

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

WAHOO AIRPORT AUTHORITY

February 14, 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, Jay Morrow and Jared Storm. Absent was Steve Gerdts. Also in attendance were Melissa Harrell, Ex-officio and Russ McFarling.

A motion was made by Anderson, seconded by Morrow to cast a unanimous ballot for Mert Oden to be Chairperson for 2011. Roll call vote: Anderson, yes; Morrow, yes; Storm, yes, and Oden, abstain. Gerdts, absent and not voting. Motion carried.

A motion was made by Anderson, seconded by Storm to cast a unanimous ballot for Jay Morrow to be Vice Chairperson for 2011. Roll call vote: Anderson, yes; Storm, yes; Morrow, abstain, and Oden, yes. Gerdts, absent and not voting. Motion carried.

A motion was made by Storm, seconded by Morrow to cast a unanimous ballot for Gaylord Anderson to be Treasurer for 2011. Roll call vote: Storm, yes; Morrow, yes; Anderson, abstain, and Oden, yes. Gerdts, absent and not voting. Motion carried.

Discussion was held on the plane sitting at the airport without a propeller. Oden asked members to review potential terms of an FBO Agreement that were presented and report back.

The aerial applicator's agreement for 2011, as filed for approval by Storm Flying Services, was presented to the Board for approval. Concern was expressed about there being five planes listed on the application and that the limit of our airport would be five planes, set up in a base operation. A motion was made by Anderson, seconded by Morrow, to approve the agreement as submitted, granting approval for a base operation with five planes. Roll call vote: Anderson, yes; Morrow, yes; Storm, abstained, and Oden, yes. Gerdts, absent and not voting.

Harrell and Oden reviewed the Hiller Group proposal with the Board for handling the fuel delivery and credit card processing operations for the airport. The extended liability benefit was discussed along with several others Hiller Group would bring to the table for our airport. A motion was made by Anderson, seconded by Oden, to authorize Harrell and Oden to sign the necessary documents approving Hiller Group as presented. Roll call vote: Anderson, yes; Oden, yes; Morrow, yes; and Storm, yes. Gerdts, absent and not voting.

McFarling reported the following items to the Board for consideration:

1) The tires on the courtesy car need to be replaced. Harrell reported there is an early 1990's mini-van that Wahoo Utilities will be getting rid of that might be considered for a replacement. McFarling also offered to find inexpensive replacement tires for the current car.

2) There are several runway lights that need to be replaced/upgraded. Because of the age of several of the lights finding replacement parts is difficult. McFarling presented the estimated costs of replacing/upgrading lights. Oden requested time to review upgrading the lights with the NDA to see if grant funds would be available.

3) Currently there is no heat in the existing maintenance hangar. McFarling requested consideration of installation of a heater, to be installed in the office area, with minimal amount of ducting installed to put heat into the maintenance area. Also discussed the need for some electrical upgrades so a welder and compressor could be used. The Board agreed these could be addressed at budget time with an estimate for the cost at that time.

Harrell presented two request from tenants for consideration of a discount: 1) Tom Newell has been in a hangar that had a bent rail for a year, with the door unable to be opened fully, and was requesting a discount for 2011; and 2) Verlyn Olsberg requested half off of 2011 rent because the hangar he was in in 2010 had water on the floor for the entire year due to drainage issues at the new hangar. A motion as made by Oden, seconded by Storm, to not offer discounts to either party as requested. Roll call vote: Oden, yes; Storm, yes; Morrow, yes; and Anderson, yes. Gerdts absent and not voting.

McFarling presented information on possible mowers as the Board included the purchase of a new mower in the 2010-11 budget. He presented information on the John Deere and the Hustler options. Looking at a 60" commercial grade mower with rear discharge. Discussion was held on the possibility of haying some of the grass versus mowing so much. Harrell reported she would look at the state contract options for mowers. No action taken.

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

AUTO	Wahoo Utilities	\$683.57
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NE-IA Supply	30.00
6500	Russ McFarling	2,300.00
6501	Windstream	111.29
6502	Quality Disposal	30.00
6503	Region V Services	91.92
6504	NE Assoc of Airport Officials	100.00
6505	BMG CPA	7,038.00
6506	Fud & Tracy's	243.04
6507	LARM	207.00
6508	Wahoo Building Center	275.59
6509	Wahoo Chamber	65.00
6510	Wahoo Utilities	12.75
6511	Zimmerman Oil	957.18
6512	Electrical Engineering & Equip	227.27
6513	Newark	405.68
6514	Olsson Associates	4,900.50
102	Midwest Pump & Equip	<u>2,000.10</u>
	TOTAL	\$21,768.89

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

Morrow questioned why customers with the Phillips card were no longer receiving a discount on fuel at the pump. Discussion was held on whether or not we wanted to offer a discount to our tenants. It was agreed this would be on the next agenda for discussion.

Morrow reported that on the east side of the new hangar there was an area in the concrete that had sunk approximately 1/2". He also requested the hangars have numbers painted on the doors so they could be easily located and identified.

Information on the location of the Jet A Fuel System was reviewed by the Board. Discussion was held on the best location and whether that would be where originally proposed north of the Admin building, or just north of the Corporate Hangar. Concern was expressed about limiting our tie down space. Discussion

was also held on the need for a truck for servicing planes. It was agreed Board members wanted to look at the location closer to the corporate hangar and that member should go on-site to look at options.

Motion by Morrow, seconded by Anderson to adjourn at 9:04 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

March 14, 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 7:30 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. Morrow entered the meeting at 7:35 a.m. Also in attendance were Melissa Harrell - Ex-officio, Tom Trumble – Engineer for the Fuel project, Jerry Johnson - Mayor and Russ McFarling.

The Board was informed that the airport ground lease agreement would be on the next agenda for negotiation of the rate. Harrell was asked to find the latest report from UNL on farm ground lease rates.

Discussion was held on the current 100LL fuel price and possible discounts we can offer customers. A motion was made by Oden, seconded by Anderson to authorize a \$.05 discount per gallon for Phillips card holds because there is no processing fee associated with the use of a Phillips card. Roll call vote: Oden, yes; Anderson, yes; Storm, yes; and Morrow, yes. Gerdts, absent and not voting. Motion carried.

Anthony Push of the Lincoln Sport Parachute Club was present to request permission to conduct skydiving activities at the Wahoo Airport. Oden explained some of the history of the Airport with the Lincoln Club and indicated that it became hazardous for the skydivers to use our airport with all the weekend and recreational flyers using our airport. Push reported to the Authority that all pilots are commercially rated and follow all standards.

Discussion was held on the possible purchase of a surplus mini-van available from the City of Wahoo. All agreed this was not the best option for the Airport.

