangar construction that would have crew/temporary living quarters in the hangar. It was agreed that while crew quarters would be allowed per the FAA regulations and City of Wahoo Zoning Regs, temporary living quarters would not be allowed unless required by the business/operation that is directly related to an aviation operation. It was agreed this was not something Authority was interested in pursuing.

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

AUTO	Wahoo Utilities	\$722.99
AUTO	NE Department of Aeronautics	545.00

8067	M.E. Collins Contracting	10,450.00
8068-8084	VOID (error in printing)	0.00
8085	Auto Alley	22.45
8086	BMG CPA	6,000.00
8087	Bomgaars	159.15
8088	Bromm Lindahl etal	50.00
8089	Fleissner, Bill	50.00
8090	Ironhide Construction, Inc.	2,167.10
8091	Jackson Services	55.06
8092	M.E. Collins Contracting	10,000.00
8093	McBride, Chuck	720.00
8094	Otte Oil & Propane	333.06
8095	Papa Tango	3,060.00
8096	Saunders County Treasurer	84.22
8097	Simon's Home Store	43.96
8098	VISA	236.33
8099	CarQuest	10.49
8100	Waste Connections	40.00
8101	Windstream	249.42
AUTO	World Fuel	<u>30.00</u>
		\$35,029.22

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

Motion by Burke, seconded by Morrow to approve the minutes for December 2019 as presented. Roll call vote: Burke, yes; Morrow, yes; and Oden, yes. Vasa and Anderson, absent and not voting. Motion carried.

Motion by Burke, seconded by Oden, to adjourn at 5:26 p.m. Roll call vote: Burke, yes; Oden, yes; Morrow, yes. Vasa and Anderson, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio

## WAHOO AIRPORT AUTHORITY

February 18, 2020

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in special session at City Hall. Chairman Jay Morrow called the meeting to order at 4:33 p.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: Vasa, Anderson, Oden, and Burke. Also present were Evan Taylor, Paul Taylor, and Jason Gabel.

The Chairperson called for comments not listed on the agenda and none were presented.

A motion was made by Oden, seconded by Anderson to nominate the same slate of officers for the Authority as the past year, to close nominations, and to vote in favor of same slate as nominated. Roll call vote: Oden, yes; Anderson, yes; Vasa, yes; Burke, yes; and Morrow, abstained. Motion carried.

Discussion was held on the possibility of using the existing maintenance hangar (with the new door) when the space is available for overnight hangar of a plane. Evan Taylor indicated this would be possible if the space was not being utilized for other maintenance issues. A motion was made by Anderson, seconded by Vasa to amend the Wahoo Airport Authority 2020 Fee Resolution regarding the overnight use of the FBO Hangar to eliminate this as an option in the FBO Hangar (and the options for overnight or monthly storage) and to add overnight hangaring as an option in the Authority's Maintenance Hangar with no monthly option and the overnight fee starting at \$50 per night. Roll call vote: Anderson, yes; Vasa, yes; Oden, yes; Burke, yes; and Morrow, yes. Motion carried.

The conditional use permit for the Viaero Wireless cell tower located just west of 2201 North Hwy 77 was reviewed by the Authority. Harrell indicated this was an opportunity to file any concerns or complaints with the City that the Authority may have. Morrow indicated the concerns remain the same as when the conditional use permit was initially issued, which could be an issue in the future for an instrument approach. This will be reported to the City of Wahoo.

Discussion was held on the bid received from QT Pod for the upgrades needed for the fuel distribution system. A question was raised about the connection needed for the operation of the system and whether WiFi through an antenna connection would be an option over a cellular connection. Burke was authorized to contact QT Pod to get this question answered. Vasa indicated he would contact companies to get a price on installation. No action taken and the issue will be on the agenda the next meeting.

Discussion was held on the use of the corporate hangar and termination of the lease as directed by the Authority at the November 2019 meeting. Scott Erickson had previously asked for the discussion but was not able to attend the meeting. Harrell and Taylor reported on the water leak that was discovered recently and details on the cause of the leak and the repairs. No action was taken to allow for Scott Erickson to appear before the Authority for discussion at the March meeting.

Discussion was held on the problems with the door of Hangar 19. Evan Taylor presented a quote for the replacement for the hangar door opener for this hangar from DH Pace. A motion was made by Oden, seconded by Burke to proceed with replacement of the hangar door opener for Hangar 19. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; Vasa, yes; and Morrow, yes. Motion carried.

The Chairperson had nothing to report.

Evan Taylor and Paul Taylor reported on maintenance activities at the Airport. There were no additional activities to report on from maintenance activities mentioned during the meeting.

Harrell reported the majority of the hangar leases and rent had been received. She reported the open house held in January was a success and indicated it would be worth having again in 2021. The Engineers and Architects Board had reached out to the Authority regarding the addition that is being made to the Main FBO Building. Harrell indicated a response was provided assuring compliance with the Act. Jason Gabel reported he was working with an architect for stamped plans for the facility (in addition to the stamped plans already provided).

Due to a conflict in scheduling, the date of the next meeting will be Wednesday, March 18<sup>th</sup> at 4:30 p.m.

Harrell asked for members who would be interested in participating in planning efforts to determine building sites that would allow for private investment in hangars and to develop standards for construction and a process for approval. Burke and Vasa indicated they would be willing to participate.

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

AUTO	Wahoo Utilities	\$1,054.37
AUTO	NE Department of Aeronautics	545.00
ACH	Depository Trust (bond pmt)	3,506.25
AUTO	State of NE Dept of Revenue	14.57
8102	Klug, Ralph & Muffin	720.00
8103	Papa Tango, LLC	3,060.00
8104	First Bank of NE	1,575.00
8105	BMG CPA	2,000.00
8106	Bobcat of Omaha	2,850.00
8107	Bromm, Lindahl etal	50.00
8108	First Edition Printing	108.00
8109	Jackson Services	122.03
8110	Midwest Service & Sales Co.	241.50
8111	Jeff Mueller	720.00
8112	OOP, Inc.	629.55
8113	Platte Valley Equipment	201.41
8114	Simons Home Store	19.99
8115	Waste Connections	40.00
8116	Windstream	234.48
8117	Zimmerman Oil	664.37
AUTO	World Fuel	<u>30.00</u>
		\$18,386.52

Roll call vote: Oden, yes; Morrow, yes; Vasa, yes; Anderson, yes; and Burke, yes. Motion carried.

