

Blair Airport Authority Regular Meeting  
April 15, 2025

Agenda #1 - The Blair Airport Authority met in regular session in the City Council Chambers on Tuesday, April 15, 2025 at 7:00 PM and called to order by Chairperson Johnson.

Chairperson 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 a copy of their acknowledgement of receipt of notice 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 #2 - 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, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, and Heather Olsen, Olssen.

Agenda #3 - Approval of minutes from the March 18, 2025 Meeting - Motion by Rump, second by Jones to approve the minutes from the March 18, 2025 meeting as presented. Authority members voted as follows: Baedke: Yea, Hunt: Absent, Johnson: Yea, Jones: Yea, Marty Rump: Yea. All members voted: Yea: 4, Nay: 0, Absent: 1

Agenda #4 - Financial Reports for March, 2025 - Motion by Baedke, second by Rump to approve the financial reports for March 2025 as presented. Authority members voted as follows: Baedke: Yea, Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea, Hunt: Absent. All members voted: Yea: 4, Nay: 0, Absent: 1

Agenda #5 - Presentation of the Annual Report by the Omaha Soaring Club – Steve Rasmussen, 15801 S 87<sup>th</sup> St., Papillion, NE, and Byers “BUD” Shaw, 13232 N Riverview Dr., Omaha, NE, came before the Authority and presented an annual report on behalf of the Omaha Soaring Club. They have been a part of the Blair Airport since the early 1990s and have averaged 2,500 flights in recent years. Membership is around 30-35 and they are encouraging young people to join. The club is currently working on renovating the storage room that was leased to them by the Authority, and they hope it will eventually hold a Soaring Simulator. Rasmussen expressed some concerns the club has regarding the expansion project and the effects on their use of the airport. The Soaring Club requires the use of the grass runway and requests the Authority be considerate of this and leave the grassy runway open during and after the expansion. The Authority thanked Rasmussen, Byers, and the Soaring Club for their continued interest in the airport. City Administrator Green stated potential design changes will be discussed at airport meetings and encouraged the Soaring Club to attend.

Agenda #6 - Consider awarding the contract to Henton Trenching for the Corporate Hanger Area Expansion Sanitary Sewer Project, contingent upon NDOT concurrence – The following bids

