

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>
-----------------------------------

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).

<b>Fuel Surcharge Table</b>
-----------------------------

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