

WAYNE MUNICIPAL
AIRPORT AUTHORITY
City Council Chambers
November 11, 2013
7:00 p.m.

1. Call to Order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

The Airport Authority reserves the right to adjourn into executive session as per Section 84-1410 of the Nebraska Revised Statutes.

Public Comments - Anyone desiring to speak on an agenda item is invited to do so, and should limit themselves to three minutes after being recognized by the Chair.

2. Approval of Minutes

3. Approval of Claims

4. New Business

- Water and sewer
- Grass Runway
- Chamber coffee 11/15/13 – North meeting room at City Auditorium

5. Old Business

- Progress report on terminal/hangar
- Tornado - updates

6. Airport Managers comments

7. Member comments

8. Adjourn

WAYNE AIRPORT AUTHORITY
BANK SUMMARY
CHECKING ACCOUNT
November 11, 2013

PREVIOUS BALANCE	101,510.24
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DEPOSITS:

819.80	Hangar rent		
	Interest on checking account	18.90	
	Grossenberg – New Holland	106,345.00	
	EMC Insurance	250,000.00	
	Meyer cleanup/overpayment/donation	1,053.43	
	NDA Loan	11,473.14	
	Av-Gas	4,054.45	
	CHS Rent	400.00	
	County Treasurer	5,295.43	
			378,640.35

TOTAL AVAILABLE	480,150.59
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CLAIMS:

Claims Paid October 14, 2013	86,308.59
Additional Claims paid October 16 2013	1,665.98
Additional Claims paid October 28, 2013	136,332.53
Additional Claims paid October 28, 2013	16,463.00

BOOK BALANCE AS OF October 31, 2013	239,380.49
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Plus Outstanding Checks	10,183.19
Less Outstanding Deposits	.00

BANK BALANCE AS OF October 31, 2013	249,563.68
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WAYNE MUNICIPAL AIRPORT AUTHORITY

October 28, 2013

7:00 P.M.

The special meeting of the Airport Authority of the City of Wayne was called to order at the City Council Chambers on the above date and time by Chairman Mitchell Nissen. The following members were present: Mitchell Nissen, Jerome Conradt, Todd Luedeke, Carl Rump and David Ley. Also, attending the meeting were Nancy Braden Treasurer, Dawn Navrkal, Kyle Dahl Airport Authority Attorney, Tom Becker FBO & Airport Manager, Karma Schulte, Curtis Christianson Olsson Associates Airport Engineers, Dana Tompkins, Greg Kallhoff, Lee Wrede and David Zach.

Luedeke moved and Conradt 2nd to accept the Minutes of the October 14, 2013 Meeting. Roll was called with the following results: Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

Ley moved and Conradt 2nd to accept all the Claims presented as of October 28, 2013. Roll was called with the following results: Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

Braden reported that our insurance company EMC had accepted the bids on the office building, AWOS replacement and fuel system.

Luedeke moved and Conradt 2nd to approve Heritage Homes bid on replacement of airport manager's house with the authority paying up to \$24,000 in additional costs. (The bid was \$133,817 for additional square footage to the house, full basement and \$740.00 for tornado shelter. The insurance carrier EMC is paying \$111,500.00 of replacement costs.) Roll was called with the following results: Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

Luedeke moved and Ley 2nd that we purchase from Arnie's Ford a pickup with plow and courtesy van for up to \$57,000.00. Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

An improved west driveway was discussed and further information on cost will be provided at a future meeting.

Other matters requiring the attention of the Authority were discussed and it was determined that no further formal actions on these matters were needed.

There being no further business Ley moved and Conradt 2nd that the meeting be adjourned. All voting in the affirmative the meeting was adjourned.

David R. Ley

Secretary

WAYNE MUNICIPAL
AIRPORT AUTHORITY
November 5, 2013

Ck #6241 Nebraska Dept of Roads – deposit to review access drive 2,000.00

November 11, 2013

Ck #6242 American Broadband – telephone 0.68

Ck #6243 Becker Flying Service –
 FBO 2,000.00
 Add back October lease 61.00
 Less FBO lease (100.00) 1,961.00

Ck #6244 City of Wayne
 NDB – electricity 14.23
 Admin Bldg 45.04
 Shop Hangar – electricity 16.60
 House 20.01
 Terminal bldg..... 167.59
 Runways, hangars, etc- electricity 45.54
 Cell phone for airport..... 136.09
 Insurance..... 1,052.58
 Radios & chargers 804.05
 Postage 31.56
 Treasurer's fee 200.00 2,533.29

Ck #6245 Dahl Law Office – legal fees 1,027.00

EFT Department of Aeronautics
 Hangar loan 1,027.00
 AWOS & NDB Credit..... (470.89) 556.11

Ck #6246 Fredrickson Oil – tire repairs 157.50

Ck #6247 John Deere Financial – tractor repairs 322.41

Ck #6248 John's Welding –
 Repair woods mower 21.14
 clean up west hangar 480.00
 Debris removal 2 hangars 16,790.00 17,291.14

Ck #6249 Milo Meyer Const – basement removal 993.75

Ck #6250 Northeast Nebraska Public Power District – electricity PAPI's 92.04

Ck #6251 Ping Tree Service – tree removal 375.00

Ck #6252 Dana Tompkins – courtesy car 5,000.00

Ck #6253 Wayne Auto Parts – belt for hangar 10.83

Ck #6254 Wisner West – gasoline & Diesel Fuel 575.59

TOTAL 32,896.34

WAYNE AIRPORT AUTHORITY
ADDITIONS TO CLAIMS
October 28, 2013

Ck #6238	Heritage Homes – down payment on house.....	10,000.00
Ck #6239	Homestead homes of America – down payment on office.....	6,463.00
	Total	\$ 16,463.00