Discussion was held on the lighting of runway and taxiways at the Airport. Tom Trumble reported there might be surplus light parts available from other airports across the state or the NDA. He indicated he would check and report back to Oden, McFarling and Harrell on the contacts for this.

Discussion was held on the purchase of a new commercial grade mower for the Airport. McFarling indicated the Hustler would be the preferred piece of equipment. Oden suggested that the mower not be purchased at this time. No action taken.

Tom Trumble reported on the updated opinion of cost on the Jet A Fuel System that showed a construction cost of \$238,000 and an engineering fee of \$59,000. Discussion was held on the possibility of a grant extension to cover additional costs but would have to wait and it would obligate the FY 2012 non-primary entitlement. Anderson expressed concern about continuing with the project as we have a short runway, we have no staff to pump the fuel, and believes we should start with a fuel truck purchase before installing a large system as this. Oden indicated the Board had already voted on the issue and it passed. He stated that the \$273,000 of current non-primary entitlement is an absolute but understands there might be issues with anything beyond that because of the federal funding issues. Storm expressed concern in the differences in the opinions of cost presented to the Authority by Tom Trumble, ranging from \$249,000 to \$344,000. Discussion was held on the system installed at Blair and the use of that not being what it was anticipated. Concern was also expressed about the disposal of the fuel that might go bad in the tank if not sold in a timely manner. After much discussion regarding the justification of fuel sales on the Airport, and in an effort to work together as a Board on the project, a motion as made by Oden, seconded by Anderson to establish the authority's limit on the local share for this project at \$15,000. Roll call vote: Oden, yes; Anderson, yes; Storm, yes; and Morrow, yes. Gerdts, absent and not voting. Motion carried.

Oden indicated he had discussion FBO operations with a couple interested parties. He will continue to discuss this with the Authority members.

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

AUTO	Wahoo Utilities	\$576.09
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NE-IA Supply	30.00
6515	Russ McFarling	2,300.00
6516	Windstream	191.83
6517	Quality Disposal	30.00
6518	Region V Services	61.28
6519	USPS	70.00
6520	Bomgaars	133.38
6521	Wahoo Building Center	32.67
6522	Olsson Associates	3,014.71
6523	Post Office	44.00
AUTO	Hiller Group	30.00
AUTO	Hiller Group – Fuel	<u>35,038.64</u>
	TOTAL	\$43,642.60

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

A motion was made by Oden, seconded by Anderson to approve the minutes of the January meeting as presented. Roll call vote: Oden, yes; Anderson, yes; Storm, yes; and Morrow, yes. Motion carried.

Motion by Morrow, seconded by Anderson to adjourn at 9:10 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

April 11, 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 7:30 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, Jay Morrow and Jared Storm. Absent was Steve Gerdts. Also in attendance were Melissa Harrell - Ex-officio, and Russ McFarling.

Discussion was held on the lease of farm ground for the 2011 season. A report from the University of Nebraska on the average price of farm ground was reviewed. Erik Alm, current tenant, was present to answer questions of the Authority. Discussion was held on farming around the AWOS system and that NDA would be asked to install bollards around the unit. A motion was made by Morrow, seconded by Anderson, to authorize the 2011 lease of farm ground to Erik Alm for \$170.00 per acre. Roll call vote: Morrow, yes; Anderson, yes; Storm, yes; and Oden, yes. Gerdts, absent and not voting. Motion carried.

Harrell presented information from Anna Lannin of the NDA regarding the Fuel System current grant. The Authority is obligated at this point to proceed with the construction of the fuel farm, unless the bids would come in higher than the total funds available for the project. Harrell also presented a new grant application for the Authority to consider covering any potential overages on the project, for FY 2012 for the Fuel Farm. A motion was made by Anderson, seconded by Morrow to authorize Oden to sign documents associated with the additional grant application. Roll call vote: Anderson, yes; Morrow, yes; Oden, yes; and Storm, abstained. Gerdts, absent and not voting. Motion carried.

Discussion was held on fuel discounts. Harrell reported the Phillips card discount was set up on the fuel system on Friday, April 8 and should be working. Much discussion was had on the possibility of offering additional discounts to those who are tenants at the airport. Harrell indicated that with the current system, tenants would have to provide credit card information to the Authority so the approved cards could be entered into the system, to be able to monitor the fuel discount. A motion was made by Anderson, seconded by Oden, to authorize a \$.05 discount per gallon for all tenants. Roll call vote: Anderson, yes; Oden, yes; Storm, yes; and Morrow, yes. Gerdts, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Storm, to authorize a 3-year lease with the EAA Chapter, from April 2010 to March 2013 at the rate of \$1,800 per year. Roll call vote: Oden, yes; Storm, yes; Morrow, yes; and Anderson, yes. Gerdts, absent and not voting. Motion carried.

Discussion was held on the points wanted in an agreement with an FBO. Storm said he had put together a list of items he'd like to see in a lease and Oden asked that the list be submitted to each Board member and that comments be returned to Harrell and Storm, and that it then be turned over to the City Attorney for preparation. Oden indicated that he and others had met with a potential FBO and that he seemed like a good fit for our Airport; he asked that an agreement/contract be placed on the next agenda for consideration.

Discussion was held on the lighting at the Airport. McFarling reported the Ainsworth Airport had two pallets of lights and parts that would be available to the Wahoo Airport if we went there and picked them up. McFarling was asked to get the lights; he would be reimbursed for his expense of travel.

Oden indicated he had discussed haying areas of the grass with the John and Dennis Brabec. They offered to hay portions of the grass area and pay the Authority \$25 per bale. Discussion was held on how close they should be to the runways and taxiways. Oden reported he had discussed the importance of visibility and getting the bales removed immediately with the Brabecs. It was agreed by the Board that the goal was to protect the lights, maintain the all visibility requirements, but cut down on the mowing expense as

much as possible. A motion was made by Oden, seconded by Anderson, to approve the offer from John and Dennis Brabec for baling the grass for the 2011 season. Roll call vote: Oden, yes; Anderson, yes; Morrow, yes; and Storm, yes. Gerdts, absent and not voting. Motion carried.

Harrell indicated there were a few hangars that were delinquent in hangar rent. Oden indicated he would speak with Verlyn Olsberg. McFarling indicated he would be moving his plane from one hangar to two hangars. He requested permission to install doors between the storage unit and the hangars and it was agreed he could do that. Oden and McFarling also reported that Tom Newell had requested permission to use the FBO hangar to assemble his plane. It was agreed by the Authority that Mr. Newell could use the FBO hangar for 30 days to assemble his plane without a fee.

Discussion was held on the plane that is tied-down at the Airport without a propeller. The situation on who brought it to the Airport and the financial situation involved with the plane was explained. Harrell was asked to send a certified letter to the owner of record asking for the intentions.

