

WAYNE MUNICIPAL
AIRPORT AUTHORITY
City Council Chambers
February 10, 2014
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

- Audit
- Airport Officials Guide
- Concrete bids between hangars & west drive & hangar
- House basement insulation/storm doors

5. Old Business

- Progress report on terminal/hangar
- Tornado - updates
- Hangar leases

6. Airport Managers comments

7. Member comments

8. Adjourn

**CITY OF WAYNE
INTEROFFICE MEMORANDUM**

DATE: February 7, 2014

TO: Wayne Airport Authority

FROM: Nancy L. Braden, Finance Director

- Audit
 - I will bring the audits to the meeting. Once again we have a deficiency in internal controls due to limited personnel to segregate duties. We stayed within our budget this year, however our fund balance decreased due to the recording of the new debt for the hangar/terminal and the project expenditure in general.
- Airport Officials Guide
 - Dave Ley has obtained a draft version of the new Airport Officials Guide and asked to have this item put on the agenda.
- Concrete bids
 - We have received a couple bids to put concrete between the 100 x 100 and the 40 x 40 building. They are not like bids so I am not comfortable with them yet. I would like them refined a little more. I thought Sebade was asked to bid on the project, but did not receive his bid.
- House basement insulation/storm doors
 - I sent out an email last month regarding the insulation in the basement. The storm doors Dana called me today and asked about adding storm doors to the house. I told him I would ask the board Monday night.
- Progress report Hangar/Terminal
 - I have not spoken to Otte's, but I understand that progress is being made.
- Tornado Updates
 - As the bills roll in, I assume progress is being made. I have not had a chance to get out to the airport.
 - Marcy Meyer from NDA has the AWOS ordered. We need to have the one exiting pole removed and replaced as it is cracked. Tim Sutton has contacted Northeast Nebraska Public Power District about the pole and setting the pole.
- Grass Runway
 - In working with FEMA, I have three other areas that they want to include in their work orders. If approved, we should be reimbursed for 75% of the cost. The only question is when will FEMA pay? I have the company I had the bid from getting me per square foot prices. We may want to address some other areas in the spring.
- Hangar Leases
 - I sent out an email regarding the comments I received from Doug Nelson. I would just like the board's feed back on this if you think a change is needed.
- Next Meeting – do you want to meet February 24?

WAYNE MUNICIPAL AIRPORT AUTHORITY

January 13, 2014

7:00 P.M.

The regular 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, Jim Hoffman, Sandy Hoffman, Keith Moji OCC Builders, Dana Tompkins Heritage and Homestead Homes, Tom Schmitz, and David Zach.

Sonya Tompkins's Lego Group presented their project concerning the natural disaster tornado that occurred at the Wayne Municipal Airport. The group had designed and built using Lego's buildings and equipment that would have lessened the tornados damage on the airport. The group gave a reenactment of the tornado with and without the improvements. The presentation was enjoyed by all.

Conradt moved and Luedeke 2nd to accept the Minutes of the December 23, 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 Luedeke 2nd to accept all the Claims presented as of January 13, 2014. 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 Rump 2nd that we select the same officers for 2014 as in 2013 namely Mitchell Nissen Chairman, Carl Rump Vice Chairman, David Ley Secretary and Nancy Braden Treasurer. Roll was called with the following results: Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried. .

Nancy Braden brought us up to date on activities relating to tornado reconstruction efforts.

Ley moved and Conradt 2nd to table consideration of placing concrete between hangers & west drive & hanger until two bids on the cost could be obtained. 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 to approve hanger leases and airport rules as amended and presented. Roll was called with the following results: Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

Conradt moved and Luedeke 2nd that we officially designate the terminal building by airport authority action the Nancy Braden Airport Terminal in recognition of her continuing exemplary service and dedication to the Airport Authority. Roll was called with the following results:

Yeas: Nissen, Luedeke, Conradt, Rump and Ley. Nays: None. The Chairman declared the motion carried.

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 Conradt moved and Luedeke 2nd that the meeting be adjourned. All voting in the affirmative the meeting was adjourned.

David R. Ley
Secretary

WAYNE MUNICIPAL
AIRPORT AUTHORITY
February 10, 2014

Ck #6324	American Broadband – telephone	32.20
Ck #6325	Arnie's – install second battery, snow plow shield	845.20
Ck #6326	Becker Flying Service – Managers contract..... 2,000.00 Less FBO lease..... (100.00).....	1,900.00
Ck #6327	Becker Flying Service – rental camper, generator, enclosed trailer	\$1,000.00
Ck #6328	Beiermann Electric Office Wiring..... 1,594.78 Well wiring	386.82
	House wiring..... 2,938.11.....	4,919.71
Ck #6329	Black Hills Energy – natural gas house	89.27
Ck #6330	Bomgaars – padlocks, wiring supplies, battery	207.10
Ck #6331	City of Wayne Hangar..... 97.43 Terminal/hangar	62.06
	Office	230.91
	Ads, postage, travel, credit overpaymt utilities	165.09
	Cell phone	50.55
	Treasurer's fee (partial Jan & all Feb.).....	750.00..... 1,356.04
EFT	Department of Aeronautics - Hangar loan	1,027.00
Ck #6332	Fredrickson Oil – tire repair	35.00
Ck #6333	Gill Hauling – rolloff refuse container.....	313.08
Ck #6334	Heritage Homes – office work	19,500.00
Ck #6335	John Deere Financial – labor & materials.....	447.26
Ck #6336	John's Welding & Tool – repair hydraulic broom.....	120.00
Ck #6337	Dave Ley – registration fee airport symposium	90.00
Ck #6338	North Central Builders – 6-bay T-hangar	10,237.58
	10-bay T-hangar repairs.....	52,501.00
	100 x 100 hangar.....	4,211.84
	4-bay T-hangar	6,867.50..... 73,817.92
Ck #6339	Northeast Nebraska Insurance Agency House insurance.....	289.00
	Vehicle & inland marine policy.....	4,260.00..... 4,549.00
Ck #6340	Northeast Nebraska Public Power District – electricity PAPI's.....	28.75
Ck #6341	Wisner West – Propane - camper.....	110.22
	Diesel Fuel.....	136.00
	Gasoline	90.31..... 336.53
	TOTAL.....	\$110,614.06

Wayne Municipal Airport
Concrete work Bids

	Milo Meyer	Otte	Leseberg	Sebade
area between 80 x 80 & 40 x 40 area west of 80 x 80 hangar Otte's bid includes catch basins & drains	\$ -	\$ 33,335.00	\$ 20,214.00	\$ -
Remove old drive & set up for new drive	\$ 16,820.00			
Cut shoulder			\$ 640.00	
demo & Remove asphalt			\$ 1,680.00	
Drive part 1 highway access		\$ 14,710.00	\$ 21,560.00	\$ 10,580.00
Drive concrete drive		\$ 15,220.00		\$ 13,740.00
seal all joints				\$ 1,600.00
	\$ 16,820.00	\$ 29,930.00	\$ 23,880.00	\$ 25,920.00
East drive				
Tear out asphalt pour back 6: concrete	\$ -	\$ -	\$ 19,400.00	\$ -
			\$ 19,400.00	\$ -



PROPOSAL FORM

January 31, 2014

Wayne Airport Authority
306 Pearl Street
Wayne, Nebraska 68787

Re: Additional Concrete Paving Work

Dear Airport Authority Board:

We are pleased to provide a cost proposal breakdown as requested for the new concrete paving work to be completed on the Airport property in Wayne. The scope of work is based upon the attached photo diagram and the following area descriptions.

Area #1 - Highway Concrete Drive Approach

Provide all concrete layout and forming of new concrete drive approach as shown on previously approved NDOR plans.

Provide a (+/- 4") compacted granular sub-base with 1" expansion joint at existing asphalt highway.

Provide a non-reinforced 8" thick, 47-B mix design, broom finished concrete drive approach per NDOR specifications.

Provide all concrete saw cut and expansion joint sealing upon completion.

Provide all traffic control and worker visibility measures per NDOR standards.

Provide construction clean-up and debris removal.

Total Cost: \$ 14,710.00

Not Included: Site Demolition/Saw Cutting, Site Grading, Culvert, Shoulder Work, Removal of Existing Driveway, Ditch Grading, Final Grading

Area #2 - Concrete Drive

Provide all concrete layout and forming of a new (40'x90') concrete drive to tie the existing paved parking to the new Concrete Drive approach (Area#1).

Provide a (+/- 4") compacted granular sub-base with expansion joint at existing paving locations.

Provide a non-reinforced 6" thick, 47-B mix design, broom finished concrete drive. Concrete to be doweled into new drive approach and existing parking with rebar at 18" o.c. spacing.

Provide all concrete saw cut and expansion joint sealing upon completion.

Provide construction clean-up and debris removal.

Total Cost: \$ 15,220.00

Not Included: Site and/or Final Grading

Area #3 - Concrete Parking at West of Hangar Building

Provide excavation of (+/- 10") depth of existing earth materials to be removed and relocated on site.

Provide all concrete layout and forming of a new (35'x61') concrete parking area located West of the new hangar building between the building and the existing drive as shown and noted on the attached photo.

Provide a (+/- 4") compacted granular sub-base with expansion joint along building and at existing paving locations.

Provide a non-reinforced 6" thick, 47-B mix design, broom finished concrete parking area. Concrete to be sloped to a catch basin drain located near the North end of the new parking.

Provide (1) 24"x24"x24" fiberglass catch basin with trash basket and galvanized steel grate at new parking area.

Catch basin will include 100' lineal foot of 6" sewer and drain pipe to extend West under existing drive and daylight onto Airport property. All trench excavating, removal/replacement of (1) 10'x10' drive slab, and backfilling is included for complete drainage system.

Provide all concrete saw cut and expansion joint sealing upon completion.

Provide construction clean-up and debris removal.

Total Cost: \$ 15,375.00

Not Included: Striping

Area #4 - Concrete Alleyway at North of Hanger Building

Provide excavation of (+/- 10") depth of existing earth materials to be removed and relocated on site.
Provide all concrete layout and forming of a new (23'x115') concrete alley area located North of the new hangar building as shown and noted on the attached photo.
Provide a (+/- 4") compacted granular sub-base with expansion joint along building and at existing paving locations.
Provide a non-reinforced 6" thick, 47-B mix design, broom finished concrete parking area. Concrete to receive a full length swale to the West and sloped to a catch basin drain located near the West end of the new alley.
Provide (1) 24"x24"x24" fiberglass catch basin with trash basket and galvanized steel grate at alleyway. Catch basin will include 100' lineal foot of 6" sewer and drain pipe to extend West under existing drive and daylight onto Airport property. All trench excavating, removal/replacement of (1) 10'x10' drive slab, and backfilling is included for complete drainage system.
Provide all concrete saw cut and expansion joint sealing upon completion.
Provide construction clean-up and debris removal.

Total Cost: \$ 17,960.00

Not Included: n/a

The total cost of the all the areas described above is Sixty-Three Thousand Two Hundred Sixty-Five Dollars (\$63,265.00). Payment is due within 30 days upon completion of each portion of work. We anticipate this project to begin in the Spring as soon as weather conditions will allow. We have not included any winter concrete charges in this proposal.

Thank you for considering Otte Construction Co. for this work.

Please confirm your authorization to proceed by signing in the space provided below and returning one copy for our files.

