

WAHOO AIRPORT AUTHORITY

September 16, 2019

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 4:32 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, Anderson and Burke. Absent was Vasa.

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

The public hearing on the 2019-20 Airport Authority budget was declared open by the Chairperson at 4:35 p.m. The Chair called for comments from the public and none were presented. A motion was made by Burke, seconded by Anderson to close the public hearing at 4:36 p.m. Roll call vote: Burke, yes; Anderson, yes; Oden, yes; and Morrow. Vasa, absent and not voting. Motion carried.

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

A motion was made by Morrow, seconded by Oden to approve the 2019-20 Airport Authority budget as presented. Roll call vote: Morrow, yes; Oden, yes; Burke, yes; and Anderson, yes. Vasa, absent and not voting. Motion carried.

The final loan documents for the Hangar Loan Program with the Nebraska Department of Transportation – Aeronautics Division were reviewed by the Authority. A motion was made by Burke, seconded by Oden, to approve the resolution granting the Chairperson the authority to sign the necessary documents to complete the loan. Roll call vote: Burke, yes; Oden, yes; Anderson, yes; and Morrow, yes. Vasa, absent and not voting. Motion carried.

Discussion was held on the proposed terms for an extended lease with Sierra Bravo/Sandhills Aviation. Sandhills has asked for and received general agreement from the Authority to expand the Main Hangar Building. Items included were a six-year term, an agreement to allow Sandhills to recognize the return on investment through a rent adjustment, and an obligation for Sandhills to pay for all utilities to the building. A motion was made by Oden to authorize hiring the City Attorney to draft an agreement with Sandhills Aviation, LLC for the construction of the building, with a 6-year term lease, with all utilities being paid by Sandhills Aviation, motion seconded by Anderson. Roll call vote: Oden, yes; Anderson, yes; Burke, yes; and Morrow, yes. Vasa, absent and not voting.

Motion by Morrow, seconded by Burke, to authorize extension of the current lease to October 31, 2019 with Sierra Bravo/Sandhills Aviation to allow for the development of a new lease document. Roll call vote: Morrow, yes; Burke, yes; Oden, yes; and Anderson, yes. Vasa, absent and not voting.

As requested last month, Jason Gabel with Sandhills Aviation was present to formally request permission to make repairs to the foam barrier at the bottom of the Main Hangar door to prevent entry of water from the east during rain events, as well as repairs to the sheet metal to the door frame, and minor leaks in the metal surfacing of the roof. A motion was made by Oden, seconded by Burke, to authorize approval of these improvements to be completed by Sierra Bravo/Sandhills Aviation. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; and Morrow, yes. Vasa, absent and not voting. Motion carried.

Chairperson Morrow indicated he had received a complaint of improper use of the airport runway by an individual. It was reported that William Fleissner was “test-driving” a Tesla automobile during the day on the runway. When approached at the time this took place he reported to Evan Taylor that he was a long-

time tenant of the airport and could do this. As per the 2019 lease document all tenants of the airport have the obligation of following all Airport safety regulations and have an obligation to use the facilities for aeronautics purposes. In addition, specific lease language states “6. e) Driving or parking on or around the runways and taxiways is strictly prohibited (except as required to maintain and manage the airport)”. Burke stated he felt this was a reckless operation and use of his right of entry to the Airport as a tenant and he should be evicted. A motion was made by Burke to not renew William Fleissner’s lease for 2020 due to a blatant violation of the terms of his lease document and authorize staff to provide notice as per the lease document to Mr. Fleissner his lease document. Motion seconded by Morrow. Roll call vote: Burke, yes; Morrow, yes; Oden, yes; and Anderson, yes. Vasa, absent and not voting. Motion carried.

The report submitted from the Nebraska Department of Transportation for the 2019 Airport Inspection was reviewed by the members of the Authority. Discussions were held on those items needing to be addressed to ensure the issuance of the 2020 License. Chris Corr explained the NDOT officials doing the inspection included a licensed surveyor this year that identified conflicts this year that have not been identified in the past. Corr explained the best approach to handling this is to adopt a plan for addressing the immediate items and ensure that is filed with NDOT prior to December 31, 2019. Harrell will prepare a letter/plan in response to the items to be addressed and present it to the Authority at the next meeting.

Chairperson Morrow stated he had nothing further to report than the complaint already addressed by the Authority.

Paul Taylor with Papa Tango was present to report to the Authority his efforts on maintenance including mowing of grass, preparing for winter conditions, and working with the contractor installing the new door for the maintenance hangar building.

Chris Corr with Olsson was present to review the construction project with the Authority. He indicated the project had been completed and the NE Department of Aeronautics is reviewing and preparing for final close out of the project. Corr also reported there are a few spots on the runway that are in bad condition from the spalling of concrete due to the ASR. Corr stated the worst spot needs to be complete removal and replacement of a part of concrete, taking about a total of one square (12’ X 12’) of concrete in total. The other areas he felt could be addressed with an epoxy material as a patch. In the area for replacement of the concrete he suggested using a high-early concrete in the area where the concrete will be removed. M.E. Collins will be contacted to see if they are available this fall to complete this work.

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

AUTO	Wahoo Utilities	\$585.17
AUTO	NE Dept of Aeronautics	2,510.00
8017	Auto Alley, Inc.	219.40
8018	Bomgaars	295.61
8019	Bromm, Lindahl, etal	50.00
8020	City of Wahoo	7,000.00
8021	Egr Construction	2,845.00
8022	Jackson Services, Inc.	121.24
8023	Papa Tango	3,060.00
8024	Simons Home Store	25.05
8025	Waste Connections	40.00
8026	Windstream	233.50
1051	Midwest Petroleum	405.00
AUTO	World Fuel	<u>30.00</u>
		\$17,419.97

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

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

A motion was made by Burke to adjourn at 5:25 p.m., seconded by Morrow. Roll call vote: Burke, yes; Morrow, yes; Anderson, yes; and Oden, yes. Vasa, absent and not voting. Motion carried.

Melissa Harrell
Ex-Officio