	<p style="text-align: right;"><b>"OPEN MEETINGS ACT"</b></p> <p style="text-align: right;"><b>Blair Airport Authority Special Meeting City Council Chambers June 2, 2026 - 5:30 PM</b></p>
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**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

**AGENDA**

**NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at [www.blairne.gov](http://www.blairne.gov). The City Council reserves the right to go into Executive Session at any time.**

- 1.Meeting called to order at 5:30 p.m. by Chairman Johnson.
- 2.Pledge of Allegiance
- 3.Roll call of members.
- 4.Approval of minutes from the May 19, 2026 meeting.
- 5.Discussion and possible action to establish a site reservation process and reservation fee for future hangar development in accordance with the existing Airport Layout Plan (ALP).
- 6.Discussion and possible action to establish new hangar lot fees and lease rates.
- 7.Motion and second by Board members to adjourn the meeting.

**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

Blair Airport Authority Regular Meeting  
Tuesday, May 19, 2026

Agenda Item #1 – The Blair Airport Authority met in regular session in the City Council Chambers on Tuesday, May 19, 2026, at 7:00 PM and called to order by Chairman Johnson.

The Chairman 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 Washington County Enterprise as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the 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 hereafter shown 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, Dan Hunt, Faye Jones, and Marty Rump. Absent: Dave Johnson. Also present were City Administrator Green, Deputy City Administrator Barrow, Assistant Airport Manager Corey, and Heather Olson with Olsson Engineering.

Agenda Item #4 – Approval of minutes from the April 21, 2026, meeting – Board member Hunt noted a correction for a typographical error on the last page. Motion by Wes Baedke, second by Dan Hunt to approve the minutes of the April 21, 2026, meeting as amended. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #5 – Financial Reports for April 2026 – Vice Chairman Rump discussed several items in the financials. He noted that the \$33,000 expense for YANT testing related to the fuel farm monitoring system upgrade was a large expense and suggested the Authority should consider adjusting franchise fees to support maintenance and upgrades. City Administrator Green stated this is capital expenditure and \$70,000 is budgeted each year for capital improvements. Rump noted that adjusting franchise fees could also help support maintenance and upgrades as well as considering an additional surcharge for the fuel farm that could bring in an additional \$11,000 a year. Discussion was held regarding funding sources that included hangar rentals, fuel fees, FBO agreements and keeping rates competitive to maintain airport traffic. Motion by Dan Hunt, second by Faye Jones to approve the financial reports for April 2026 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #6 – Request to appear before the Airport Authority by Brian Bronson to host a Fly-In Event at the Blair Executive Airport – Brian Bronson presented a proposal for a fly-in event at Blair Executive Airport later this year. He would like to have a hangar watch party during

the first Husker away game with an estimated attendance of 200-300 people. Discussion was held regarding liability concerns and the need for agreements and insurance coverage. Bronson stated he would work with staff on coordination and potential Authority involvement and report back to the Authority at a later meeting.

Agenda Item #7 – Consider Resolution No. 2026-014 approving the Airport Authority Bond Anticipation Note (Draw-Down Grant Anticipation Loan) Series 2026 to provide funding for the local share of the runway expansion project – City Administrator Green stated the note is structured to cover up to \$9,000,000 with reimbursements from grant funding. The drawdown structure avoids interest on the full amount upfront. The Resolution will authorize the Chairman and Secretary to execute documents with RVR Bank. The debt will be converted to permanent financing when the project is complete and will be supported by property tax of 3.5 cents. Approximately 97% of the project is funded through grants. Motion by Marty Rump, second by Dan Hunt to adopt Resolution No. 2026-014 as presented. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman declared the motion carried.

Agenda Item #8 – Discussion of north expansion area layout and option for a new septic system location – City Administrator Green led a discussion regarding development of the north side of the airport which included the following: 1) Potential installation of a new septic system to support future hangar development, 2) Interest in general aviation hangars with restroom facilities, 3) Preliminary planning with Olsson for layout and infrastructure design, 4) Consideration of hangar types which included box hangars vs. T-hangars, 5) FAA limitations on aircraft size without updating the Airport Layout Plan (ALP), 6) the need to designate areas for fuel trucks and parking and 7) Emphasis on planning infrastructure proactively to reduce future costs. Board member Hunt stressed that the Authority wants the north end of the airport to be for traditional general aviation. Heather Olson, Olsson Engineering, stated it would be in the best interest of the Authority to design the septic system to the maximum size allowable. No formal action taken.