Morrow questioned McFarling about potential conflicts between his maintenance responsibilities and his plans for aerial spraying this summer. McFarling assured the Board that the maintenance would be addressed at the Airport.

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

AUTO	Wahoo Utilities	\$516.08
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NE-IA Supply	30.00
6524	Russ McFarling	2,300.00
6525	Windstream	153.47
6526	Quality Disposal	30.00
6527	Region V Services	61.28
6528	Bomgaars	131.86
6529	LARM	485.00
6530	Saunders County Clerk	192.28
6531	Builders Does It Best	3.99
6532	Jackson Services	175.00
6533	Newark	72.69
6534	Wahoo Building Center	331.02
6535	Olsson Associates	7,995.34
6536	Saunders County Treasurer	<u>3,180.34</u>
	TOTAL	\$17,748.35

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

A motion was made by Morrow, seconded by Oden to approve the minutes of the March meeting as presented. Roll call vote: Morrow, yes; Oden, yes; Storm, yes; and Anderson, yes. Motion carried.

Motion by Oden, seconded by Morrow to adjourn at 9:00 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

May 9, 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 7:30 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, Jay Morrow and Jared Storm. Absent was Steve Gerdts. Also in attendance were Melissa Harrell - Ex-officio, and Russ McFarling.

Discussion was held by the Authority on development of a policy for planes stored at the airport in the tie-down spaces. Several items were reviewed including length of time to be used, price for storage, purchase of fuel, operability of the aircraft, etc. A draft proposal will be presented at the next meeting for review.

A motion was made by Oden, seconded by Anderson to authorize Oden to sign the contracts with NDA for their crack sealing/pavement marking program, with total funds available for this fiscal year of \$4,000. Roll call vote: Oden, yes; Anderson, yes; Morrow, yes; and Storm, yes. Gerdts, absent and not voting. Motion carried.

Discussion was also held on the draft FBO Agreement presented to the Authority for review. Items of discussion included the rent price of the hangar/shop area, amount to be offered for a potential FBO, cost of utilities and payment of utilities.

A proposed fuel pricing plan was presented by Harrell. The proposal suggested the price at the pump per gallon of fuel would be the average of the cost of the balance in the tank and the cost to fill the tank on a given day, plus a \$.50 profit, plus the cost of a 2% credit card transaction fee (approximately \$.10). A motion was made by Oden, seconded by Anderson to accept the plan as presented. Roll call vote: Oden, yes; Anderson, yes; Storm, yes; and Morrow, yes. Gerdts, absent and not voting.

Oden reported the AWOS was up and running but had not yet been certified by the FAA. He expected this would be happening in the next couple of weeks. Harrell was asked to send out the phone number and radio frequency information to Authority members.

Oden also reported the Jet Fuel system designs had been sent to NDA and FAA for review. Nothing additional to report.

Russ McFarling reported to the Authority that wind damaged had taken place on May 5 and May 8 at the EAA hangar with tin from the roof being blown off. In addition he reported the lights on the west side of the new hangar had been blown off. Harrell was asked to submit a claim to insurance.

Harrell reported she had received a call from an individual interested in constructing a large hangar with a small residence and office included. Morrow requested the Authority take time to study what other airports have done and what has worked/failed for them before entering into any agreement to allow an individual to construct their own building on airport property.

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

AUTO	Wahoo Utilities	\$526.66
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	Hiller Group	30.00

AUTO	Hiller Group – Taxes	472.00
6537	Russ McFarling	2,300.00
6538	Windstream	104.19
6539	Quality Disposal	30.00
6540	Bomgaars	157.59
6541	Wahoo Building Center	407.00
6542	Inspro Insurance	270.00
6543	Bullock Brothers	280.00
6544	Wahoo Concrete	830.68
6545	Kubr Electric	523.22
6546	Office Net	<u>33.49</u>
	TOTAL	\$8,054.83

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

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

Motion by Oden, seconded by Morrow to adjourn at 8:28 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

June 13, 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 7:30 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.

Gary Wells and Aaron Wells, representing Bill Stukenholtz, were present to introduce themselves to the Authority and express an interest in the FBO operation at the Airport. Gary indicated he was a spray pilot and Aaron stated he just became a commercial pilot and is working on other certifications.

The draft FBO Agreement was presented to the Authority for review. No discussion was held on the provisions of the agreement. It was agreed that an advertisement should be placed in the following locations, with a deadline for submission of July 8, 2011: barnstormers.com, tradeairplane.com and PIREPS.

The FAA requested a statement of the Airport's policy on Resident Through-the-Fence status. It was agreed that we do not presently have any situations allowing this and do not plan to have any. The federal compliance form will be completed and returned.

The agreement between the Airport Authority and the Nebraska Department of Aeronautics for the maintenance of the newly installed AWOS was reviewed by the Board. A motion was made by Oden, seconded by Anderson, to approve the agreement and authorize the Chair to sign the agreement. Roll call vote: Oden, yes; Anderson, yes; and Storm, yes. Gerdts and Morrow, absent and not voting. Motion carried.

The 2010 Property tax valuation statement was reviewed by the Authority. No action taken.

A written resignation of Steve Gerdts was received by the Board. A motion was made by Oden, seconded by Storm, to accept the resignation of Gerdts as submitted and thank him for his service to the community. Roll call vote: Oden, yes; Storm, yes; and Anderson, yes. Morrow and Gerdts, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Anderson, to approve a resolution authorizing the NE Department of Aeronautics to act as the airport's agent on Project AO1 of an Apron Expansion. Roll call vote: Oden, yes; Anderson, yes; and Storm, yes. Morrow, absent and not voting. One seat vacant. Motion carried.

A motion was made by Anderson, seconded by Oden, to approve a resolution authorizing the NE Department of Aeronautics to act as the airport's agent on Project GO2 to Replace MIREL, Install REIL and Beacon. Roll call vote: Anderson, yes; Oden, yes; and Storm, yes. Morrow, absent and not voting. One seat vacant. Motion carried.

A motion was made by Oden, seconded by Anderson, to authorize charging Storm Flying Services, due to the quantity of fuel purchased, a rate of \$.30 over the average cost of fuel in the tank. Roll call vote: Oden, yes; Anderson, yes; and Storm, abstained from voting. Morrow, absent and not voting. One seat vacant. Motion carried.

Russ McFarling reported he had worked on several maintenance items at the Airport. Several lights had been repaired, tin had been replaced on the EAA building. He advised that we needed gaskets for several of the new lights as they were being eaten by hawks, and that we should begin planning to replace the roof on the EAA building.

Harrell reported the bid opening on the Jet Fuel System was scheduled for June 23.