A motion was made by Burke to approve the January minutes as submitted. Motion seconded by Morrow. Roll call vote: Burke, yes; Morrow, yes; Oden, yes; Anderson, yes; and Vasa, yes. Motion carried.

Motion by Oden, seconded by Burke, to adjourn at 5:23 p.m. Roll call vote: Oden, yes; Burke, yes; Morrow, yes; Anderson, yes; and Vasa, yes. Motion carried.

Melissa Harrell  
Ex-Officio

**WAHOO AIRPORT AUTHORITY**

**March 18, 2020**

No meeting held.

**WAHOO AIRPORT AUTHORITY**

**April 13, 2020**

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session via video conference as allowed by Executive Order No 20-03 from Governor Ricketts in response to the coronavirus pandemic. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was available on the City’s website [www.wahoo.ne.us](http://www.wahoo.ne.us) for the public’s reference. The following board members answered roll call: Morrow, Burke, and Anderson. Absent were Vasa and Oden.

The Chairperson called for comments not listed on the agenda and none were presented.

A brief discussion was held on the October 2016 selection of Olsson as engineer of record for FAA projects and whether the Authority wanted to continue with them for the runway rehab project. A motion was made by Burke, seconded by Anderson to proceed with Olsson for the runway rehab project. Roll call vote: Burke, yes; Anderson, yes and Morrow, yes. Vasa and Oden, absent and not voting. Motion carried.

Discussion was held on the quotes submitted for upgrades to the fuel operating systems for the 100LL and Jet Fuel systems. A motion was made by Burke, seconded by Morrow, to accept the bid presented by Stanley to install the new systems for the fuel system on the 100LL and Jet Fuel systems with a wireless bridge included. Roll call vote: Burke, yes; Morrow, yes; and Anderson, yes. Vasa and Oden, absent and not voting. Motion carried.

Scott Erickson was present to review the current situation where notice was sent to the tenants to vacate the Corporate hangar by the end of 2020 with the Authority. He indicated he would like to continue to be able to rent the Corporate Hangar from the Authority but understand that it should be used to its fullest potential. He further explained that Mr. Schneider is no longer a pilot and the jet that was being hangared there is currently in limbo and for sale. Erickson would like to take over the lease and utilize the hangar for repairs turbine aircraft and to hangar jets when necessary. He requested the Authority complete repairs to the structure including lighting. It was stated the Authority must comply with the FAA guidelines to ensure appropriate use of the hangar. It is the Authority’s responsibility to ensure that the entity leasing the facility is using it and that it is being used to its fullest potential. No action taken.

A motion was made by Burke, seconded by Morrow, to accept the 2018-2019 Audited Financial Statements as presented. Roll call vote: Burke, yes; Morrow, yes; and Anderson, yes. Vasa and Oden, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Morrow, to approve the following claims presented for payment:

AUTO	Wahoo Utilities	\$1,770.42
AUTO	NE Department of Aeronautics	545.00
8118	BLT Plumbing, Heating & Air	631.57
8119	BMG CPA	300.00
8120	Bomgaars	485.49
8121	Bromm, Lindahl etal	50.00
8122	Scott Erickson	461.50
8123	Mark Holoubek	720.00
8124	Kent Irwin	720.00
8125	Jackson Services	116.01
8126	Pat McInteer	298.50

**WAHOO AIRPORT AUTHORITY**

**May 11, 2020**

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session via video conference as allowed by Executive Order No 20-03 from Governor Ricketts in response to the coronavirus pandemic. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was available on the City’s website [www.wahoo.ne.us](http://www.wahoo.ne.us) for the public’s reference. The following board members answered roll call: Morrow, Burke, and Vasa. Absent were Anderson and Oden. Anderson entered the meeting at 4:50 p.m.

The Chairperson called for comments not listed on the agenda and none were presented.

Anna Lannin was present to discuss the recent decision by the FAA to authorize Wahoo’s Runway Rehab Design Project to submit an engineering agreement for 100% funding of this process. This agreement would include design and bidding. Lannin indicated the engineering agreement must be completed and ready for approval prior to June 15. A motion was made by Vasa, seconded by Burke, to authorize the Chairperson to sign the necessary documents that would allow the Authority to proceed with this grant application/process, and to authorize Morrow and Vasa to negotiate on the fees once a scope of services had been approved. Roll call vote: Vasa, yes; Burke, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

Harrell reported the Authority is eligible to receive CARES Act Funding through the FAA. Lannin explained the purpose of the grant. A motion was made by Burke, seconded by Morrow to authorize the Chairperson to proceed with application for these funds. Roll call vote: Burke, yes; Morrow, yes; and Vasa, yes. Oden and Anderson, absent and not voting. Motion carried.

Anderson entered the meeting at 4:50 p.m.

Nathan Bentley was present to review a letter that was sent to the Authority regarding “Notice of Voting Rights” between Meadowlark Aviation, LLC and Sandhills Aviation. LLC/Sierra Bravo Aviation, LLC. No comments were made by the Authority.

Morrow gave the Chairperson’s report and indicated he had taken a call that the security gate was not working. Evan Taylor reported it had been repaired.

Paul and Evan Taylor reported they have been mowing the Airport property, cutting trees out of the fence lines, and maintaining equipment as needed.

No minutes of the April meeting were available.

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

AUTO	Wahoo Utilities	\$774.72
AUTO	NE Department of Aeronautics	545.00
8146	BMG CPA	300.00
8147	Bomgaars	371.46
8148	Bromm Lindahl etal	50.00
8149	Patrick Burke	720.00
8150	Jackson Services	102.53
8151	Papa Tango	3,060.00
8152	Revolving Fund	55.00

8153	Simons Home Store	22.99
8154	Wahoo Auto Parts	58.79
8155	Waste Connections	40.00
8156	Windstream	249.02
AUTO	World Fuel	<u>30.00</u>
		\$6,379.51

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

Motion by Anderson, seconded by Morrow, to adjourn at 5:03 p.m. Roll call vote: Anderson, yes; Morrow, yes; Vasa, yes; and Burke, yes. Oden, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio



8127	Papa Tango, LLC	3,060.00
8128	Andrew Schnatz	1,440.00
8129	U.S. Postmaster	92.00
8130	Waste Connections	40.00
8131	Windstream	234.48
ACH	Ascent Fuel	21,448.93
1054	Midwest Petroleum	1,635.00
1055	QT Pod	22.68
AUTO	World Fuel	<u>30.00</u>
	MARCH 2020	\$34,101.58
AUTO	Wahoo Utilities	\$746.93
AUTO	NE Department of Aeronautics	545.00
8132	Kurt Bohac	720.00
8133	Bomgaars	62.83
8134	Bromm Lindahl etal	50.00
8135	Jackson Services	115.03
8136	Mike Kieffer	360.00
8137	Joel Merriman	360.00
8138	Office Net	20.33
8139	Old Republic Surety Group	270.00
8140	Papa Tango	3,060.00
8141	Security Fence	475.00
8142	Simons Home Store	15.87
8143	Ty's Outdoor Power & Service	68.49
8144	Waste Connections	40.00
8145	Windstream	263.82
ACH	Ascent Fuel	11,411.61
AUTO	World Fuel	<u>30.00</u>
	APRIL 2020	\$18,614.91

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

A motion was made by Burke to approve the February minutes as submitted. Motion seconded by Morrow. Roll call vote: Burke, yes; Morrow, yes; and Anderson, yes. Vasa and Oden, absent and not voting. Motion carried.

Motion by Anderson, seconded by Burke, to adjourn at 5:32 p.m. Roll call vote: Anderson, yes; Burke, yes; and Morrow, yes. Vasa and Oden, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio

## WAHOO AIRPORT AUTHORITY

June 11, 2020

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in special session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was located in the room by the Chairperson for the public's use. The following board members answered roll call: Vasa, Oden, and Burke. Anderson entered the meeting at 4:34 p.m.

The Chairperson called for comments not listed on the agenda and none were presented.

An agency agreement between the Wahoo Airport Authority and the Nebraska Department of Transportation Aeronautics Division for Grant Nos. 3-31-0085-13-2020 (Runway Rehab Project) and 3-31-0085-014-2020 (CARES Act funding) that authorizes NDOT to obtain federal assistance for the development of the airport was reviewed. Motion by Burke to approve Resolutions No. 2020-01 and 2020-02, seconded by Oden, to approve the agency agreement with NDOT Aeronautics Division as presented. Roll call vote: Burke, yes; Oden, yes; Vasa, yes; and Morrow, yes. Anderson, absent and not voting. Motion carried.

Anderson entered the meeting at 4:34 p.m.

Several sponsor certifications to the FAA were reviewed by the Authority and a motion was made by Burke, seconded by Oden, to authorize the Chairperson to sign all certifications. Roll call vote: Burke, yes; Oden, yes; Anderson, yes; Morrow, yes; and Vasa, yes. Motion carried.

A motion was made by Burke, seconded by Anderson, to authorize the Chairperson to sign the grant application to the FAA for project No. 03-31-085-014-2020 as presented. Roll call vote: Burke, yes; Anderson, yes; Morrow, yes; Vasa, yes; and Oden, yes. Motion carried.

The final negotiated engineering agreement with Olsson for the Runway Rehab project was presented to the Authority along with a record of negotiations for review by the negotiating committee of Morrow and Harrell. A motion was made by Burke, seconded by Anderson, to authorize Chair to sign the agreement with Olsson for an amount not to exceed \$638,132.00. Roll call vote: Burke, yes; Anderson, yes; Vasa, yes; Morrow, yes; and Oden, yes. Motion carried.

A motion was made by Anderson, seconded by Burke, to authorize an ad supporting the Civil Air Patrol Magazine for \$145. Roll call vote: Anderson, yes; Burke, yes; Oden, yes; Morrow, yes; and Vasa, yes. Motion carried.

Discussion was held on the need for a propane tank for the Authority's maintenance shed. A motion as made by Burke, seconded by Anderson to authorize the purchase of a 1,000 gallon propane tank from OOP, Inc. Roll call vote: Burke, yes; Anderson, yes; Vasa, yes; Oden, yes; and Morrow, yes. Motion carried.

Harrell reported the Nebraska Department of Transportation Aeronautics Division had completed an inspection this spring which was presented to and reviewed by the Authority. No action was taken but receipt of the license report was acknowledged.

Papa Tango reported that the key box for hangar keys had been relocated as requested by the Authority. They reported they are working on keeping the grass mowed, replacing fence posts where needed, and repairing equipment as needed.

A question was raised on the status of the upgrades to the current fuel systems. This will be further investigated as work was previously authorized by the Authority to be completed.

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

AUTO	Wahoo Utilities	\$663.01
AUTO	NE Department of Aeronautics	545.00
8157	Bomgaars	130.47
8158	Bromm Lindahl etal	50.00
8159	City of Wahoo – gasoline	101.72
8160	Civil Air Patrol Magazine	145.00
8161	Jackson Services, Inc.	122.03
8162	Papa Tango, LLC	3,060.00
8163	City of Wahoo Revolving Fund	1.00
8164	Simons Home Store	21.56
8165	Waste Connections of NE	40.00
8166	Windstream	233.71
8167	Matthew Wright	720.00
AUTO	World Fuel	<u>30.00</u>
		\$5,863.50

Roll call vote: Oden, yes; Anderson, yes; Burke, yes; Morrow, yes; and Vasa, yes. Motion carried.

A motion was made by Burke, seconded by Oden to approve the minutes of the April and May meetings as presented. Roll call vote: Burke, yes; Oden, yes; Morrow, yes; Vasa, yes; and Anderson, yes. Motion carried.

Motion by Burke, seconded by Anderson, to adjourn at 4:56 p.m. Roll call vote: Burke, yes; Anderson, yes; Morrow, yes; Oden, yes; and Vasa, yes. Motion carried.

Melissa Harrell  
Ex-Officio

**WAHOO AIRPORT AUTHORITY**

**July 13, 2020**

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was available Open Meetings Law was located in the room by the Chairperson for the public’s use. The following board members answered roll call: Anderson, and Burke. Oden and Vasa, absent and not voting.

The Chairperson called for comments not listed on the agenda and none were presented. Burke asked for a status update on airworthy aircraft on the next agenda.

Harrell indicated the FAA has appropriated funds for the runway rehab project. A motion was made by Burke, seconded by Anderson, to authorize Morrow to sign as Chairperson all final FAA grant agreements as presented. Roll call vote: Burke, yes; Anderson, yes; and Morrow, yes. Vasa and Oden, absent and not voting. Motion carried.