Agenda Item #9 – Discussion and Possible Action on approving a new logo for the Blair Executive Airport – Trevor Corey, Assistant Airport Manager, presented new logo concepts for branding, marketing, and apparel. Discussion included incorporating both local identity and growth with jet imagery and use of logos for letterhead, clothing, and marketing materials. Motion by Marty Rump, second by Wes Baedke to approve the two presented logos for letterhead and clothing. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All Board members voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Agenda Item #10 – Discussion and possible action to establish a site reservation process and reservation fee for future hangar development in accordance with the existing Airport Layout Plan (ALP) – City Administrator Green led a discussion regarding preparing an official process and application to allow individuals to reserve a hangar site with a non-refundable deposit which can then be applied to the final lot payment. The application would have a requirement to begin construction within one year or the deposit would be forfeited. Discussion was held on what information should be on the application to apply to reserve a space and establishing criteria on

how the Authority would determine who gets a hangar space if more than one entity wants the same space. Board member Rump stated lease rates also need to be updated and included in the discussion as part of the application process. Tim Hauder expressed frustration with this process not moving forward at a quicker pass. He is ready to write the Authority a check tonight and would like to see action on this agenda item tonight. He also encouraged the Authority to move forward with the same process and fees that have worked for the past (15) years. Board member Rump noted that the Authority must have a system in place to make it fair for all entities that are interested in reserving hangar space. After a lengthy discussion, it was determined the Authority would hold a special meeting on Tuesday, June 2, 2026, at 5:30 p.m. to address site reservations process and lease fees.

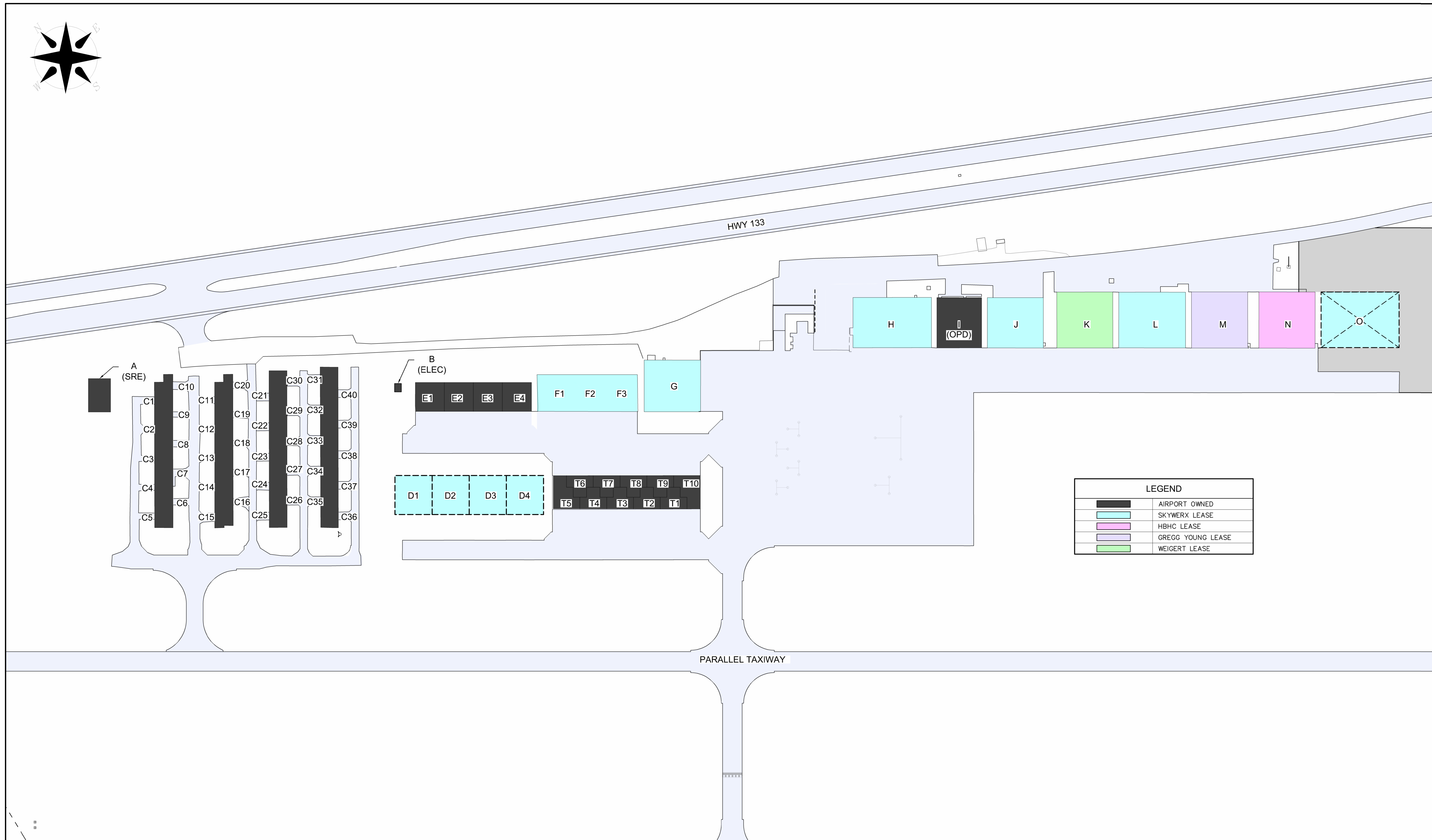
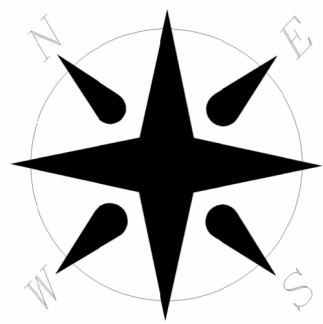
#### Agenda Item #11 – Reports

