

Blair Airport Authority Regular Meeting  
March 12, 2026

Agenda Item #1 – The Blair Airport Authority met in regular session in the City Council Chambers on March 17, 2026, at 7:00 PM and called to order by Chairman Johnson.

Chairman Johnson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to all members of the Blair Airport Authority and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Blair Airport Authority of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #2 – Pledge of Allegiance

Agenda Item #3 - Roll call of members – The following were present: Wes Baedke, Dave Johnson, Faye Jones, Marty Rump. Absent: Dan Hunt. Also present were City Administrator Green, Deputy City Administrator Barrow, Assistant Airport Manager Corey, and Non-Lawyer Assistant Ferrari.

Agenda Item #4 – Approval of the minutes from the February 17, 2026, meeting - Motion by Marty Rump, second by Wes Baedke to approve the minutes of the February 17, 2026, meeting as presented. Board members voted: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #5 – Financial Reports for February 2026 - The financial reports for February 2026 were presented. Discussion included annual auditing expenses and payment to CDS following up on matters discussed at the previous meeting. It was reported that CDS was paid \$32,000 for non-regular audit-related items. Motion by Marty Rump, second by Faye Jones to approve the financial reports for February 2026 as presented. Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #6 – Consider Resolution No. 2026-01 authorizing the Chairman to sign and execute any documents necessary to submit a grant application to the FAA for the Runway 13 and Taxiway Extension; Relocation of County Roads 35 and 38 – AIP Project No. 3-31-0109-025/026/027/028 – Wes Baedke introduced Resolution No. 2026-01. City Administrator Green explained that the grant application has been in development for some time and this resolution provides authority to submit the materials as required by the FAA. He noted the project will extend through 2028 and that documentation will come in phases over the life of the project. Motion by Marty Rump, second by Faye Jones to adopt Resolution No. 2026-01 approving Grant Runway 13 and Taxiway Extension; Relocation of County Roads 35 and 38 - AIP Project No. 3-31-0109-

025/026/027/028 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #7 – Consider Resolution No. 2026-02 to approve utility agreements with The Blair Telephone Company dba Fastwyre Broadband – Marty Rump introduced Resolution No. 2026-02. Non-Lawyer Assistant Ferrari explained this was the first of three utility agreements needed as part of the Runway 13 extension and County Road relocation. It has already been reviewed and approved by Fastwyre Broadband and the FAA. The relocation is necessary due to conflicts with the Runway 13 extension and relocation of County Roads 35 and 38. The relocation work will be performed at a cost not to exceed \$205,645.66 and represents non-betterment costs eligible for reimbursement. Motion by Marty Rump, second by Wes Baedke to adopt Resolution No. 2026-02 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #8 – Consider Resolution No. 2026-03 to approve utility agreements with OPPD – Wes Baedke introduced Resolution No. 2026-03. Non-Lawyer Assistant Ferrari explained that this agreement differs slightly from the others because it reflects an estimated cost of \$384,316.19, which could increase or decrease depending on final construction conditions. FAA approval has already been received. The agreement provides for removal and relocation of overhead and underground electrical infrastructure that conflicts with project construction. Motion by Faye Jones, second by Marty Rump to adopt Resolution No. 2026-03 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #9 – Consider Resolution No. 2026-04 to approve utility agreements with Cox – Marty Rump introduced Resolution No. 2026-04. Non-Lawyer Assistant Ferrari stated this agreement is similar in scope to the Fastwyre agreement and addresses relocation of underground facilities that conflict with construction activities. The agreement has been approved by both Cox and the FAA, with a cost not to exceed \$86,867.60. Motion by Wes Baedke, second by Faye Jones to adopt Resolution No. 2026-04 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #10 – Consider Resolution No. 2026-05 to approve plans and specs for Runway 13 and Taxiway Extension; Relocation of County Roads 35 and 38, Taxi lanes 1 and 3 - City Administrator Phil Green provided a detailed review of the plans, explaining the phased funding approach and multiple construction schedules. He noted that County Road relocation, runway extension, and taxiway work each have separate funding sources and schedules, but one contractor will be awarded all work. Green explained the project totals 285 working days, with each schedule having its own assigned working days and liquidated damages, certain phases will occur simultaneously, liquidated damages will be strictly enforced, a pre-bid meeting will be held at City Hall, followed by a site walk at the airport, weekly progress meetings will be held during construction and a meeting with nearby residents regarding County Road relocation is planned for April. He also stated that interest from contractors has been strong. Motion by Marty Rump, second