The following resolution was considered by the Authority to request a property tax allocation from the City of Wahoo’s taxing authority. A motion was made by Burke, seconded by Morrow to approve the following resolution, Resolution No. 2020-01:

“WHEREAS, Nebraska Statute 77-3343(3) requires all political subdivisions subject to city levy authority to submit a preliminary request for levy allocation to the City Council, and

WHEREAS, the Wahoo City Council is the levy authority for the Wahoo Airport Authority;

NOW THEREFORE BE IT RESOLVED that the following is said Board’s tax request for budget year 2020-2021:

General Fund	\$46,460.00
Bond Fund	<u>\$59,590.00</u>
TOTAL	\$106,050.00

BE IT FURTHER RESOLVED that said Board has bonds for \$59,000 and this amount is included in the above tax request (Bond Fund) as allowed by law.

BE IT FURTHER RESOLVED that said Public Airport has repayment of Interest-Free Loans from the Department of Aeronautics for \$23,580.00 and is included in the above tax request (General Fund) as allowed by law.

BE IT FURTHER RESOLVED that said request for property tax includes a 1% for county collection fee.”

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

Chairperson Morrow reported he had gotten called out to the airport to assist in a trouble call on the 100LL fuel pumps during a refueling. He also received call and assisted in locating an emergency transponder that was going off at our Airport.

Papa Tango was presented and reported on their continued maintenance efforts.

A motion was made by Burke, seconded by Morrow, to approve the following claims presented for payment:

AUTO	Wahoo Utilities	\$691.80
AUTO	NE Department of Aeronautics	545.00
8168	Bomgaars	393.29
8169	Ron Bratcher	720.00
8170	Bromm Lindahl, etal	50.00
8171	City of Wahoo	93.13
8172	Jackson Services	71.77
8173	Lincoln Journal Star	55.40
8174	Papa Tango	3,060.00
8175	Schutt Construction & Electric	773.00
8176	Wahoo Auto Parts	17.96
8177	Wahoo Concrete Products	205.50
8178	Wahoo Utilities	111.01
8179	Waste Connections	40.00
8180	Windstream	251.78
ACH	NE Department of Agriculture	49.82
AUTO	World Fuel	<u>30.00</u>
		\$7,159.46

Roll call vote: Oden, yes; Anderson, yes; Burke, yes; Morrow, yes; and Vasa, yes. Motion carried.

A motion was made by Burke, seconded by Morrow to approve the minutes of the June meeting as presented. Roll call vote: Burke, yes; Morrow, yes; and Anderson, yes. Vasa and Oden, absent and not voting. Motion carried.

Motion by Burke, seconded by Anderson, to adjourn at 4:47 p.m. Roll call vote: Burke, yes; Anderson, yes; and Morrow, yes. Vasa and Oden, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Acting Chairman Jake Vasa called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was located in the room by the Chairperson for the public's use. The following board members answered roll call: Burke, Oden, and Anderson. Absent: Morrow.

The Chairperson called for comments not listed on the agenda and none were presented.

It was reported the courtesy car has a blown head gasket and is not worth replacing. A motion was made by Burke to declare the vehicle as surplus property and authorize disposal of the vehicle by recycling and taking it to All Metals for scrap. Motion seconded by Anderson. Roll call vote: Burke, yes; Anderson, yes; Vasa, yes; and Oden, yes. Morrow, absent and not voting. Motion carried.

Jason Gabel submitted a list of improvements to the Main Hangar building that Sandhills Aviation were interested in doing/seeing completed in a partnership with the Authority. The following items were proposed with the anticipated split of costs:

- Interior painting – Sandhills Aviation
- Interior - strip and re-wax the floors – Sandhills Aviation
- Window screens – replacement of screens – Wahoo Airport
- Fastening down panels on main hangar door – Wahoo Airport
- Repairs to south entry door with an exterior steel door and have it installed – Wahoo Airport
- Installation of an additional exit door on the north wall of main hangar, in the middle of the wall – Sandhills Aviation
- Welcome Sign – for Welcome to the Wahoo Airport – agreed that this sign should be placed to the north of the entrance after the end of the pavement. Installation handled Sandhills Aviation.
- Rock for entrance road – grading and placement of rock (limestone) – Wahoo Airport
- Installation of metal edging around landscaping in front of the office – Sandhills Aviation
- Fence between new addition to the building and the north entrance gate – Sandhills Aviation with assistance from Papa Tango for installation

Motion by Burke to authorize approval of these items, seconded by Anderson to approve the items for improvements. Roll call vote: Burke, yes; Anderson, yes; Oden, yes; and Vasa, yes. Morrow, absent and not voting. Motion carried.

Discussion was held on Jet Fuel and whether or not, due to the pending closing of the Airport for the construction project, to purchase a load or half a load of Jet Fuel or not purchase any Jet Fuel until after the construction project. The pros and cons of both options were discussed. Concern was expressed about any limitations that may be imposed because of the grant funding for the installation of the Jet Fuel System. A motion was made by Oden to authorize the purchase of a half load of Jet Fuel, seconded by Burke. Roll call vote: Oden, yes; Burke, yes; and Vasa, yes. Anderson stepped out of the room to take a phone call, absent and not voting.

Burke discussed badger holes that are along the edges of the grass runway. Papa Tango indicated they would like to get the Game & Parks involved to get the badgers off the runway.

Harrell reviewed the airworthy certifications made to the Airport with the Authority. Notice will be sent to those tenants who are not current in airworthy certificates.

Harrell requested a committee be formed of two Authority members to work on delegation/splitting of the tasks/assignments/needs of the Airport with the goal of granting additional responsibilities to either the current maintenance contractor or an additional contract/staff person. Vasa and Burke volunteered to look at tasks and how this could be re-assigned and report back to the Authority.

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

AUTO	Wahoo Utilities	\$563.67
AUTO	NE Department of Aeronautics	545.00
ACH	Depository Trust	38,506.25
8181	Benes Service	54.75
8182	Bomgaars	181.72
8183	Bromm Lindahl	50.00
8184	Cather & Sons Construction	86.64
8185	City of Wahoo	65.74
8186	DH Pace	136.00
8187	First Bank of NE	11,575.00
8188	Jackson Services	119.01
8189	OOP, Inc.	1,701.61
8190	Papa Tango	3,060.00
8191	Plunkett's Pest Control	98.00
8192	Revolving Fund	5.59
8193	Simons Home Store	8.58
8194	Wahoo Metal Products	50.00
8195	Waste Connections	40.00
8196	Joel Merriman	360.00
8197	Windstream	236.63
AUTO	World Fuel	<u>30.00</u>
		\$57,474.19

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

A motion was made by Anderson, seconded by Burke, to adjourn. Roll call vote: Anderson, yes; Burke, yes; Vasa, yes; and Oden, yes. Morrow, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio

## **WAHOO AIRPORT AUTHORITY – BUDGET HEARING**

**September 14, 2020**

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in special session at City Hall. Chairman Jay Morrow called the meeting to order at 4:00 p.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: Vasa, Anderson, and Oden. Absent was Burke.

The budget hearing was declared open by Morrow at 4:02 p.m. It was noted for the record that the notice for the Public Hearing was published in the Wahoo Newspaper on Thursday, September 10, 2020 as evidenced by the affidavit of publication. In addition, the agenda for the meeting was posted in three locations as stated at the opening of the meeting. Harrell presented information on the 2020-21 budget including a review of the levy and historical information on the budget as required by Nebraska Statutes. Copies of the budget were available for the public as required. A motion was made by Morrow, seconded by Anderson to close the public hearing at 4:15 p.m. Roll call vote: Morrow, yes; Anderson, yes; Vasa, yes; and Oden, yes. Burke, absent and not voting. Motion carried.

A motion was made by Vasa seconded by Morrow to approve an increase of 1% in the restricted funds budget. Roll call vote: Vasa, yes; Morrow, yes; Oden, yes; and Anderson, yes. Burke, absent and not voting. Motion carried.

Motion by Morrow, seconded by Vasa to approve the budget for FY 2020-21 as presented. Roll call vote: Morrow, yes; Vasa, yes; Oden, yes; and Anderson, yes. Burke absent and not voting. Motion carried.

Motion by Oden, seconded by Vasa, to adjourn at 4:20 p.m. Roll call vote: Oden, yes; Vasa, yes; Morrow, yes; and Anderson, yes. Burke, absent and not voting. Motion carried.

Melissa Harrell  
Ex-Officio



The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was available Open Meetings Law was located in the room by the Chairperson for the public's use. The following board members answered roll call: Anderson, Oden, and Vasa. Absent: Burke.

The Chairperson called for comments not listed on the agenda and none were presented.

Information on the request to transfer the lease agreement from Big Blue Express to Scott Erickson was presented by Harrell, including the letter received from Bob Krist with Dyna-Tech. Harrell suggested that a special meeting be held to meet with all partners to discuss a contract as well as reviewing the legalities of assignment of the lease. Scott Erickson entered the meeting at 4:36 and answered questions of the Authority, including explanation of his relationship as a pilot for Dyna-Tech and Zach Wiegert with Goldenrod Companies. He indicated they had a new aircraft on order which would be delivered in the next weeks, but that heavy use of the aircraft will not likely happen until the spring of 2021. Erickson reported that these individuals he is working with currently have a hangar under construction in Blair and they have a small jet hangered there as well. Erickson indicated that both these planes could fit in our Corporate Hangar. Erickson indicated that he either wants to help make the Wahoo Airport better or will get out of the way and allow a better user to take over the space. Harrell indicated the transfer of the lease needs to be reviewed by the Authority's Attorney. Erickson stated that he was the conduit to have all activity in the hangar.

A motion was made by Morrow, seconded by Anderson to call a meeting at 4:30 on September 17 to discuss and act on the transfer of lease with a recommendation from the Authority's Attorney to be presented at the meeting. Roll call vote: Morrow, yes; Anderson, yes; Oden, yes; and Vasa, yes. Burke, absent and not voting. Motion carried.

Jason Gable with Sandhills Aviation was present to review a request for improvements to the parking area with the installation of drainage tile from the downspouts of the addition to the main hangar to get the storm water drainage out to the grass drainage area. He indicated he would like to have the Authority purchase the materials and the trenching that needs to be done for a total of about \$500. Further explanation was offered by Gabel on the work he would like to perform. A motion was made by Oden, seconded by Vasa to authorize up to \$500 for said improvements. Roll call vote: Oden, yes; Vasa, yes; Morrow, yes; and Anderson, yes. Burke, absent and not voting.

Discussion was held on the possibility of having some of the responsibilities of Airport management from the City Administrator position to a specific Airport Manager at the Airport. Conversation was held on whether this would make sense as one contract in being combined with the current maintenance contract or having two separate contracts. It was agreed that the financial responsibilities of the Authority should remain with the City offices. There was a consensus of the Authority to proceed with an amendment to the contract to accommodate the changes. No action taken.

The Chairperson had nothing to report.

The maintenance contractor reported the replacement system for the 100LL gas pumps has been ordered but the system currently remains inoperable. Morrow suggested we have an item on the next agenda to adjust the fuel rebate dates and number of gallons sold.

Harrell reported the Air National Guard indicated they would be doing Medevac training on October 17, 2020. Taylor was asked to issue a NOTAM if necessary and assist where needed.

Motion by Oden, seconded by Anderson to approve claim as presented for payment.

AUTO	Wahoo Utilities	\$617.42
AUTO	NE Department of Aeronautics	545.00
8198	Bobcat of Omaha	95.27
8199	Bomgaars	207.24
8200	Bromm Lindahl etal	50.00
8201	DH Pace	322.00
8202	General Fire & Safety	283.00
8203	Jackson Services	30.53
8204	Martin Marietta Materials	514.23
8205	OOP, Inc.	479.84
8206	Papa Tango	3,060.00
8207	Waste Connections	40.00
8208	Windstream	236.63
AUTO	World Fuel	<u>30.00</u>
		\$6,511.16

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

A motion was made by Anderson, seconded by Oden to approve the July and August minutes as presented. Roll call vote: Anderson, yes; Oden, yes; Vasa, yes; and Morrow, yes. Burke, absent and not voting. Motion carried.

A motion was made by Morrow, seconded by Oden to adjourn the meeting at 5:10 p.m. Roll call vote: Morrow, yes; Oden, yes; Vasa, yes; and Anderson, yes. Burke, absent and not voting. Motion carried.

Ex Officio  
Melissa Harrell

## WAHOO AIRPORT AUTHORITY

September 17, 2020

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in special session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was available Open Meetings Law was located in the room by the Chairperson for the public's use. The following board members answered roll call: Anderson, Burke, Oden, and Vasa.

The Chairperson reported this meeting was to have further conversations with Scott Erickson about a transfer of the lease for the Corporate Hangar to him from Big Blue Express. At the prior meeting the Authority had asked for a legal opinion on the transfer. Harrell reported that shortly after the last meeting she was made aware there were warrants for Mr. Erickson's arrest related to possession of stolen property. Morrow indicated he was also made aware of this after the Authority's prior meeting on September 14th. Harrell indicated that because of this and because of past performance and use of the hangar, and because a notice to terminate the lease with Big Blue Express had previously been sent, she did not contact the attorneys for an opinion as had been requested at the September 14<sup>th</sup> meeting.

Discussion was held on the future use of the Corporate Hangar. Any use must be compliant with the Minimum Standards and the process for selection of the next tenant must be open to all interested parties.

A motion was made by Burke, seconded by Morrow to deny the request for transfer of the lease of the Corporate Hangar from Big Blue Express to Scott Erickson, based on past poor performance and use of the hangar. Roll call vote: Burke, yes; Morrow, yes; Oden, yes; Vasa, yes; and Anderson, yes. Motion carried.

A motion was made by Vasa, seconded by Burke, to adjourn the meeting at 4:52 p.m. Roll call vote: Vasa, yes; Burke, yes; Oden, yes; Morrow, yes; and Anderson, yes. Motion carried.

Ex Officio  
Melissa Harrell

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was located in the room for the public's use. The following board members answered roll call: Burke, and Oden. Absent: Anderson and Vasa.

The Chairperson called for comments not listed on the agenda and none were presented.

Chris Corr with Olsson was present to provide an update to the Authority on the geotechnical information collected during the investigation process. Corr reported rubblization is not looking to be a possibility due to the lack of uniformity of the subgrade and the inability to provide a consistent base for the rubblizing of the existing runway. Corr said there are still items being considered before final design including the possibility of removing the concrete, crushing it, and using it as the base course for the runway, and investigation into the subsoil conditions (which are looking to be favorable for the Authority) which means there may not be an extreme depth of removal and replacement.

When it comes to the funding of this project, as this is a discretionary project, this could be funded the beginning of the year or at some point into early spring. Corr indicated it is Olsson's intent to have the project design completed by the end of December.

Morrow wanted to confirm that Frontier and Storm Flying had both been notified of the closing of the Airport next year due to the construction project. Harrell indicated both organizations were aware of this project. Communications with both agencies will continue as information becomes available.

Harrell presented information on the budget to provide for a minor amendment. Motion was made by Morrow, seconded by Oden to approve the amendment to the budget as presented. Roll call vote: Morrow, yes; Oden, yes; and Burke, yes. Vasa and Anderson, absent and not voting. Motion carried.

Discussion on the 2020 fuel surcharge reimbursement. Evan Taylor reported the QT Pod systems will be installed this week. Motion by Burke, seconded by Morrow, to authorize amendment the amount of fuel to be purchased to 45 gallons for 2020 instead of 60 gallons. Roll call vote: Burke, yes; Morrow, yes; and Oden, yes. Vasa and Anderson, absent and not voting. Motion carried.

Discussion was held a draft of a request for proposals for the use of the Corporate Hangar. A motion was made by Burke, seconded by Oden, to authorize requesting proposals, due to the Authority by November 15, 2020, contingent on approval by the City Attorney. Roll call vote: Burke, yes; Oden, yes; and Morrow, yes. Anderson and Vasa, absent and not voting. Motion carried. Harrell was asked to ensure an eviction notices was sent to the current tenant. (Note: this deadline for submittal was changed).

A motion was made by Burke to grant the authority to the Chairperson of the Board and the Ex-Officio, along with the City Attorney's approval to complete Amendment #1 to the Maintenance Agreement as negotiated, seconded by Oden. Roll call vote: Burke, yes; Oden, yes; and Morrow, yes. Vasa and Anderson, absent and not voting. Motion carried.

Chairperson's report – no report given.

Maintenance Contractor – Evan Taylor reported he had contact with the contractor to install the new QT Pod system and they will be out to install the new credit card readers in the next week. He indicated they had conversation regarding the problems with the flapper valves and a potential solution to avoid the problems. Taylor reported the door repairs to Hangar #19 will be significantly less than what was quoted

so there will be savings on that repair. Chris Corr asked if the QT Pod 4000 would have the chip reader integrated. Corr advised that there may be potential savings for the Authority by asking for a multi-year service agreement.

Motion by Oden, seconded by Morrow to approve the claims presented for payment.

AUTO	Wahoo Utilities	\$557.07
AUTO	NE Department of Aeronautics	545.00
8209	Bomgaars	153.75
8210	Bromm Lindahl	50.00
8211	City of Wahoo	74.74
8212	Inspro Insurance	15,990.00
8213	Jackson Services	30.53
8214	VOID	0.00
8215	Martin Marietta	669.26
8216	Papa Tango	3,060.00
8217	Ty's Outdoor Power	210.44
8218	Wahoo Auto Parts	125.59
8219	Wahoo-Waverly Newspaper	59.00
8220	Waste Connections	40.00
8221	Windstream	237.70
1059	Stanley Petroleum	30,650.00
1058	Midwest Petroleum	450.00
AUTO	World Fuel	<u>30.00</u>
		\$53,023.07

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

Motion by Burke, seconded by Oden to adjourn at 5:04 p.m. Roll call vote: Burke, yes; Oden, yes; and Morrow, yes. Vasa and Anderson, absent and not voting. Motion carried.

Ex-Officio  
Melissa Harrell

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Acting Chairman Patrick Burke called the meeting to order at 4:30 p.m. Burke indicated the Open Meetings Law was located in the room for the public’s use. The following board members answered roll call: Burke, and Anderson. Vasa was present virtually as authorized by Executive Order of Governor Ricketts due to a period of quarantine. Absent: Morrow and Oden. Oden entered at 4:35 p.m.

The Chairperson called for comments not listed on the agenda and none were presented.

Discussion was held on rental fees for 2021. (Oden entered the meeting at 4:35 p.m.) It was agreed the runway rehab construction project would impact tenants this year, with a minimum of being closed for 30 days. It was agreed the fuel surcharge for 2021 should be dropped to requiring the tenant to purchase 30 gallons of fuel instead of 60 gallons during the year, with a \$30 per month surcharge instead of \$60 per month, offering a potential reimbursement on rent of \$360.00. A motion was made by Burke, seconded by Anderson to approve the fee resolution as presented below:

**WAHOO AIRPORT AUTHORITY - FEE RESOLUTION - 2021**  
**Approved by Airport Authority on November 16, 2020**

<b><i>Hangar Rental Rates</i></b>
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Hangar Rental Rates shown below include 1) Fuel Surcharge and 2) All discounts except 3) the City of Wahoo resident discount.