It was reported the AWOS was commissioned by the FAA on May 17, 2011 and is up and running. The phone number for calling the AWOS is 402-443-4030 and the radio frequency is 125.975.

Discussion was held on the lease of the FBO building for aerial applicators – short-term. It was agreed the monthly rate would be \$150 per month per plane.

Harrell reported on the compliance issues with the fuel system with the NE Fire Marshall’s Office and with Conoco-Phillips. She indicated nearly all areas are now in compliance and work is being done on the final items.

A motion was made by Anderson, seconded by Oden to approve the minutes of the May 9, 2011 meeting as presented. Roll call vote: Anderson, yes; Oden, yes; and Storm, yes. Morrow, absent and not voting. One seat vacant. Motion carried.

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

AUTO	Wahoo Utilities	\$436.20
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	Hiller Group	30.00
6547	Russ McFarling	2,300.00
6548	Storm Flying Services	16.50
6549	Windstream	93.43
6550	Quality Disposal	30.00
6551	Bomgaars	147.63
6552	Wahoo Building Center	305.70
6553	Region V Services	61.28
6554	VOID	0.00
6555	QT Technologies	17.47
6556	Wahoo Auto Parts	15.15
6557	Huffy’s Airport Windsocks	151.90
6558	Jackson Services	95.48
6559	Edstrom, Bromm, etal	1,000.00
6560	Vaisals, Inc.	7,737.50
6561	City of Wahoo	374.02
6562	John Deere Financing	902.83
103	VISA	21.00
104	Midwest Pump	<u>564.00</u>
	TOTAL	\$16,390.09

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

Motion by Oden, seconded by Storm to adjourn at 8:30 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

July 11, 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 7:30 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: Jared Storm, Gaylord Anderson, and Pat Burke. Absent was Jay Morrow. Also in attendance were Melissa Harrell - Ex-officio, Russ McFarling, and Jim Svoboda.

The Oath of Office was given to Pat Burke, appointed by the Mayor to replace Steve Gerdt.

Ron Hurt with SEi Security Company was present and made a presentation to the Authority on a proposal for security system at the Airport. He explained the differences between the various systems available and answered questions of the Authority. He discussed the possibility of having the digital data connected to an off-site storage location. The Authority expressed interest in a security system for the Airport but made no commitment to the representative.

The bids received on the Jet Fuel System were reviewed by the Authority. Discussion was held on the funding options for the project. A total cost summary for the project was reviewed. The options of 1) stopping the project, 2) doing the design grant only; or 3) proceeding with the project with the possibility of receiving FY 2012 non-primary entitlement money were discussed by the Authority. They discussed federal funding bills and the demand for Jet Fuel along with the future growth of the Airport. It was agreed a second meeting would need to be held to discuss this and make a decision.

Interest in the FBO position was shared with the Authority and reviewed.

The capital improvement plan to be submitted to the Nebraska Department of Aeronautics was reviewed but no action taken.

A motion was made by Anderson, seconded by Burke, to request a property tax allocation from the City of Wahoo in the same amount as last year (\$60,600 for operating, \$40,400 for bonding, for a total of \$101,000.). Roll call vote: Anderson, yes; Burke, yes; Storm, yes; and Oden, yes. Morrow, absent and not voting. Motion carried.

A motion was made by Storm, seconded by Anderson, to authorize the Chairperson to sign the certificate for the Final Acceptance of the AWOS project. Roll call vote: Storm, yes; Anderson, yes; Burke, yes; and Morrow, yes. Motion carried.

The Aeronautical Study No. 2011-WTE-7782-OE (for the placement of a wind turbine 6.5 miles southeast of Wahoo) was reviewed and discussed by the Board.

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

AUTO	Wahoo Utilities	\$464.38
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NDA	577.50
AUTO	Hiller Group	30.00
AUTO	Hiller Group	5.44
6563	Russ McFarling	2,300.00
6564	Storm Flying Services	16.50
6565	Windstream	93.43
6566	Quality Disposal	30.00

6567	Bomgaars	438.19
6568	Wahoo Building Center	49.24
6569	LARM	199.00
6570	Wahoo Newspaper	147.15
105	Weights and Measures	20.72
106	Midwest Pump	<u>163.81</u>
	TOTAL	\$6,625.36

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

A motion was made by Oden, seconded by Anderson to approve the minutes of June 13, 2011 as presented.
Roll call vote: Oden, yes; Anderson, yes; Storm, yes; and Burke, yes. Morrow, absent and not voting.

Motion by Oden, seconded by Storm to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

July 21, 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 12:00 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: Jared Storm, Gaylord Anderson, and Pat Burke. Absent was Jay Morrow. Also in attendance was Melissa Harrell.

Walker Luedtke was present to request permission to set up an aerial applicator temporary business at the Wahoo Airport. With him was Dan Fulton, a pilot for the operation. The aerial applicator application was presented to the Board by Harrell for review. The Board reviewed the site plan of the Airport and discussed the best place for them to set up operations. Discussion was held on the need for the applicator to have the Airport listed as an additional insured on their liability policy. Discussion of fuel use and need for water was also reviewed. Harrell requested the remaining information needed as per the aerial applicator agreement. A motion was made by Oden, seconded by Burke, to approve the aerial applicators application for Walker Ag Supply as presented, with the \$400 annual fee to be paid before starting operations, with the fuel flow charge of \$.50 per gallon to be paid to the Authority, with Walker Ag Supply to pay for any water used for spraying, and with the Airport Authority being listed as an additional insured on their liability policy. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; and Storm, yes. Motion carried.

Motion by Oden, seconded by Storm to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

August 15, 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 7:30 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, Pat Burke, and Jay Morrow. Absent: Jared Storm. Also in attendance were Melissa Harrell - Ex-officio, and Russ McFarling.

Discussion was held on a confrontation between the pilot for Mike Schneider at the Corporate hangar and the approved aerial applicator spraying for Walker Ag Supply.

The parties having expressed interest in the FBO position at the Airport were reviewed. Members agreed to make contact with several of the candidates and report back to the Board.

Discussion was held on the Jet Fuel system and the current position of the grant. Harrell reported NDA and FAA had approved the grant for the current balance of the non-primary entitlement funds. Discussion was held on the possibility of additional grant funds being approved. It was agreed to table a decision on the project until Friday, August 19 at 7:30 a.m. so all Board members could be in attendance.