by Faye Jones to adopt Resolution No. 2026-05 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Council members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #11 – Consider Resolution No. 2026-06 to approve staff to go out to bid for Project 3-31-0109-025-026-027-028, BTA SA 11 – Wes Baedke introduced Resolution No. 2026-06. City Administrator Green explained that the plans and specifications approved under Resolution No. 2026-05 will now be advertised for bids. A full set of plans is available at City Hall, and another copy is available at SkyWerx. Contractors will be required to submit bids through the bidding site established by Olsson. Notice of bid will be published in the newspaper and run two additional times. Bids will be opened at City Hall on April 2, 2026, at 2:00 p.m. Details of the project scope, quantities, bid requirements, pre-bid conference, DBE requirements, Title VI provisions, and federal regulations were reviewed for the record. A pre-bid conference is scheduled for March 19, 2026, beginning at City Hall and followed by a site visit to the Blair Executive Airport. Motion by Marty Rump, second by Wes Baedke to adopt Resolution No. 2026-06 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #12 – Consider Resolution No. 2026-07 to approve Corporate Hangar Design Standards – City Administrator Green stated that he had not yet had sufficient time to fully review the standards and noted that the Board could either approve the standards at this meeting or table the item until additional review could be completed. Rump explained that an ad hoc committee consisting of Dan Hunt, representatives from SkyWerx, City staff, and consultant Rod Storm had met to develop the standards. He stated that much of the discussion centered on the overall design standards, lease process, construction standards, maintenance responsibility, colors of buildings, reservation process, and creating an organized approach for prospective hangar owners or builders to reserve interest in a particular lot. Rump further explained that the standards clarify that hangar owners are responsible for their apron construction and maintenance. If maintenance is not completed, the Airport Authority would have the ability to complete repairs and bill the owner. The standards also address how areas between buildings will be maintained, size limits for hangars, and the combination of lot fees and annual lease fees. He stated that the updated standards are a significant improvement over the previous version and will provide consistency. Due to the length and technical nature of the document and at staff's request, the Board opted to postpone consideration. Motion by Wes Baedke, second by Faye Jones to postpone Resolution No. 2026-07 until a future meeting for further review. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #13 – Motion to approve the purchase of upgraded Fuel Tank Monitoring System - Assistant Airport Manager Corey reported on the need to upgrade the airport's underground fuel tank monitoring system. He explained that the current Veeder Root TLS-350 system is considered obsolete by the manufacturer, although it remains partially functional. The existing system relies on faxed reports, which are inconsistent and often missing required regulatory information, creating record-keeping challenges. Corey further explained that power outages have resulted in lost data, including several days of data lost during storms in August 2025.

Manual readings and entries were required during those outages. He stated that the proposed Veeder Root TLS-450Plus system would provide cloud-based reporting, enhanced analytics, improved compliance with State Fire Marshal requirements, and better support for SkyWerx fuel sales and inventory management. He also noted that the State Fire Marshal recommended upgrading the spill buckets at the fuel farm. While not required, these upgrades were included in the proposal. The cost for the monitoring system upgrade is \$30,100, with spill bucket upgrades costing \$7,300, for a total project cost of just under \$38,000, which was included in the 2026 Capital Expansion budget. Board members discussed concerns regarding cost responsibility and franchise fees. Mr. Rump questioned what authority the Airport has to adjust the franchise fee with SkyWerx to help offset future costs, noting that the Airport Authority is paying for repairs that benefit a private operator. City Administrator Green stated staff would review the issue and report back. Motion by Marty Rump, second by Wes Baedke to approve the purchase of upgraded Fuel Tank Monitoring System. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda Item #14 – Motion to approve the installation of an electrical distribution apparatus by OPPD – Discussion was held regarding installation of an electrical distribution apparatus by Omaha Public Power District (OPPD). Construction of Hangar D prompted the need for new underground electrical service connections. It was explained that the Blair Airport Authority will initially pay OPPD for installation. SkyWerx has agreed to reimburse 50% of the cost, with the expectation that over a three-year period the Airport Authority may ultimately be reimbursed 100%. Additional discussion included potential future electrical needs for general aviation hangars, the possibility of charging a one-time hook-up fee, water and sewer service on the north side, additional septic system needs, electrical load capacity, and future fire suppression considerations. Motion by Marty Rump, second by Faye Jones to approve the installation of an electrical distribution apparatus by OPPD. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

#### Agenda Item #15 - Reports

1. SkyWerx – It was reported that Harrison is no longer involved with SkyWerx operations and that Michael is now the primary contact.
2. Snow/Ice Removal – Staff discussed challenges during the February 19 snowstorm, including trial-and-error with chemical mixtures, freezing of pump mechanisms, and vehicle staging. Plans were discussed to store the truck inside the SkyWerx hangar during predicted storms.
3. Maintenance – Fuel pump computer issues were discussed, including a \$2,400 repair. The self-service fuel pumps were down for three days. A rental property had been vacated, and tenants were instructed to remove outside items by April 1.
4. Update on Current Construction Projects – CDS seeding remains outstanding, with funds being retained for completion. Issues regarding unpaid supplier invoices from American Concrete were noted.
5. Fuel Flowage Fee
  1. 100 LL: \$314.88
  2. Jet A: \$2,826.24

6. Airport Manager's Report – No Report.

Agenda Item #16 – Adjournment – Motion by Faye Jones, second by Wes Baedke to adjourn the meeting 8:04 pm. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary