



HALL COUNTY AIRPORT AUTHORITY | MINUTES
Regular Meeting Rescheduled | April 18, 2013

The Regular Meeting of the Hall County Airport Authority (HCAA) Board was rescheduled and held at the HyVee Club Room, 115 Wilmer Avenue, Grand Island, Nebraska 68801 on April 18, 2013. Pursuant to proper legal notice, Board Chair Werner called the meeting to order at 8:10 a.m., and announced location of the Nebraska Open Meeting Act for public viewing.

The Pledge of Allegiance was said in unison.

AIRPORT AUTHORITY BOARD MEMBERS PRESENT: Chair Lynne Werner, Vice-Chair Larry Hobbs, Secretary/Treasurer Brian Quandt, Ken Caldwell and Joe Cook.

AIRPORT AUTHORITY STAFF PRESENT: Executive Director Mike Olson, Human Resource/Accounting Manager Annette Schimmer, Administrative Assistant Debra Potratz.

LEGAL COUNSEL: Airport Authority Attorney Ron Depue was absent.

OTHERS PRESENT: Gary Frisch from Midwest ATC, Vince Dugan and Zach Thompson from Trego/Dugan Aviation of Grand Island, and Paul Strege and Andy Platz from Mead & Hunt, Inc.

PUBLIC REQUEST TO SPEAK ON AGENDA: None.

REVIEW AND APPROVAL OF ADMINISTRATIVE CONSENT AGENDA:

- **MINUTES FROM REGULAR MEETING ON MARCH 13, 2013.**
- **RESOLUTION NO. 13-18: CLAIMS NO. 2894-2900.**
- **RESOLUTION NO 13-19: REIMBURSEMENT RESOLUTION FOR EXPENDITURES RELATED TO GENERAL AVIATION FBO TERMINAL PROJECT.**
- **RESOLUTION NO 13-20: REIMBURSEMENT RESOLUTION FOR EXPENDITURES RELATED TO BUILDING 113A (LIFETEAM).**
- **RESOLUTION NO 13-21: REIMBURSEMENT RESOLUTION FOR EXPENDITURES RELATED TO REMOTE PARKING LOT EXPANSION PROJECT.**

Motion by Mr. Quandt, second by Mr.Hobbs to approve the Consent Agenda. Upon roll call, motion was approved with a 5-0 vote.

FINANCIAL REPORTS | MARCH 2013:

Financial Report by Human Resource/Accounting Manager Annette Schimmer:

- Operating Income and Operating Expenses should be at 50.00%
 - Operating Income is at 53.76% | \$142,955.39 | YTD \$565,787.00
 - Operating Expenses is at 41.90% | \$107,231.26 | YTD \$603,137.69
 - Total Operating Income/Loss is at 9.65% | \$35,724.13 | YTD (\$37,350.69)
 - Total Net Income/Loss is at 1.86% | \$80,849.95 | YTD (\$100,010.32)
- Past Dues Report: (Aging over 30 days) \$6,464.38 remaining as of 4/18/13
- Covered Parking Report: 86 transactions with a net revenue of \$2,095.10
- Fuel Flowage Report: Trego/Dugan Aviation of Grand Island
 - Jet A & 100LL 142,899.00 gallons delivered | YTD 705,035.00

59 Fuel Flowage ▪ \$7,859.45 fuel flowage received | YTD \$38,776.93
 60 Diesel ▪ 0.00 gallons delivered | YTD 2,000.00
 61 Unleaded ▪ 497.70 gallons delivered | YTD 1,907.10
 62 Fuel Flowage ▪ \$27.37 fuel flowage received | YTD \$214.88
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64 ACTIVITY REPORTS | MARCH 2013:
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66 Air Traffic Activity Report by Tower Manager Gary Frisch:
 67 The Tower cannot count the American flights that depart before 7 a.m.

Central Nebraska Regional Airport

Itinerant Operations	Mar 2012	Mar 2013	% Change
Air Carrier	53	54	2
Air Taxi	254	306	20
Civil Aviation	861	863	0
Military	156	200	28
Total OPS	1324	1423	7
Local Operations			
Civil	212	348	64
Military	154	136	(12)
Total LCL	366	484	32
TOTAL TRF	1690	1907	13

68
 69 Operations Report by Executive Director Mike Olson:

- 70 • Provided Aircraft Rescue and Fire Fighting (ARFF)/Direct Ramp Observation (DRO) for Allegiant flights and ARFF for American Eagle daily flights.
- 71
- 72 • Conducted weekly Safety/Security and ARFF training.
- 73 • Continue with remodel in Bldg 113A for LifeTeam.
- 74 • Provided snow removal for commercial flights.
- 75 • Numerous other daily projects and repairs completed and scheduled.
- 76

77 Enplanement Report by Executive Director Mike Olson:
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	2013	2013	2012	
	Mar	Load Factor %	Mar	+/- %
Allegiant	3,912	91	3,706	6
American	1,828	75	1,919	-5
Charters	0		0	
Mo. Emp	5,740		5,625	2

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 88 The year-to-date enplanements total 14,242. Mr. Quandt commented since enplanements have exceeded
 89 10,000, the Airport is eligible to receive \$1 million dollars of entitlement funds.
 90

91 Mr. Olson noted June 6th Allegiant will begin utilizing the Airbus 319 (156 seats) for the Phoenix flights.
 92 Even though we will be losing 10 seats, the Airbus is a better performing and faster aircraft than the
 93 MD80.
 94

95 Construction & Planning Report by Mead & Hunt Project Manager Paul Strege: Three bids were received
 96 and opened for the GA Terminal Project. The approximate budget was \$900,000 and the lowest bid
 97 came in at \$1.2 million. Mead & Hunt visited with Executive Director Mike Olson, the contractors and
 98 subcontractors to find out what drove the high costs and what can be done to bring down the costs.
 99 Some factors for the higher construction costs were the plumbing, electrical, steel roofing, heated floors
 100 and the parking lot. By taking out the parking lot project and using different building materials, the price is
 101 anticipated to come in much lower. This project will be re-bid in June with construction to be completed

102 by March 2014. Executive Director Mike Olson asked what Mead & Hunt has in place for checks and
103 balances to ensure the re-bid design will not exceed budgeted amount. Mr. Strege stated they follow
104 several disciplines and have in-house engineers to provide feedback and cost estimates on design.
105 Mead & Hunt hired an independent cost estimator to provide a check on their estimates, and have also
106 contacted another estimator to supply bid estimates on alternate designs and engineering items.

107
108 Mr. Strege stated the City has been flexible with the requirements on the remote parking lot and project
109 plan design is 90% completed. The advertisement for bids is scheduled to be published the first week in
110 May.

111
112 Mr. Olson received notice that the 2013 entitlement funds are available for the Runway Extension project.

113
114 The Passenger Terminal project will be submitted to Federal Aviation Administration for approval.

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116 The Airport received a reimbursable agreement from Federal Aviation Administration for the design to
117 relocate the Navigational Aids (NAVAIDS), Instrument Landing System (ILS), etc.

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119 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 13-22: GENERAL AVIATION TERMINAL**
120 **BIDS.**

121
122 Architects from Mead & Hunt and Executive Director Mike Olson recommended the rejection of all bids
123 due to they exceeded proposed budget.

124
125 *Motion by Mr. Caldwell, seconded by Mr. Cook authorizing the Executive Director to reject all bids*
126 *received for the General Aviation Terminal Building. Upon roll call, motion was approved with a 5-0 vote.*

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128 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 13-23: AMENDMENT TO**
129 **AGRICULTURAL LEASE AGREEMENT – TRACT C.**

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131 *Motion by Mr. Quandt, second by Mr. Caldwell authorizing the Executive Director to execute the*
132 *Amendment to Agricultural Lease Agreement for Tract C with Kevin Hoagland.*

133
134 *Due to the remote parking lot project, the size of Tract C is reduced from 153 acres to 143 acres, more or*
135 *less, as set forth on attached revised Exhibit "A", Location of Leased Premises. As a result of the acreage*
136 *reduction, the annual rent payable for the balance of the lease term shall be reduced from \$8,730.00 to*
137 *\$8,159.41 effective with the annual rent payment due March 1, 2013. Tenant has previously paid the*
138 *2013 rent in full. Accordingly, Tenant's overpayment of \$570.59 will be refunded to Tenant by Authority.*
139 *Upon roll call, motion was approved with a 5-0 vote.*