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

AUTO	Wahoo Utilities	\$488.51
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NDA	385.00
AUTO	Hiller Group	30.00
AUTO	Debt Service Payment	160,000.00
AUTO	Debt Service Payment	40,000.00
AUTO	Debt Service Payment	12,121.25
6571	Russ McFarling	2,300.00
6572	Windstream	94.63
6573	Quality Disposal	30.00
6574	Region V Services	183.84
6575	Storm Flying Services	66.00
6576	VOID	0.00
6577	Wahoo Auto Parts	36.54
6578	Wahoo Building Supply	37.08
6579	NE Dept. of Aeronautics	924.37
6580	Saunders Co. Treasurer	<u>3,180.34</u>
	TOTAL	\$221,967.56

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

Russ McFarling reported on maintenance issues to the Board. He reported the mower and the maintenance issues with it. Harrell reported on the sales of fuel at the airport and discussed the annual leases currently in place where there is possibly not an active aircraft being stored. Discussion was held on the previously approve fuel discount and how it should be implemented and the aircraft owners should be notified. Harrell was asked to prepare a letter expressing these items to the tenants and letting them know we have an interest in having an active airport.

A motion was made by Oden, seconded by Burke to table approval of all minutes to the next meeting. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; and Morrow, yes. Storm, absent and not voting.

Motion by Oden, seconded by Anderson, to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

August 19, 2011

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First National Bank, met in special session at City Hall. Chairman Mert Oden called the meeting to order at 7:30 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, Patrick Burke, Jay Morrow, and Jared Storm. Also in attendance was Melissa Harrell - Ex-officio.

Discussion was held on the grant for the construction of the Jet Fuel System. Approval of the current non-primary entitlement funds available for the project of \$273,192 by the FAA was shown to the Board. Based on the total project cost of \$325,264, the local share of the project, if the 95% of the project was fully funded by the FAA would be \$16,264. Currently, with the above stated amount of FAA money, there is a shortage of \$35,808 which NDA represents the amount of a future potential grant. It was also reported that if the Board would vote not to proceed with the project then entire amount of engineering that has been approval for payment to date would be all local cost, approximately \$35,000. It was also reported by Oden that it is not likely Jet Fuel systems will be accepted projects for FAA money in the future. A motion was made by Oden, seconded by Morrow to proceed with the grant, and authorize Oden to sign the necessary grant acceptance documents. Roll call vote: Oden, yes; Morrow, yes; Burke, yes; Anderson, yes; and Storm, yes. Motion carried.

Discussions were held on conversations with various parties interested in the FBO position at the Airport.

Motion by Oden, seconded by Storm to adjourn at 7:45 a.m.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

September 12, 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 7:30 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, Pat Burke, Jared Storm, and Jay Morrow. Also in attendance were Melissa Harrell - Ex-officio, and Russ McFarling.

The public hearing on the Airport Authority’s budget for FY 2011-12 was declared open by the Chairperson at 7:30 a.m. A call was made for comments from the public and none were presented. A motion was made by Anderson, seconded by Burke to close the public hearing at 7:31 a.m. Roll call vote: Anderson, yes; Burke, yes; Storm, yes; Oden, yes; and Morrow, yes. Motion carried.

Discussion was held by the Board of various parts of the proposed budget. A motion was made by Burke, seconded by Morrow to authorize a 1% increase in the restricted funds budget as per the State Budget. Roll call vote: Burke, yes; Morrow, yes; Storm, yes; Anderson, yes; and Oden, yes. Motion carried.

A motion was made by Burke, seconded by Anderson, to approve the Airport’s 2011-12 budget as presented. Roll call vote: Burke, yes; Anderson, yes; Storm, yes; Oden, yes; and Morrow, yes. Motion carried.

Pat Burke introduced the Board to Mark Peterson, a candidate for the FBO/Manager position. Peterson shared information about his experience in aeronautics and discussed his plans for an operation at the Wahoo Airport. Discussion was held on his proposal for “Repair Station” certification through the FAA and several questions were answered. Peterson reviewed his proposed timeline for getting everything in place to start a business in Wahoo. Harrell was asked to provide him with information on active airplanes, fuel sales, and other pertinent information showing the use of the facility. It was agreed Peterson’s references would be reviewed and contacted. A special meeting was called by the Board for Friday, September 16 at 7:30 a.m. at City Hall for reports back on reference checks and potential action.

A motion was made by Anderson, seconded by Storm, to authorize the Chairperson to sign the revised maintenance agreement with the Nebraska Department of Aeronautics for maintenance of the NDB . Roll call vote: Anderson, yes; Storm, yes; Oden, yes; Burke, yes; and Morrow, yes. Motion carried.

Oden reported he had been contacted about a pre-construction meeting with the contractor for the Jet Fuel system. This has been postponed until more information is available about the federal funding concerns.

Harrell reported the Hangar Project still has items remaining outstanding by the contractor. Harrell was asked to contact the City Attorney to assist in getting this project finalized.

Discussion was held on the purchase of fuel for the airport for the Nav Gas system. Harrell will consult with Oden on the purchase.

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

AUTO	Wahoo Utilities	\$516.27
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NDA	385.00
AUTO	Hiller Group	30.00
6581	Ollson Associates	20,889.42
6582	Russ McFarling	1,752.55
6583	Wahoo Airport Authority – Fuels	547.45

6584	Windstream	94.05
6585	Quality Disposal	30.00
6586	Region V Services	61.28
6587	Drew's Outdoor Power	416.55
6588	Wahoo Building Center	162.73
6589	Roehr's Machinery	1,110.66
6590	Zimmerman Oil	659.80
6591	Edstrom, Bromm, etal	62.50
6592	John Deere Financial	23.83
6593	City of Wahoo	7,000.00
107	Midwest Pump & Equipment	339.00
AUTO	Hiller Group	<u>36,887.74</u>
	TOTAL	\$73,058.83

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

A motion was made by Oden, seconded by Anderson, to approve the minutes of August 15 and August 19 as submitted. Roll call vote: Oden, yes; Anderson, yes; Burke, yes; Morrow, yes; and Storm, yes. Motion carried.

Motion by Oden, seconded by Morrow, to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

October 17, 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 7:30 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, Pat Burke, and Jared Storm. Also in attendance were Melissa Harrell - Ex-officio, and Russ McFarling.

Larry Walls was present to question the Authority on the discount offered to customers using a Phillips credit card. He indicated that the percentage saved by the Authority on the "no fees" offered by Phillips to the Authority was not equal to the discount the Authority passed on to users of Phillips cards. Harrell was asked to look at programming of the system to give the Phillips card user full credit of the savings to the Authority.

Discussion was held on a camera/security system for the Airport. It was agreed this is something the Authority needs to investigate further.

Discussion was held on a proposal by Rod Beck for FBO Services to the Wahoo Airport. The Authority discussed the future of the FBO position and reviewed other proposals received from other interested parties. Burke indicated he had reviewed all proposals received. He recommended the Board consider Doug Patocka for providing plane maintenance and services on a part-time basis and see how things progressed. He also recommended we discuss a contract with Russ McFarling who is currently providing maintenance services for the Authority. Discussion was held on this proposal by members. It was agreed an initial contract of 6 months to 1 year should be considered to show commitment from the Authority for Patocka's investment. It was also agreed an agreement should be established for McFarling.

Discussion was held on the building maintenance items that need to be addressed: siding on the office building, repairs to the window in the office building; fencing; replacement of drywall; and other various projects.

A motion was made by Oden, seconded by Storm to declare the surplus dump truck located at the Airport as surplus property with a value of less than \$5,000, and that the surplus equipment be offered to either an Airport Authority or to an entity, organization or person providing maintenance service to an airport in Nebraska. Roll call vote: Oden, yes; Storm, yes; Burke, yes; and Anderson, yes. Motion carried.

Discussion was held on the purchase of a new mower. McFarling presented information on a new diesel Grasshopper. The possibility of a LandPride machine was also discussed. It was agreed that further information would be presented at the next meeting.

Storm discussed the possibility of a land lease for a location for the construction of a new building. He reviewed some of his options with the Authority.

Discussion was held on the application for aerial applicators and the interest expressed by several agencies to establish a presence on our Airport. Burke presented information/proposal on the levels of charges for those interested based off the base financial commitment to the Airport. Discussion was held on the limits of the Authority over the use of the Airport. It was agreed that there needs to be a clear balance established between the business aspect of allowing applicators on the field, and the importance of a safe airfield for other flyers.

A motion was made by Oden, seconded by Burke to authorize Oden to sign the agreement with the Nebraska Department of Aeronautics for the NDB maintenance. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; and Storm, yes. Morrow, absent and not voting. Motion carried.

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

AUTO	Wahoo Utilities	\$467.87
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NDA	385.00
AUTO	Hiller Group	30.00
6594	Russ McFarling	2,300.00
6595	Windstream	94.05
6596	Quality Disposal	30.00
6597	Region V Services	61.28
6598	Wahoo Newspaper	49.00
6599	OOP, Inc.	774.49
6600	The Fab Shop	124.50
6601	BMG CPA, Inc.	320.00
6602	Wahoo Building Center	229.75
6603	Bomgaars	36.80
6604	INSPRO Insurance	1,233.00
6605	INSPRO Insurance	1,785.00
6606	Postmaster	44.00
108	Midwest Pump	<u>524.19</u>
	TOTAL	\$10,613.93

Motion by Oden, seconded by Storm, to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

October 20, 2011

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First National Bank, met in special session at Wahoo Airport Admin Building. Chairman Mert Oden called the meeting to order at 5:20 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: Pat Burke, and Jay Morrow. Absent were Jared Storm and Gaylord Anderson. Also in attendance was Melissa Harrell - Ex-officio, and Doug Patocka.

Doug Patocka was present to discuss options for providing Aircraft mechanic services to the Wahoo Airport. He stated he would like a minimum contract of 12 months to show commitment from the Authority. This allows him the ability to recover some of the initial investments he will need to make in equipment and supplies.

Discussion was held on the utility expenses for the facility. It was agreed these would be reviewed over the usage for the past three years to evaluate additional propane used, and any additional expenses would be handled in the spring.

It was agreed the maintenance of aircraft needs to be separate from any facility maintenance in contracts. It was agreed the locks should be changed on the building to provide better protection for Doug's tools and supplies.

Motion by Oden, seconded by Morrow, to adjourn at approximately 6:00 p.m.

Melissa Harrell
Ex-Officio

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 7:30 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: Pat Burke, Gaylord Anderson, and Jared Storm. Absent was Jay Morrow. Also in attendance was Melissa Harrell - Ex-officio, and Russ McFarling.

Walker Luetke was present to review the possibility of using the Wahoo Airport to host a temporary aerial spraying operation. The Authority spent had much discussion on the priorities for flying and how those are established for allowing aerial applicators to use the ground/facilities. It was mentioned that someone who has an established business that we have worked with and those from the local community should have greater preference over an out of county, or out-of-state company. Discussion was held on the need to maintain safety at our airport for general aviation flyers and do what we can to control congestion. It was recognized by the Authority that each applicator has a large set of equipment for operations and the issue of the number of aircraft is directly related to the number of operators allowed on the field.

Storm presented information on a proposed building for Storm Flying Services. Discussion was held on the quality of a building allowed to be constructed on property owner by the Authority. Burke stated to Walker Luetke that he felt regulations should be applied fairly to all as far as fuels charges and any fees. Walker stated he follows the regulations under the Dept. of Ag and agreed he would be willing to pay a fee associated with the use of an area, based on what others are paying on the field.

Discussion were held on the following issues related to ag spraying: Department of Ag regulations for containment facilities; the need for a jet fuel truck; the need for the number of operators to be controlled; and the need for the number of planes to be controlled.

A motion was made by Anderson, seconded by Burke to limit aerial spraying operations for 2012 to two operators with no more than a total of 8 airplanes on the Airport. Discussion was held on the motion on the possibility of ruling out operators who might be willing to make an investment in a facility. Storm declared a conflict of interest in the vote. Roll call vote: Anderson, no; Burke, no; and Oden, no. Morrow, absent and not voting. Motion failed.

A motion was made by Oden, seconded by Burke, to limit the number of planes for aerial applicators to 8 total for the field for 2012, with no limit on the number of operators. Storm declared a conflict of interest in the vote. Roll call vote: Oden, yes; Burke, yes; and Anderson, yes. Morrow, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Burke, to amend the current Aerial Applicator Application to require any operation that is located on the airport must have a containment pad and it must be used. Storm declared a conflict of interest in the vote. Roll call vote: Oden, yes; Burke, yes; and Anderson, yes. Morrow, absent and not voting. Motion carried.

A motion was made by Burke, seconded by Anderson, to amend action just taken, and limit the number of operators for 2012 be limited to three. Storm declared a conflict of interest in the vote. Roll call vote: Burke, yes; Anderson, yes; and Oden, yes. Morrow, absent and not voting. Motion carried.

A draft of a land lease agreement presented by Storm was reviewed by the Authority. Questions were raised on the payment received by the Authority each year – with the possibility of it being based on square footage instead of a flat rate; and on the factor/rate used for adjustment each year (consumer price index). Discussion was also held on the best location for Storm Flying Services. It was agreed Tom Trumble needs to be contacted so an investment is not in conflict with the Airport Layout Plan. Storm expressed a willingness to

share in the cost of a survey for the property to be leased. General the terms of the lease presented by Storm were acceptable to the Authority members.

