



HALL COUNTY AIRPORT AUTHORITY | MINUTES  
Regular Meeting | September 13, 2017

Pursuant to due call and notice thereof, a Regular Meeting of the Hall County Airport Authority (HCAA) Board was held at the Airport Authority Administration Conference Room located at 3855 Sky Park Road, Grand Island, Nebraska 68801 on September 13, 2017. Board Chair Werner called the meeting to order at 8:07a.m., and announced location of the Nebraska Open Meeting Act for public viewing.

AIRPORT AUTHORITY BOARD MEMBER(S) PRESENT: Chair Lynne Werner, Vice-Chair Brian Quandt, and Secretary/Treasurer Ken Caldwell. Board Member Joe Cook arrived at 9:05 a.m.

AIRPORT AUTHORITY BOARD MEMBER(S) ABSENT: Michelle Setlik.

AIRPORT AUTHORITY STAFF PRESENT: Executive Director Mike Olson, Administrative Assistant Debra Potratz, Human Resources/Accounting Manager Annette Schimmer, Operations/Security Manager Doug Brown and Facility Manager Steve Magnuson.

LEGAL COUNSEL PRESENT: Airport Authority Attorney Ron Depue.

OTHERS PRESENT: Dave Hansen Air Traffic Control Manager, Brian Degan from Olsson Associates, Paul Grieger from DA Davidson & Company and Austin Koeller from the Grand Island Independent.

The Pledge of Allegiance was said in unison.

**PUBLIC COMMENT:** None.

Airport Attorney Ron Depue stated the Hall County Airport Authority is required to comply with the Nebraska Open Meetings Act. Last month the legal meeting notice for the August 16, 2017 was emailed to the *Grand Island Independent* on August 7, 2017 for August 9, 2017 publication. Confirmation was received but notice was never published. As a result, the August 16, 2017 meeting was not in compliance. Action items from the August meeting have been placed on the September 13, 2017 Agenda for Board consideration and approval.

Executive Director Olson requested to move item Number 15 (Resolution 17-56) and Number 20 (Resolution 17-66) after Number 10 Activity Reports.

**REVIEW AND APPROVAL OF ADMINISTRATIVE CONSENT AGENDA:**

- Minutes from the Regular Meeting on July 12, 2017 (there are no August 16, 2017 minutes).
- Resolution 17-51: Claims 3250-3255.
- Resolution 17-57: Claims 3256-3261.

*Motion by Quandt, second by Caldwell to approve the Consent Agenda. Upon roll call, motion was approved with a 3 Yes to 0 No votes.*

**DISCUSSION AND ACTION AGENDA:**

**CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-58: FINAL APPROVAL OF BUDGET FOR FISCAL YEAR 2017-2018.**

Bob Beran from Dana F. Cole & Company stated once approved the document is prepared ready to be filed.

55  
 56 *Motion by Quandt, seconded by Caldwell to approve the budget for fiscal year 2017-2018, subject to formal*  
 57 *adoption of the 2017-2018 budget in accordance with state auditor requirements. Upon roll call, motion was*  
 58 *approved with a 3 Yes and 0 No votes.*

59  
 60 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-59: CALLING 2013B BONDS FOR**  
 61 **REDEMPTION.**

62  
 63 Paul Grieger from DA Davidson & Company provided an update and proposed timeline on the General  
 64 Obligation Refunding Bonds, Series 2013B (Tax-Exempt). By refinancing the 2013B (Tax-Exempt) Bonds  
 65 the Authority can anticipate a significant savings. Once resolutions are adopted a formal request will be  
 66 submitted to Moody's for a rating review. A conference call is scheduled with the analyst on September  
 67 25<sup>th</sup>. Davidson will market bonds the first week of October and plan to close around November 1<sup>st</sup>. A  
 68 graph depicting projected savings was distributed.

69  
 70 *Motion by Caldwell, seconded by Quandt to call for redemption of the Series 2013B Bonds in connection*  
 71 *with the issuance of refunding bonds of the Authority, and authorizing the Board Chair or Secretary to*  
 72 *determine call date for such refunded bonds. Upon roll call, motion was approved with a 3 Yes and 0 No*  
 73 *votes.*

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 75 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-60: ISSUANCE OF REFUNDING**  
 76 **BONDS TO REFUND THE AUTHORITY'S SERIES 2013B BONDS.**

77  
 78 *Motion by Quandt, seconded by Caldwell to authorize issuance of one or more Series of Refunding Bonds*  
 79 *to refund all or a portion of the Series 2013B Bonds as outlined: Approves/authorizes execution of related*  
 80 *bond documents, Approves pricing parameters; Chair or Secretary is authorized to determine final terms,*  
 81 *and Approves bond terms and related covenants. Upon roll call, motion was approved with a 3 Yes and 0*  
 82 *No votes.*

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 84 **FINANCIAL REPORTS | JULY/AUGUST 2017**

1 <sup>st</sup> Month of 4 <sup>th</sup> Quarter: 83.33%	Current Amount Jul 17	YTD Amount Oct 16 – Jul 17	Yearly Budget Amount	YTD %	Remaining Budget \$ Amt
Operating Income	\$96,003.67	\$1,140,644.32	\$1,326,913.00	85.96%	\$186,268.68
Operating Expenses	\$131,533.66	\$1,493,900.85	\$1,879,720.00	79.47%	\$385,819.15
Total Operating Income/(Loss)	(\$35,529.99)	(\$353,256.53)	(\$552,807.00)	63.90%	(\$199,550.47)
Tax Levy Bond	\$14,085.81	\$954,079.26	\$1,335,059.00	71.46%	\$380,979.74
Tax Levy General	\$2,452.45	\$179,334.56	\$267,322.00	67.09%	\$87,987.44
Tax Levy General Fund Designated for Air Service Development	\$3,005.75	\$190,698.04	\$250,000.00	76.28%	\$59,301.96
Net Income/(Loss)	(\$106,430.43)	\$213,787.33	(\$3,160,068.00)	-6.77%	(\$3,273,855.33)
Past Dues Balance as of Today: \$48,060.05.					