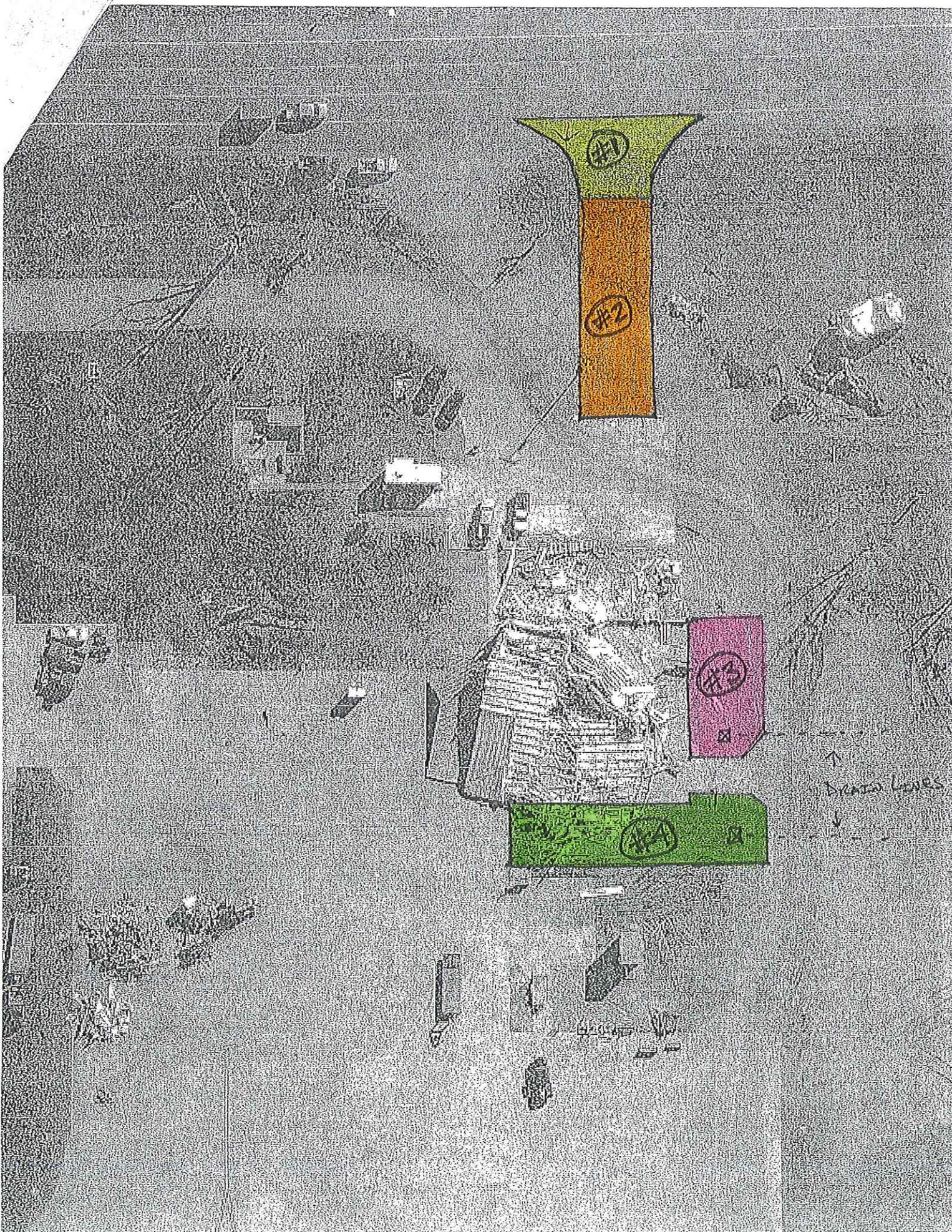
Sincerely,

TATE NELSON

Tate J. Nelson

Authorized Signature

Date



#1

#2

#3

#4

↑ Drawn Lines

↓



PROPOSAL NO.
SHEET NO.
DATE

We hereby propose to furnish the materials and perform the labor necessary for the completion of the project stated below.

Note: This proposal may be withdrawn by us if not accepted within _____ days.

PROPOSAL SUBMITTED TO:

NAME	Wayne Municipal Airport
ADDRESS	2304 E. Hwy 35 P.O. Box 8
PHONE NO.	

New Approach from Hwy	
Cut shoulder	\$640.00
Demo & remove asphalt	\$1680.00
New Approach + Drive 5600 sq ft 4" rebar 2' o.c.	<u>\$21560.00</u>
Dirtwork mostly done	
	total \$23,880.00
Excessive Dirtwork Done by LMAC	
	\$60.00 an hour

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____

SEBADE



CONSTRUCTION

Sebade Construction
402 Fairview St
Wayne, NE 68787
402-369-0467

Estimate

Number **E233**

Date **1/31/2014**

Bill To
Wayne Airport
2304 E HWY 35
Wayne, NE, 68787

Project
New Concrete driveway

Terms

Date	Description	Amount
	Price includes saw along Hwy 35 for 120' and 16' of shoulder, forming and pouring 8' X 120' , 40' X 33' all concrete 8" 47-B mix.	\$10,580.00
	Bid doesn't include any removal of asphalt shoulder, and any dirt work.	
	Concrete to extend from new driveway to the existing parking area 40' X 90' 47-B 6" thick doesn't include and dirt work to prep site.	\$13,740.00
	To seal all joints on all new concrete.	\$1,600.00

Sub Total **\$25,920.00**

Total **\$25,920.00**

Leseberg Masonry and Construction

420 West 8th Street
Wayne NE 68787

JOB ESTIMATE

402-375-8998

TO:
Wayne Airport

JOB DESCRIPTION
Concrete estimate from road to hanger area appr. 4000 sq.ft.

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Tear out asphalt pour back 6 inches of 47b concrete	\$19,400.00
TOTAL ESTIMATED JOB COST	\$19,400.00

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

PREPARED BY

DATE