A motion was made by Burke, seconded by Storm, to authorize accepting \$850.00 for the surplus dump truck with snow plow. Roll call vote: Burke, yes; Storm, yes; Oden, yes; and Anderson, yes. Morrow, absent and not voting. Motion carried.

Quotes on replacement lawnmowers were presented to the Board for review. A bid for a Grasshopper from Drew's Small Engine Shop was presented along with a bid from Virgl Implement for a Landpride. Discussion was held on the advantage of a diesel over a gasoline powered machine. A motion was made by Storm, seconded by Burke to purchase the Grasshopper from Drews Outdoor Power. Roll call vote: Storm, yes; Burke, yes; Anderson, yes; and Oden, yes. Morrow, absent and not voting. Motion carried.

Harrell handed out a draft agreement with Russ McFarling. Russ reported on items that need repair at the airport.

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

AUTO	Wahoo Utilities	\$401.40
AUTO	NDA	1,965.00
AUTO	NDA	125.00
AUTO	NDA	385.00
AUTO	Hiller Group	30.00
6607	Russ McFarling	2,300.00
6608	Windstream	94.28
6609	Quality Disposal	30.00
6610	Region V Services	61.28
6611	QT Technologies	595.00
6612	Kubr Electric	593.34
6613	LARM	7,104.00
6614	Wahoo Building Center	94.75
6615	VISA	182.43
6616	Larry Carnicle	<u>206.67</u>
	TOTAL	\$14,203.15

Motion by Oden, seconded by Burke, to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

November 18, 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 8:00 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: Pat Burke, Jay Morrow, and Jared Storm. Absent was Gaylord Anderson. Also in attendance was Melissa Harrell - Ex-officio.

Discussion was held on the location of the building being proposed by Storm Flying Services. The cost charged to any company wishing to lease land from the Authority was discussed. It was agreed there would be a minimum per lot with an additional charge per square foot. The possibility of planting grass was discussed – between Storm Flying Services proposed building and the AWOS equipment.

Discussion was held on the road to access any lots and whether that should be part of the lots leased to companies or not. Discussion was held on the possibility location of an additional aerial applicator with two locations being considered – at the north end near the proposed building by Storm or south by the Corporate Hangar.

Discussion was held on having a provision for establishing a fair value of property if the lease is terminated, with an appraisal process desired – both parties get an independent appraisal and these are used to determine a final value.

Motion was made by Burke, seconded by Morrow, to accept the terms of the lease that was presented, with two changes being 1) the cost for the lot to be \$1,500 per lot plus an additional \$.015 per acre; and 3) if the lease is terminated or if it ends, both parties would get independent appraisals and the two appraisals are used together to determine the final value of the property; and with the final legal descriptions being inserted when they are available. Roll call vote: Burke, yes; Morrow, yes; and Oden, yes; Storm, abstained from voting; Anderson, absent and not voting. Motion carried.

Discussion was held on the location of a building by another aerial applicator, the cost of extending electricity to the area where lots will be made available, and the costs for the survey work to be done.

Motion by Oden, seconded by Burke, to adjourn.

Melissa Harrell
Ex-Officio

WAHOO AIRPORT AUTHORITY

December 19, 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 7:30 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: Pat Burke, Jay Morrow, and Jared Storm. Absent was Gaylord Anderson. Also in attendance was Melissa Harrell - Ex-officio and Russ McFarling.

McFarling reported to the Board that there was a portion of the taxiway that was starting to collapse in because of a sink hole. He said it was fenced off until a repair can be done.

Burke explained to the Board that he requested the Board visit the number of aerial applicator operations allowed on the facility again. He stated that after the last action of the Board to limit operations to three, he reviewed the airport more closely and had concerns with where three operators would be located. He expressed concern with an operator being off of the concrete and because of the weight of a loaded plane, there would be issues with grass and mud. He felt if the grounds were wet all operations would need be located on concrete and expressed concern over potential conflicts with this. A motion was made by Burke, seconded by Storm, to limit the number of aerial applicator operations located on the field to two. Discussion continued on the motion. Oden stated he believed an operator could be located where they were allowed last year. Burke expressed concern about additional traffic because of the jet fuel system and stated he felt it would be easier to add a third operator in 2013 than start at three and cut back to two. Roll call vote: Burke, yes; Storm, yes; Morrow, yes; and Oden, no. Anderson, absent and not voting. Motion carried.

Randy Stromberg, Jon Brabec, and Brad Brinsing, representing Frontier Coop were present to discuss the possibility of a permanent facility they would like to construct on the Airport for an aerial application business. They stated they were interested in constructing an 80X100 building for their operations. They indicated they are ready to begin whenever they have permission of the Authority and when weather will allow construction to move forward. Representatives answered several questions of the Authority: They would be using radios in all their planes; they are not in connection with Winfield Solutions – this project is 100% Frontier Coop; they would have access to a fuel truck from Frontier Coop to use for hauling fuel until the Airport has a truck available; they would install a well; they would install a permanent containment system; they would be using 2 planes this first year. Discussion was held on a possible location for the building with two locations being focused on – one north of the land recently leased to Storm Flying Services at the north end of the runway, and one south by the Corporate hangar. Morrow expressed a desire to see where other airports had their permanent aerial applicator facility located in relation to the rest of the airport. Oden expressed concern about any facility constructing having the concrete area necessary to hold planes and fill planes, with no operations taking place on the taxiway area. Frontier expressed their desire for the location on the north end of the airport because it was further away from public observation. A motion was made by Burke, seconded by Storm, to move forward with a long-term land lease agreement with Frontier Coop with a pad and steel building expected to be constructed in 2012, with the exact location to be determined. Roll call vote: Burke, yes; Storm, yes; Morrow, yes; and Oden, yes. Anderson, absent and not voting. Motion carried.

It was agreed over the next few weeks Frontier Coop and the Board members would spend time visiting the Airport and discussing the best location. In addition, all locations will be reviewed to ensure compliance with FAA regulations and limitations.

Discussion was also held with Frontier Coop on possible joint purchase of jet fuel.

A motion was made by Burke, seconded by Morrow, to authorize the Chairperson to sign a grant application to the FAA for Phase 2 of the Jet Fuel System for \$37,693.00. Roll call vote: Burke, yes; Morrow, yes; Oden, yes; and Storm, yes. Anderson, absent and not voting. Motion carried.

A motion was made by Morrow, seconded by Burke, to authorize the Chairperson to sign an agreement with the Nebraska Department of Aeronautics for the administration of the FAA grant for Phase 2 of the Jet Fuel System. Roll call vote: Morrow, yes; Burke, yes; Storm, yes; and Oden, yes. Anderson, absent and not voting. Motion carried.

Harrell reported the Capital Improvement Plan was in the Board packets and would be on the agenda for discussion and approval at the next meeting.