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141 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 13-24: REQUEST FROM PETERSEN**
142 **FARMS INC., TO SUBLEASE LAND IN TRACT C TO ALVIN KOWALSKI FOR THE 2013 & 2014**
143 **CROP YEAR.**

144
145 *Motion by Mr. Cook, second by Mr. Hobbs authorizing the Executive Director to accept request from*
146 *Petersen Farms, Inc., to sublease part of the E ½ of the SW ¼ 2-11-9 Hall Co 31.51 ± acres from Track F*
147 *as outlined in Revised Exhibit A (eff 4/8/13), to Alvin Kowalski for the 2013 & 2014 crop year. Upon roll*
148 *call, motion was approved with a 5-0 vote.*

149
150 EXECUTIVE DIRECTOR'S REPORT: Mr. Olson attended the Washington Legislative Conference in
151 Washington, DC on March 20th & 21st. While there he met with congressional delegates Congressman
152 Adrian Smith, Senator Mike Johanns and representation from Senator Deb Fischer.

153
154 Mr. Olson reported the U.S. Department of Transportation's (DOT) Federal Aviation Administration (FAA)
155 announced that it will delay the closing of 149 airport control towers until end of the fiscal year September
156 30, 2013 due to the multiple legal challenges and law suits filed against Federal Aviation Administration
(FAA) Administrator Michael Huerta.

157 U.S. Senator Jerry Moran (R-Kan) introduced legislation that would prohibit the DOT from closing any air
158 traffic control towers including those that are FAA-operated. Though the initial amendment to stop the
159 control towers closures was blocked from a vote, it brought together a bipartisan coalition of Senators
160 who demonstrated that there are more responsible ways to cut spending than by compromising safety.

161 Senator Moran and Senator Richard Blumenthal (D-Conn) introduced the Protect Our Skies Act,
162 legislation to protect air traffic control towers and preserve aviation safety across America. The legislation,
163 which boasts 33 bipartisan cosponsors, would prohibit the Department of Transportation from closing any
164 air traffic control towers during FY 2013 or 2014, including those that are operated by the FAA. The
165 Protect Our Skies Act is supported by the National Air Traffic Controllers Association, Aircraft Owners and
166 Pilots Association (AOPA), American Association of Airport Executives (AAAE), National Air
167 Transportation Association (NATA) and numerous aviation industry groups.

168 ANNOUNCEMENTS:

- 169 a) LifeTeam held a Ribbon Cutting/Open House on April 12, 2013.
170 b) Emergency Disaster Exercise Drill on May 4, 2013 – 9-11am.
171 c) Next Board Meeting on May 8, 2013.
172 d) Blood Drive on May 15, 2013.
173 e) Note: June’s Board meeting has been changed to Thursday, June 13, 2013.
174

175 EXECUTIVE SESSION:

176 *Motion by Mr. Hobbs, second by Mr. Quandt to go into Executive Session to discuss lease and airline*
177 *negotiations. Upon roll call, motion was approved with a vote of 5-0 and Board went into Executive*
178 *Session at 9:05 a.m.*

179
180 *Motion by Mr. Cook, second by Mr. Caldwell to come out of Executive Session with no decisions being*
181 *made and reconvene to Regular Session. Upon roll call, motion was approved with a vote of 5-0 and*
182 *Board came out of Executive Session and into Regular Session at 9:25 a.m.*
183

184 ADJOURNMENT:

185 *Motion by Mr. Hobbs, second by Mr. Caldwell to adjourn the meeting. Upon roll call, motion was approved*
186 *with a vote of 5-0 and meeting was adjourned at 9:27 a.m.*
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188 HALL COUNTY AIRPORT AUTHORITY

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Debra Potratz | Administrative Assistant

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Lynne Werner | Board Chair

_____ | Board Secretary/Treasurer

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199 (SIGNATURES ON FILE)
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