1. SkyWerx – Tim Hauder reported on how the high price of fuel is affecting the aviation industry.
2. Maintenance – Deputy City Administrator Corey updated the Authority on the following: weed control and tree trimming efforts, potential outsourcing for larger vegetation areas, fuel system monitoring is now operational with daily reporting working and the spill bucket replacement is complete and approved by the Fire Marshal, hangar maintenance issues which includes door repairs and roof leaks is underway with bids being obtained for hangars A & B repairs and asbestos inspections completed on the rental houses with demolition of one of the houses in progress soon.
3. Update on Current Construction Projects – Heather Olson, Olsson Engineering, reviewed progress on the seeding project they are monitoring before the contract retainage is released to CDS. Henton Trenching will be on site June 1 and take about two weeks to complete the septic. The contract for the contractor for the runway expansion project will be held until the state receives the federal grant funds. onsite June 1, and bond claims related to American Concrete with the contractor CDS, upcoming sanitary sewer and septic work, and the anticipated June start for Paulsen’s grading work pending grant funding release.
4. Fuel Flowage Fee
  1. 100 LL: \$346.43
  2. Jet A: \$2,713.47
5. Airport Manager's Report – No Report.

Agenda Item #12 – Adjournment – Motion by Dan Hunt, second by Wes Baedke to adjourn the meeting 8:58 p.m. Board members voted as follows: Wes Baedke: Yea, Dan Hunt: Yea, Dave Johnson: Absent, Faye Jones: Yea, Marty Rump: Yea. All members present voted: Yea: 4, Nay: 0, Absent: 1. Vice Chairman Rump declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary



LEGEND	
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	SKYWEX LEASE
	HBHC LEASE
	GREGG YOUNG LEASE
	WEIGERT LEASE

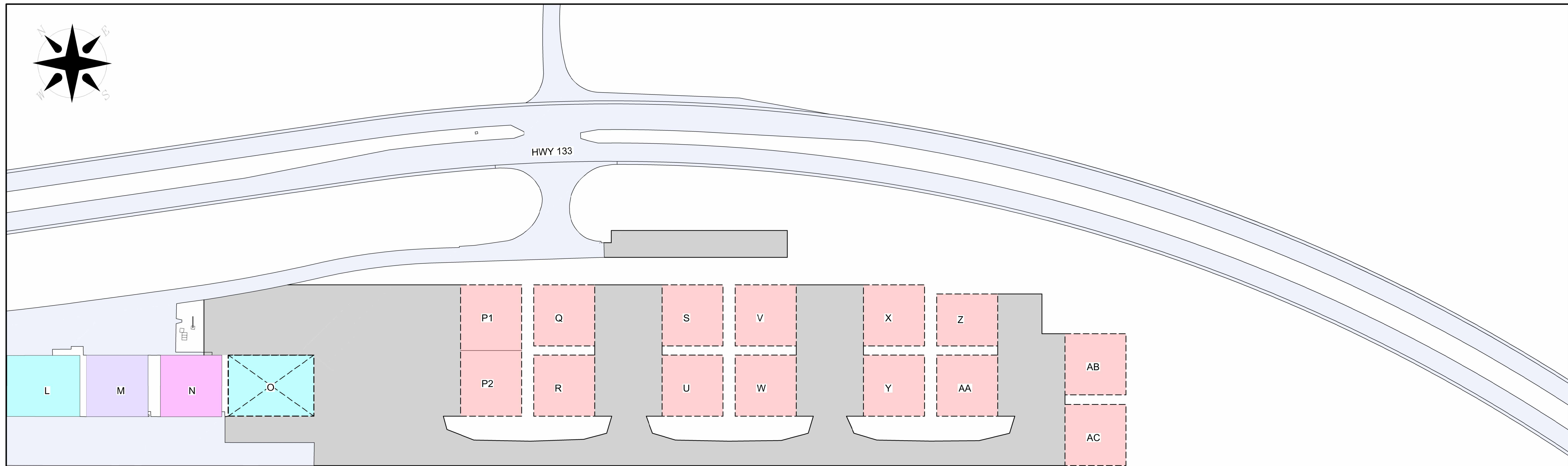
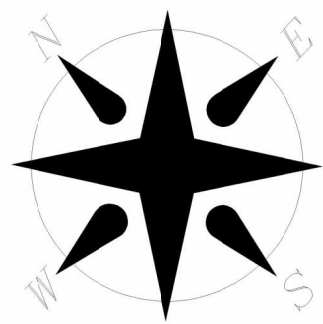
PROJECT NO: 020-3099  
 DRAWN BY: MLD  
 DATE: 05.14.2025

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 May 14, 2025  
 DATE PRINTED  
 OLSSON

**OVERALL HANGAR OWNERSHIP AND LEASES  
 BLAIR EXECUTIVE AIRPORT**

**olsson**  
 601 P Street, Suite 200  
 P.O. Box 84608  
 Lincoln, NE 68508  
 TEL 402.474.6311  
 FAX 402.474.5160

EXHIBIT  
 1



LEGEND	
	FUTURE LEASE
	FUTURE PAVEMENT

PROJECT NO: 020-3099  
 DRAWN BY: MLD  
 DATE: 05/14/2025

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EXHIBIT  
 2

## Lot Reservation Process

1. Since the Authority has not adopted a new lot/fee structure at this time, I would suggest the 'refundable deposit' for a lot reservation be set at \$5,000 rather than at 10% of the lot fee as previously suggested. This simplifies the process and could allow the reservation process to be finalized while we are still reviewing fee options. There seemed to be no objection to this amount when discussed at the May Authority Meeting or at previous committee meetings. The 'refundable deposit' would be applied to the lot fee if construction is completed within 1 year, but would be waived and retained by the Authority if lessee has not followed the requirements (including starting construction within 1 year).
2. Based on discussion at the May Authority Meeting, it may be appropriate to set a time period for reserving the first block of four hangar lots (Q, R, S, T). A suggestion is to keep the reservation process open for 5 days, perhaps starting on June 22 or June 29 (or some other appropriate date, starting on a Monday). This would allow a fair opportunity for interested parties to make an application. It is recommended that the process be advertised to allow a fair opportunity for application.
3. The lot reservation process would require that the lessee provide information for review, including proposed size of hangar, type of aircraft housed, frequency of aircraft use, proposed start date of construction or other information as determined by the Authority. If multiple reservation requests are received, the Authority can make a decision based on 'Highest and Best Use'.