1) The Fuel Surcharge is a component of the rent that is available for reimbursement if at least 60 gallons of fuel is purchased in the CALENDAR year (pro-rated per year for partial year leases). (See Fuel Surcharge Table below)

2) To promote annual lease payments, the Authority has approved a discount for those paying in annual or semi-annual payments. These discounts are offered if payment is made in the first 30 days of the installment period. The annual discount is \$120 and the semi-annual discount is \$60.

3) Residents of the City of Wahoo who are tenants at the Wahoo Airport receive a \$5 per month (\$60 annual) discount on rental rates.

<u>Building</u>	<u>Hangar #</u>	<u>Monthly Rate</u>	<u>Semi-Annual Rate</u>	<u>Annual Rate</u>
Hangar Bldg 1	1	\$ 138.00	\$ 798.00	\$ 1,536.00
	2	\$ 138.00	\$ 798.00	\$ 1,536.00
	7	\$ 138.00	\$ 798.00	\$ 1,536.00
	8	\$ 138.00	\$ 798.00	\$ 1,536.00
	9	\$ 138.00	\$ 798.00	\$ 1,536.00
Hangar Bldg 2	3	\$ 138.00	\$ 798.00	\$ 1,536.00
	4	\$ 138.00	\$ 798.00	\$ 1,536.00
	5	\$ 138.00	\$ 798.00	\$ 1,536.00
	6	\$ 138.00	\$ 798.00	\$ 1,536.00
Hangar Bldg 3	10	\$ 138.00	\$ 798.00	\$ 1,536.00
	11	\$ 138.00	\$ 798.00	\$ 1,536.00
	12	\$ 138.00	\$ 798.00	\$ 1,536.00
	13	\$ 138.00	\$ 798.00	\$ 1,536.00
	14	\$ 138.00	\$ 798.00	\$ 1,536.00
	15	\$ 138.00	\$ 798.00	\$ 1,536.00

Hangar Bldg 4	16	\$	138.00	\$	798.00	\$	1,536.00
	17	\$	138.00	\$	798.00	\$	1,536.00
	18	\$	138.00	\$	798.00	\$	1,536.00
	19	\$	147.00	\$	852.00	\$	1,644.00
	20	\$	147.00	\$	852.00	\$	1,644.00
	21	\$	147.00	\$	852.00	\$	1,644.00
Hangar Bldg 5	22	\$	154.00	\$	894.00	\$	1,728.00
	23	\$	154.00	\$	894.00	\$	1,728.00
	24	\$	154.00	\$	894.00	\$	1,728.00
	25	\$	154.00	\$	894.00	\$	1,728.00
	26	\$	154.00	\$	894.00	\$	1,728.00
	27	\$	154.00	\$	894.00	\$	1,728.00
Hangar Bldg 6	28	\$	179.00	\$	1,044.00	\$	2,028.00
	29	\$	179.00	\$	1,044.00	\$	2,028.00
	30	\$	179.00	\$	1,044.00	\$	2,028.00
	31	\$	179.00	\$	1,044.00	\$	2,028.00
	32	\$	179.00	\$	1,044.00	\$	2,028.00
	33	\$	179.00	\$	1,044.00	\$	2,028.00
Hangar Bldg 7	34	\$	225.00	\$	1,320.00	\$	2,580.00
	35	\$	202.00	\$	1,182.00	\$	2,304.00
	36	\$	202.00	\$	1,182.00	\$	2,304.00
	37	\$	225.00	\$	1,320.00	\$	2,580.00
	38	\$	202.00	\$	1,182.00	\$	2,304.00
	39	\$	202.00	\$	1,182.00	\$	2,304.00

<u>Building</u>	<u>Hangar #</u>	<u>Monthly Rate</u>	<u>Semi-Annual Rate</u>	<u>Annual Rate</u>
Bulk Hangar Bldg 2	Bulk	\$ 496.00	\$ 2,946.00	\$ 5,832.00
Shop Hangar	Maint Shed	\$ -	\$ -	\$ -
South Corp. Hangar	Corporate	Per Contract	Per Contract	Per Contract
Bulk Hangar Bldg 1	Ag	\$ 588.00	\$ 3,498.00	\$ 6,936.00
FBO Hangar	FBO Hangar	Per Contract	Per Contract	Per Contract
Storage Unit - walk-in door		\$ -	\$ 190.00	\$ 320.00
Storage Unit - overhead door		\$ -	\$ 240.00	\$ 420.00

### ***Other Rental Rates***

#### **Authority Maintenance Hangar (contingent on space available)**

starting at \$50 per night for plane storage

#### **Long-term tie-down**

\$100 per month for use of tie-down for long term. Begins 30 days after first tie-down use.

#### **Farm ground/Hay ground**

Crop - hay - negotiated in annual lease with tenant

Cash rent of farm ground - negotiated in annual lease with tenant

### ***Fuel Discounts***

- Any fuel customer who uses a Phillips credit card receives a 2.3% per gallon discount
- Jet A - Fuel Flow charge for agreed tenants of \$.12 per gallon
- 100 LL - If a user of the Airport purchases 1,000 gallons or more of 100LL from January 1 to

December 31 of the year, a rebate of \$.20 per gallon is offered (amended 1/9/2017).

**Fuel Surcharge Table**

Any tenant of hangars 1-39 (Hangar Buildings 1-7) who purchases fuel from the Wahoo Airport is eligible for a rebate based on the following schedule:

- 12 month lease - must purchase 30+ gallons of fuel
- 11 month lease - must purchase 27.5+ gallons of fuel
- 10 month lease - must purchase 25+ gallons of fuel
- 9 month lease - must purchase 22.5+ gallons of fuel
- 8 month lease - must purchase 20+ gallons of fuel
- 7 month lease - must purchase 17.5+ gallons of fuel
- 6 month lease - must purchase 15+ gallons of fuel
- 5 month lease - must purchase 12.5+ gallons of fuel
- 3 month lease - must purchase 10+ gallons of fuel
- 3 month lease - must purchase 7.5+ gallons of fuel
- 2 month lease - must purchase 5+ gallons of fuel
- 1 month lease - must purchase 2.5+ gallons of fuel

Rebate is equal to \$30 per month

If rent is paid monthly, you will receive a rebate of \$30 per month you have paid, with future monthly rent payments reduced by \$30.