Discussion was held by the Board on the Televent service at the Airport. Harrell reported the potential costs of having Internet at the Airport and a wireless connection for all to use. The Televent subscription cost was reported to be \$1,800 with Internet annual costs being approximately \$360. A motion was made by Burke, seconded by Storm, to authorize Harrell to cancel the Televent subscription for 2012 and to move forward with the wireless Internet connection in the FBO building. Roll call vote: Burke, yes; Storm, yes; Oden, yes; and Morrow, yes. Anderson, absent and not voting. Motion carried.

A motion was made by Oden, seconded by Burke, to approve the certification of vacancy on the Airport Authority for the 2 spots for the 2012 election. Roll call vote: Oden, yes; Burke, yes; Morrow, yes; and Storm, yes. Anderson, absent and not voting. Motion carried.

Morrow left the meeting.

Discussion was held on the hangar rental rates for 2012. A proposal of adding \$30 per month to the rental rate of all t-hangars, with a \$360 reimbursement available to those tenants who purchased 50 gallons of fuel or more was discussed. A motion was made by Burke, seconded by Oden, to approve the following rate structure for 2012:

Hangar Rental Rates

Rates below include a \$20.00 per discount level. (Annual is \$40 less per year than monthly, Semi-Annual is \$20 less than monthly)

ALL Leases are based on the calendar year and must be resigned each year; they can be terminated with a 30 day notice by either party

<u>Building</u>	<u>Hangar #</u>	<u>Monthly Rate</u>	<u>Semi-Annual Rate</u>	<u>Annual Rate</u>
Hangar Bldg 1	1	\$ 121.00	\$ 716.00	\$ 1,412.00
	2	\$ 121.00	\$ 716.00	\$ 1,412.00
	7	\$ 121.00	\$ 716.00	\$ 1,412.00
	8	\$ 121.00	\$ 716.00	\$ 1,412.00
	9	\$ 121.00	\$ 716.00	\$ 1,412.00
Hangar Bldg 2	3	\$ 121.00	\$ 716.00	\$ 1,412.00
	4	\$ 121.00	\$ 716.00	\$ 1,412.00
	5	\$ 121.00	\$ 716.00	\$ 1,412.00
	6	\$ 121.00	\$ 716.00	\$ 1,412.00
Hangar Bldg 3	10	\$ 121.00	\$ 716.00	\$ 1,412.00
	11	\$ 121.00	\$ 716.00	\$ 1,412.00
	12	\$ 121.00	\$ 716.00	\$ 1,412.00
	13	\$ 121.00	\$ 716.00	\$ 1,412.00
	14	\$ 121.00	\$ 716.00	\$ 1,412.00

	15	\$	121.00	\$	716.00	\$	1,412.00
Hangar Bldg 4	16	\$	121.00	\$	716.00	\$	1,412.00
	17	\$	121.00	\$	716.00	\$	1,412.00
	18	\$	121.00	\$	716.00	\$	1,412.00
	19	\$	127.00	\$	752.00	\$	1,484.00
	20	\$	127.00	\$	752.00	\$	1,484.00
	21	\$	127.00	\$	752.00	\$	1,484.00
Hangar Bldg 5	22	\$	135.00	\$	800.00	\$	1,580.00
	23	\$	135.00	\$	800.00	\$	1,580.00
	24	\$	135.00	\$	800.00	\$	1,580.00
	25	\$	135.00	\$	800.00	\$	1,580.00
	26	\$	135.00	\$	800.00	\$	1,580.00
	27	\$	135.00	\$	800.00	\$	1,580.00
Hangar Bldg 6	28	\$	157.00	\$	932.00	\$	1,844.00
	29	\$	157.00	\$	932.00	\$	1,844.00
	30	\$	157.00	\$	932.00	\$	1,844.00
	31	\$	157.00	\$	932.00	\$	1,844.00
	32	\$	157.00	\$	932.00	\$	1,844.00
	33	\$	157.00	\$	932.00	\$	1,844.00
Hangar Bldg 7	34	\$	198.00	\$	1,178.00	\$	2,336.00
	35	\$	177.00	\$	1,052.00	\$	2,084.00
	36	\$	177.00	\$	1,052.00	\$	2,084.00
	37	\$	198.00	\$	1,178.00	\$	2,336.00
	38	\$	177.00	\$	1,052.00	\$	2,084.00
	39	\$	177.00	\$	1,052.00	\$	2,084.00
<u>Building</u>	<u>Hangar #</u>		<u>Monthly Rate</u>		<u>Semi-Annual Rate</u>		<u>Annual Rate</u>
Bulk Hangar Bldg 2	Bulk	\$	420.00	\$	2,520.00	\$	5,040.00
Shop Hangar	Maint Shed	\$	-	\$	-	\$	-
	EAA	\$	160.00	\$	960.00	\$	1,920.00
South Corp. Hangar	Corporate	\$	875.00	\$	5,250.00	\$	10,500.00
Bulk Hangar Bldg 1	Ag	\$	500.00	\$	3,000.00	\$	6,000.00
FBO Hangar	FBO Hangar	\$	-	\$	-	\$	-
Storage Unit - walk-in door		\$	-	\$	-	\$	300.00
Storage Unit - overhead door		\$	-	\$	-	\$	400.00

Discounts to Hangar Rentals

Payment Discount (reflected in rates above if available)

Annual Discount - only available if paid by 1/31 or if a new lease, due at the time of signing lease, pro-rated for the year

Semi-Annual Discount - only available if paid by 1/31 and 7/31, or if new lease, due at the time of signing lease, pro-rated

Wahoo Resident Discount

A renter who is a resident of the City of Wahoo receives a \$5 per month (\$60 annual) discount on rental rate.

Other Rental Rates

FBO Hangar (contingent on space available)

\$20 per night for plane storage

\$150 per month for plane storage

Crop - hay - \$25 per round bale + cost of putting up hay

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

Other Discounts

Any fuel customer who uses a Phillips credit card receives a \$.10 per gallon discount

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:

10-12 month lease - must purchase 50+ gallons of fuel

7-9 month lease - must purchase 40+ gallons of fuel

4-6 month lease - must purchase 30+ gallons of fuel

1-3 month lease - must purchase 20+ 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.

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

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

NEED LISTING OF CLAIMS

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

A motion was made by Burke, seconded by Oden, to approve the minutes of October 20, 2011, November 14, 2011 and November 18, 2011 as presented, with a correction being made to the November minutes of the lease rate being \$.015 per sq. ft rather than per acre. Roll call vote: Burke, yes; Oden, yes; and Storm, yes. Anderson and Morrow, absent and not voting. Motion carried.

Motion by Oden, seconded by Burke, to adjourn.

Melissa Harrell
Ex-Officio