**CITY OF WAYNE
INTEROFFICE MEMORANDUM**

DATE: November 8, 2013

TO: Wayne Airport Authority

FROM: Nancy L. Braden, Finance Director

- Water and Sewer
 - We have found out that NDEQ Nebraska Department of Environmental Quality will require replaced houses and building be hooked to an approved system. That means we need to have a certified installer look at the system to determine if the system is adequate in size for the building being hooked up to it. Since we already determined that we did not want to disturb the septic system in the park as it probably will not meet code as it is used for a camper dump station, our option is to see if we can run sewer lines to the septic tank that Woehler's were going to put in for the terminal. We had a bid of \$4,417.00. BJ is checking with NDEQ to see if we can hook all facilities into one tank. We may not be able to and that will require a second septic tank and drain field. BJ is suggesting once again that we consider a mini lift station and hook into the city's sewer system on the west side of the creek. I do not have costs at this time. I believe BJ will be at the meeting on Monday night. Our problem is time. We need to be able to have something available within a month.
- Grass Runway
 - When FEMA (Federal Emergency Management Association) was here a couple weeks ago we were talking about the damage to the grass runway. Due to the large amount of debris that was imbedded into the runway, they said we should consider removing a foot of dirt and then putting it back with new soil and reseeded. However; they will to reimburse us for any portion of that cost should we get a disaster declaration. In visiting with the Anna Lannin she said that we would have make sure we get the proper compaction ratio and could not open it until we had a good stand of grass on it.
- Chamber Coffee
 - On November 15th the Wayne Airport and Becker Flying Service will be hosting the Chamber coffee. I would suggest we work with the coffee shop to provide coffee mini muffins and or cookies.
- Progress Report on terminal/hangar
 - A structural engineer from Otte's insurance company and also one from Olsson's have looked at the concrete they have recommendations regarding the placement of anchor bolts and will be moving forward with getting that designed and a building ordered.
- Tornado updates

- The pickup and snow plow are here just waiting on a few things from the dealer
- We will be purchasing a van from Dana Tompkins for our courtesy car.
- The adjuster is reevaluating the tractor. After he looked at the quote closer he may be totaling in.
- As a requirement of the adjuster we need to make sure we are meeting all city building codes, therefore there are building permits being issued for all buildings.
- Joel Hansen required that I have a structural engineer look at all the concrete slabs to see if we can rebuild on them.
- The structural engineer (cost was approved by the insurance adjuster) and the contractor have discussed how to go about building on the existing slabs for the east 100 x 100 hangar, the 6 bay T-hangar and the 10 bay T-hangar. The 6 bay and the 10 bay contract amounts have been approved by the insurance adjuster.
- The 4 bay T-hangar was a stretched construction system where there were not columns and anchor bolts in footings. We may not be able to use that slab. The engineer and the adjuster will be talking about this one.
- Tom's 40' x 40' building the adjuster told me needed to have footings and a concrete floor bid.
- NDA was up Thursday and looked at the NDB/AWOS site. Karma did a great job of finding their equipment for them. They do have an NDB in Kearney that they can put in place as soon as we get the building back.
- Dan Tiedtke has submitted a bid for the NDB/AWOS building. I have not heard from the adjuster regarding that building. He may be out of the office.



Robert Woehler & Sons Construction, Inc.
 123 Fairgrounds Ave.
 Wayne NE 68787

Phone: 402-369-0049
 Fax: 402-375-3744

Bid Proposal For:

2/6/13

City of Wayne Airport
 Attn. Nancy Braden
 306 N Pearl St
 Wayne, NE 68787

Phone: 402-375-1984

Project: Septic System

Designed for 200 Gallons per day with a estimated percolation rate of 51 - 60 minutes per inch. These prices are for a traditional septic tank and drain field; other systems will need to be designed by a licensed engineer if required.

	Description	Unit	Estimated		Sub Totals
			Quantity	Unit Cost	
1	Percolation Test, Septic System Design, Inspection & Registration	LS	1	\$821.00	\$821.00
2	Install 1000 Gallon Concrete Septic Tank	LS	1	\$1,790.00	\$1,790.00
3	Install 4" PVC SDR 35 Sanitary Sewer Service Line There is 196' in the Airport project	LF	0	\$26.49	\$0.00
4	Install 36" Arc36 Drain field	SqFt	360	\$5.16	\$1,806.00
Total Project Cost					\$4,417.00

Owner is responsible for paying any city, engineering, staking, compaction and inspection fees.

All Quantities are estimated, any addition or subtraction will adjust total cost.

Prices include Labor and Material and are good for 30 days. 50% of the Total Project Cost is due before the project is started. Monthly billings will reflect work completed as project progresses. Payments due within 10 days of billing and final payment is due in full within 10 days of project completion.

I have read the proposal, have received an exact copy, and accept the proposal.
 Please sign one copy and return.

Approved By: Mitchell Nissen

Date: 2-11-13

Owner's Representative

Approved By: Bradley J. Woehler

Date: 2/8/13

Bradley J. Woehler Secretary
 Robert Woehler & Sons Construction, Inc

Thank you for the opportunity to submit this proposal and we look forward to the possibility of working with you on this project. If you have any questions please call. 402-369-0049

B. J. Woehler