It was agreed that tenants would be let out of their lease agreement with no penalty, but they will be placed at the bottom of the hangar waiting list if they were interested in a hangar in the future. Roll call vote: Burke, yes; Anderson, yes; Oden, yes; and Vasa, yes. Morrow, absent and not voting. Motion carried.

Harrell reported notice of eviction had been sent to the tenant of the Corporate Hangar. Explanation of the process was provided to Authority members.

Chris Corr with Olsson was present to report on the status of the design of the runway improvements. He offered explanations on various items in the design, and further explained some of the issues identified in the design (connector locations, aiming markers, and connector improvements). Corr said a pre-design meeting is being scheduled with the FAA to review the findings of the soil/subsoil condition and other design elements to get their input. The Authority recommended Vasa and Harrell be included in the conversations with the FAA.

Motion by Burke, seconded by Anderson to approve the claims presented for payment.

AUTO	Wahoo Utilities	\$438.80
AUTO	NE Department of Aeronautics	545.00
8222	Bomgaars	187.88
8223	Bromm Lindahl et al	50.00
8224	City of Wahoo	33.17
8225	Jackson Services	30.53
8226	LARM	15,049.16
8227	M.E. Collins Contracting	96.00
8228	Martin Marietta Materials	132.54
8229	Papa Tango	3,060.00
8230	Simons Home Store	32.49
8231	Waste Connections	40.00



8232	Windstream	237.64
8233	Zimmerman Oil	329.85
1057	QT Pod	945.00
AUTO	World Fuel	<u>30.00</u>
		\$21,238.06

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

Motion by Anderson, seconded by Burke to adjourn at 5:27 p.m. Roll call vote: Anderson, yes; Burke, yes; Oden, yes; and Vasa, yes. Morrow, absent and not voting. Motion carried.

Ex-Officio  
Melissa Harrell

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session. Chairman Jay Morrow called the meeting to order at 4:30 p.m. Morrow indicated the Open Meetings Law was located in the room for the public's use. The following board members answered roll call: Burke, and Vasa. Absent: Anderson and Oden. Also present was Mike Lawver, future Authority member.

The Chairperson called for comments not listed on the agenda and none were presented.

A motion was made by Burke, seconded by Vasa to authorize the Chair to sign the agency agreement with NDOT for management of the FAA Grant for AIP Project No. 3-31-0085-015-2021 (Runway and Taxiway Rehab – Phase II – Construction). Roll call vote: Burke, yes; Vasa, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

A motion was made by Vasa, seconded by Burke to authorize the Chair to sign the following grant assurances: consultant selection, project planning and specifications, conflict of interest, drug free workplace, equipment and construction contracts, and project final acceptance for Project No. 3-31-0085-015-2021. Roll call vote: Vasa, yes; Burke, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Vasa to authorize the Chair to sign the attorney retainer agreement with Bromm, Lindahl, et al. Roll call vote: Burke, yes; Vasa, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

Conversation was held on the terms of the building lease agreement between Sierra Bravo, specifically the dollar amount of the monthly lease. Discussion was held on the total amount invested in the facility vs. the monthly hangar rent, and how the return on the investment can be achieved by Sierra Bravo. A five-year lease was discussed with a \$1,500 monthly lease. The final value of the improvements have not yet been determined, and need to be negotiated between the Authority and Sierra Bravo. Utility expenses will be approximately \$75 per month. The Authority will maintain ownership of any repairs that are made as attachments to the facility. Conversation was held about the recently installed sign as well and that it is intended to remain. It was agreed that rent must be paid within 30 days of date due. Final valuation of the building improvements will be determined no later than May 1, 2021 and will be amended into the agreement. A draft agreement will be prepared and submitted to the Authority for consideration at the January meeting for approval. Motion by Vasa, seconded by Morrow to table the approval of the agreement to the next meeting.

Chairperson report: New fuel system for 100LL is working great.

Maintenance contractor report: Contractor has been busy with snow removal and general maintenance. Reported that the Corporate Hangar has not had any activity for the removal of the items. Questions were raised about badger holes and the maintenance contractors were encouraged to talk with Mike Luben with the NE Game and Parks about trapping them again this year.

Engineer's report: Jake Vasa reported a pre-design meeting was held with Chris Corr with Olsson, Anna Lannin with NDOT-Aeronautics, and Steve Witton with the FAA, and reported on the items discussed with regard to the project. The biggest takeaway item from the meeting is that the runway will need to be raised to be in compliance with current FAA standards. This will provide an increase in positive drainage for the area. Harrell reported there was an emphasis on the timeline for the final design to be submitted to the FAA.

Harrell reported on the request for proposals for occupant of the corporate hangar, the new fuel systems, and the extension on the grant for the removal of the trees to the west of the grass runway.

A motion was made by Burke, seconded by Morrow to approve the claims presented for payment:

AUTO	Wahoo Utilities	\$536.86
AUTO	NE Department of Aeronautics	545.00
8234	Derek Schroeder	660.00
8235	BMG CPA	6,000.00
8236	Bomgaars	150.94
8237	Bromm, Lindahl etal	50.00
8238	IES Commercial, Inc.	1,290.29
8239	Jackson Services, Inc.	31.35
8240	Office Net	295.00
8241	Olsson	41,669.04
8242	Papa Tango	3,060.00
8243	George Richmond	720.00
8244	Saunders Co. Treasurer	42.08
8245	Paul Taylor	42.89
8246	Wahoo Concrete Products	210.00
8247	Waste Connections	40.00
1057	QT Pod	945.00
AUTO	World Fuel	<u>30.00</u>
		\$56,318.45

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

A motion was made by Burke, seconded by Vasa to approve the minutes of the October 12, 2020 meeting as presented. Roll call vote: Burke, yes; Vasa, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Vasa to approve the minutes of the November 16, 2020 meeting with the correction to the fee resolution to be reflective of the \$30 per month fuel surcharge instead of the \$60 per month as was on the resolution in the original minutes. Roll call vote: Bure, yes; Vasa, yes; and Morrow, yes. Oden and Anderson, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Morrow to adjourn at 5:20 p.m. Roll call vote: Burke, yes; Morrow, yes, and Vasa, yes. Oden and Anderson, absent and not voting. Motion carried.

Ex-Officio  
Melissa Harrell