

WAHOO AIRPORT AUTHORITY

June 11, 2018

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 4:30 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, Burke, and Anderson. Absent was Vasa. Also present was Elliott Egr, Steve Sherwood with Sierra Bravo Aviation, and Chris Corr with Olsson Associates.

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

Chris Corr with Olsson Associates was present to review the negotiations with M.E. Collins Contracting and the results of that process. He explained the areas changed for a reduction in contract price of \$46,595.20, resulting in a total negotiated bid of \$492,649.10. Corr explained the contract would be awarded at the original bid price, with the approval of Change Order #1 to result in the total negotiated bid. This results in a total project price, with engineering, of \$637,777.00. A motion was made by Anderson to accept the negotiated bid price of \$492,649.10 for Project No. 3-31-0085-12, with concurrence pending from the Nebraska Department of Transportation – Aeronautics Division and the Federal Aviation Administration. Motion seconded by Oden. Roll call vote: Anderson, yes; Oden, yes; Burke, yes; and Morrow, yes. Vasa, absent and not voting. Motion carried.

A motion was made by Oden to authorize the Chairperson to sign the necessary contract and grant documents for the Taxilane Reconstruction Project No. 3-31-0085-12, seconded by Burke. Roll call vote: Oden, yes; Burke, yes; Anderson, yes; and Morrow, yes. Vasa, absent and not voting. Motion carried.

The public hearing on the amendment to the Wahoo Airport Authority Minimum Standards was declared open at 4:43 p.m. by Morrow. 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 4:45 p.m. All voted yes.

Report given by Harrell on the contact with tenants regarding compliance issues with the lease for T-Hangar spaces and the inspections that were completed:

- Hangar #2 – Tenant is planning to vacate this hangar by June 30, 2018
- Hangar #4 – Tenant is working with Sierra Bravo Aviation to make the necessary repairs to the aircraft to become airworthy.
- Hangar #5 – Issues resolved shortly after letter sent
- Hangar #7 – Tenant is planning to vacate this hangar by July 31, 2018
- Hangar #8 – Tenant is working with Sierra Bravo Aviation to make the necessary repairs to the aircraft to become airworthy
- Hangar #10 – Tenant is working with Sierra Bravo Aviation to make the necessary repairs to the aircraft to become airworthy. Tenant is also working to remove the items being inappropriately stored in the hangar
- Hangar #11 – Tenant is working with Sierra Bravo Aviation to make the necessary repairs to the aircraft to become airworthy
- Hangar #12 – Issues resolved shortly after letter sent. Tenant was present to explain icing situation that happens in the winter at this T-Hangar location and asked the issue be addressed by the Authority
- Hangar #16 – Issues resolved on June 8, 2018 – aircraft is airworthy
- Hangar #17 – Issues resolved shortly after letter sent
- Hangar #20 – One of the issues was resolved shortly after letter was sent. Airworthy status of aircraft is still being worked on with a mechanic.

- Hangar #21 – Payment issue resolved shortly after letter was sent. Tenant reported the aircraft is an ultralight and that he does his own mechanic work. Authority accepted this as compliance with lease provisions.
- Hangar #23 – Issues resolved shortly after the letter was sent
- Hangar #31 – Tenant reported the aircraft is being sold and the hangar will be vacated once the sale is complete
- Hangar #33 – Tenant currently has the aircraft listed as hangered in this aircraft for sale in Iowa. Once that sale is complete he will be purchasing another aircraft. Is interested in a short-term sublease to Sierra Bravo Aviation - which was approved by the Authority
- Hangar #34 – Issue resolved shortly after the letter was sent
- Hangar #39 – Tenant is working with Sierra Bravo Aviation to make the necessary repairs to the aircraft to become airworthy

Harrell was asked to send a reminder of sub-leasing restrictions to all tenants.

Items for the 2018-19 budget were discussed. The Maintenance Hangar re-roof is estimated to be \$20,000. Harrell indicated there was \$10,000 in the budget for capital improvements. Discussion was held on the need to borrow money to complete the taxilane project as well as the roofing project. Harrell will be in contact with Phil Lorenzen for the financing. Egr reviewed the equipment currently owned by the Authority. He indicated he had tested a 72” Hustler mower (1st option - \$13,000 with a trade of \$4,500 leaving a balance of \$6,500) as well as a John Deere mower (\$17,000 and did not offer a trade-in value) which are both commercial grade lawn mowers. Egr also explored the option of selling the John Deere tractor and shredder and was offered a quote by John Deere of \$12,000 for the pair. With this being gone, there may be an option of purchasing a finishing mower (for \$6,000) that could be attached to the New Holland machine to mow the grass runway and the larger grass areas. Discussion was held on these options and with review of the budget, it was agreed this was something we would consider in our 2018-19 budget. Egr also reported that we currently lease a Bobcat from Omaha Bobcat which gives us 300 hours per year of use. We currently are not putting enough hours to receive the benefit from the amount we pay. Bobcat of Omaha indicated there is someone interested in purchasing the machine and showed a Toolcat machine as an option for leasing. A Toolcat is something that would be used more than a Bobcat. It is not quite as heavy duty as a Bobcat but would also serve the maintenance provider on the Airport. It is not known if this is a lease option or not. Egr will report back to the Board at the next meeting with more information.

Steve Sherwood was present to request the option of building additional hangars to be located at the Wahoo Airport to serve current needs, with the possibility of adding to it. He indicated they would ultimately like several hangars to serve their operation needs and would like to be able to plan for their business expansion at the Wahoo Airport. Several options were discussed and reviewed on a draft Airport Layout Plan. Chris Corr with Olsson was also present and participated in the discussion. Harrell also indicated she would speak with the NDOT about potential access off of the Expressway into the area located between the paved and grass runway control areas.

Motion was made by Burke, seconded by Anderson to approve the minutes as presented. Motion carried.

AUTO	Wahoo Utilities	\$428.40
AUTO	NE Dept of Aeronautics	2,510.00
7813	Egr Aviation, LLC	3,000.00
7814	Sierra Bravo Aviation	500.00
7815	Windstream	230.97
7816	Waste Connections	40.00

7817	Bromm Lindahl, etal	50.00
7818	Region V Services	91.92
7819	Auto Alley	89.13
7820	Bomgaars	121.90
7821	IES	3,212.00
7822	Jackson Services	25.98
7823	Jay & Lucinda Morrow	720.00
7824	Matthew Wright	720.00
7825	VISA	37.72
1039	Garsite Products	1,189.30
AUTO	World Fuel – Jet	20,916.18
AUTO	World Fuel	<u>30.00</u>
		\$39,983.03

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

A motion was made by Burke, seconded by Anderson to adjourn at 5:57 p.m. Roll call vote: Burke, yes; Morrow, yes; and Vasa, yes. Anderson and Oden, absent and not voting. Motion carried.

Melissa Harrell
Ex-Officio