were received: 1) Henton Trench - \$165,636.50; 2) Yong Construction - \$179,827.20; 3) Thompson Construction - \$219,430.00; 4) Judd Bros Construction Co. - \$228,286.00; 5) Flatland Enterprise - \$603,541.00. Henton Trenching has previously done work at the airport, so they are familiar with the property and the site. Motion by Jones, second by Rump to receive and place on file bids received for the Corporate Hanger Area Expansion Sanitary Sew Project. 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. Motion by Rump, second by Baedke to award the contract for the Corporate Hanger Area Expansion Sanitary Sewer Project, contingent upon NDOT concurrence to the low bidder, Henton Trenching, in the amount of \$165,636.50. Board members voted as follows: Baedke: Yea, Hunt: Absent, Johnson: Yea, Jones: Yea, Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #7 - Consider Resolution 2025-3 Approving the Addendum to Buss Land Purchase Agreement - Non-Lawyer Assistant Ferrari reviewed the suggested Addendum to the Buss Land Purchase. The original purchase agreement required a \$20,000.00 deposit for the land purchase. It stated that if the Authority backed out of the purchase for any reason, Buss would keep the full amount. This was not the intention of the Authority. In combination with Agenda #8, the Addendum allows a 50/50 split if the purchase falls through. Authority member Rump introduced Resolution 2025-3 approving the addendum to Buss Land Purchase Agreement. Motion by Rump, second by Jones to adopt Resolution No. 2025-3 as presented. Board members voted as follows: Baedke: Yea, Hunt: Absent, Johnson: Yea, Jones: Yea, Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #8 - Consider Resolution 2025-4 Approving the Buss Farm Lease – Non- Lawyer Assistant Farrari discussed the Buss Land Lease. This lease will allow Buss to pay \$0.00 in rent to farm the land known as the Peterson property for the 2025 season. In combination with Agenda #7, it was determined that if Buss rented said property it would cost him around \$10,000. Therefore, in lieu of paying rent he agreed to return \$10,000 of the \$20,000 deposit if for any reason the Authority had to back out of the land purchase. The Peterson property will go back out to bid next year. Baedke introduced Resolution 2025-4 approving the Buss Farm Lease. Motion by Rump, second by Jones to adopt Resolution 2025-4 as presented. Board members voted as follows: Baedke: Yea, Hunt: Absent, Johnson: Yea, Jones: Yea, Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #9 - Consider Resolution 2025-5 authorizing the Airport Authority Chairperson to sign the As-Built Airport Layout Plan reflecting the improvements from the Obstruction Removal Process – City Administrator Green presented the updated layout airport plan. It is an official document from the FAA indicating the current layout of the airport and the vision for the future. Authority member Rump introduced Resolution 2025-5 authorizing the Airport Authority Chairperson to sign the As-Built Airport Layout Plan reflecting the improvements from the Obstruction Removal. Motion by Rump, second by Baedke to adopt Resolution 2025-5 as presented. Authority members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Authority members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #10 - Consider Resolution 2025-6 approving an agreement between BTA and NDOT allowing the Division of Aeronautics to submit a grant application for land acquisition – City Administrator Green presented an agreement between BTA and NDOT which will allow the Division of Aeronautics to submit a grant application for land acquisition for the funds that will be available later in the summer. Authority member Rump introduced Resolution 2025-6 approving an agreement between BTA and NDOT allowing the Division of Aeronautics to submit a grant application for land acquisition. Motion by Baedke, second by Jones to adopt Resolution 2025-6 as presented. Authority members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Authority members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #11 - Consider Resolution 2025-7 approving an agreement between BTA and NDOT Division of Aeronautics to be submitted by the FAA to obtain federal assistance for runway 13/31 extension design – City Administrator Green introduced the pre-grant application to obtain federal assistance for runway 13/31 extension design. The additional request will increase the cost, and it has not been determined where the added funds will come from. There is work being done on an additional pre-application with Senator Fischer's office. Green will provide a progress update next month. Authority member Rump introduced Resolution 2025-7 approving an agreement between BTA and NDOT Division of Aeronautics to be submitted by the FAA to obtain federal assistance for runway 13/31 extension design. Motion by Baedke, second by Jones to adopt Resolution 2025-7 as presented. Authority members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Authority members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #12 - Consider Resolution 2025-8 authorizing the Blair Airport Authority to enter into a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. BTA SA-10 to obtain state financial aid in the amount of \$981,000.00 (local match of \$109,000.00) for the development of the South Corporate Hanger Expansion Project – City Administrator Green discussed an additional grant utilizing state funds in regard to the South Corporate Hanger Expansion project. Grading bids came back low which allowed an expansion of the scope of the project to include sanitary, sewer and septic field. The grant is for \$981,000 and includes a ten percent local match of \$109,000.00. A loan agreement with a local bank will likely fund the ten percent match. Authority member Rump introduced Resolution 2025-8 authorizing the Blair Airport Authority to enter into a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division for Project No. BTA SA-10 to obtain state financial aid in the amount of \$981,000.00 (local match of \$109,000.00) for the development of the South Corporate Hanger Expansion Project. Motion by Rump, second by Baedke to adopt Resolution 2025-8 as presented. Authority members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Authority members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #13 - Recommendation from Heather Olson to approve the payment of three invoices contingent upon NDOT approvals – City Administrator Green requested a motion by the board to proceed with payment for a total of five invoices (there was a slight typo on the Agenda and there are five invoices instead of three) once the state has officially signed off on them. Green explained the process is lengthy when the Authority has a pay application that must be approved by the state. Once the proof is provided to the state, they will reimburse us the Authority for

engineering, grading, storm, sewer, and ditch clearing at 90%. Motion by Baedke, second by Jones to approve payment of invoices contingent upon NDOT approval. Authority members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea. All Authority members voted: Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Agenda #14 - Public notice regarding comments to the FAA regarding the decommission of the Tekamah (TQE) Runway (RWY) 33 Runway End Identifier Lights (REILs) – City Administrator Green received and reviewed a public notice from the FAA regarding the decommission of the Tekamah Runway 33 End Identifier Lights. There is not anything that needs to be done but if either the Authority or the public have any comments, they may contact the FAA.

Agenda #15 - Reports:

- 1) SkyWerx – No Report
- 2) Maintenance – Assistant City Administrator Barrow reported the motion lights on the SRE building are functioning. Chairperson Johnson confirmed there have not been any recent issues with the north gate.
- 3) Update on current construction projects – Heather verified the obstruction removal process has been completed, and all documents have been filed. She reiterated the importance of expediting the invoices mentioned in Agenda #13. The sooner the grant for obstruction can be closed out, those remaining funds can be opened and used towards the next grant. Heather received an update from the contractor for the south expansion. He is moving the start date to mid-May instead of April.
- 4) Airport Manager's Report – No Report

Agenda #16 - Motion and second by Board members to adjourn the meeting - Motion by Jones, second by Baedke to adjourn the meeting at 7:53 p.m. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Absent, Dave Johnson: Yea, Faye Jones: Yea, Marty Rump: Yea Yea: 4, Nay: 0, Absent: 1. Chairman Johnson declared the motion carried.

Marty Rump, Secretary

Angel Clements, Recording Secretary