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2 <sup>nd</sup> Month of 4 <sup>th</sup> Quarter: 91.67%	Current Amount Aug 17	YTD Amount Oct 16 – Aug 17	Yearly Budget Amount	YTD %	Remaining Budget \$ Amt
Operating Income	\$119,455.64	\$1,260,099.96	\$1,326,913.00	94.96%	\$66,813.04
Operating Expenses	\$109,277.17	\$1,570,774.13	\$1,879,720.00	83.56%	\$308,945.87
Total Operating Income/(Loss)	\$10,178.47	(\$310,674.17)	(\$552,807.00)	56.20%	(\$242,132.83)
Tax Levy Bond	\$17,880.20	\$971,959.46	\$1,335,059.00	72.80%	\$363,099.54
Tax Levy General	\$3,147.33	\$182,481.89	\$267,322.00	68.26%	\$84,840.11

Tax Levy General Fund Designated for Air Service Development	\$3,779.09	\$194,477.13	\$250,000.00	77.79%	\$55,522.87
Net Income/(Loss)	\$37,687.37	\$251,474.70	(\$3,160,068.00)	-7.96%	(\$3,311,542.70)
Past Dues Balance as of Today: \$21,674.84					

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ACTIVITY REPORTS | JULY/AUGUST 2017

GRI Air Traffic Operations Report. Tower Manager Dave Hansen stated operations were slightly up in July and in August saw an increase in operations due to the eclipse. The traffic count on August 21<sup>st</sup> was 148 operations (single take offs and landings) or 74 aircraft. No touch and goes were allowed that day and everything went smooth on the ground and in the air. Executive Director Olson complimented the tower staff on a fantastic job handling Visual Flight Rules (VFR) and Instrument Flight Rules (IFR) traffic.

GRI	Itinerant Operations					Local Operations			Overall Total TRF
	Air Carrier	Air Taxi	Civil Aviation	Military	TOTAL OPS	Civil	Military	TOTAL LCL	
Jul 2017	92	161	883	74	1,210	415	14	429	1,639
Jul 2016	63	294	812	83	1,252	254	60	314	1,566
% Change	46%	-45%	9%	-11%	-3%	63%	-77%	37%	5%

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GRI	Itinerant Operations					Local Operations			Overall Total TRF
	Air Carrier	Air Taxi	1,673	Military	TOTAL OPS	Civil	Military	TOTAL LCL	
Aug 2017	79	225	1,432	138	1,381	256	36	292	1,673
Aug 2016	36	304	646	122	1,108	274	50	324	1,432
% Change	119%	-26%	45%	13%	25%	-7%	-28%	-10%	17%

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Enplanement Report. Executive Director Mike Olson reported July enplanements are down due to the loss of Orlando flights, but reported gains in August. American Airlines is seeing an increase in enplanements. American is utilizing a CRJ7 65-Seat jet until the first week in October, then they will start utilizing the E145 50-Seat jet. Effective October 3<sup>rd</sup>, Express Jet will no longer be a provider for American Airlines. Airport is on track to reach 65,000 to 66,000 enplanements for the year which would be a 5% decrease from 2016.

Enplanements	Allegiant	American	Charters	Mo. Emp	Yr to Date
Load Factor	93%	74%	0	5,414	38,972
Jul 2017	2,689	2,725	0	5,414	38,972
Jul 2016	4,320	2,241	268	6,829	42,875
+/- %	-38%	22%	-100%	-21%	-9%

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Enplanements	Allegiant	American	Charters	Mo. Emp	Yr to Date
Load Factor	87%	71%	Charters	Mo. Emp	Yr to Date
Aug 2017	2,389	2,693	288	5,370	44,342
Aug 2016	2,748	1,953	122	4,823	47,698
+/- %	-13%	38%	136%	11%	-7%

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Operations Report by Operations Manager Doug Brown.

- Provided Security and Aircraft Rescue and Fire Fighting (ARFF) support for Allegiant flights, daily American Airline flights and Charter flights.
- On-going ARFF/Security and Safety Training.

- 108 • Spraying weeds and mowing.
- 109 • Annual insurance audit was conducted August 1<sup>st</sup> & 2<sup>nd</sup> and no discrepancies were noted on airside.
- 110 • Annual Federal Aviation Administration Part 139 inspection was conducted August 16<sup>th</sup> & 17<sup>th</sup> with
- 111 no discrepancies.
- 112 • Annual Transportation Security Administration inspection took place the end of August.
- 113 • Painting Runway 13-31 and Taxiway B.
- 114 • Fixed bumper turret on Air 21 (Fire Truck Rescue 1 E-One 2006).
- 115 • Cleaned out Building 125 (USAF Hangar 5).
- 116 • Planning for Vietnam Veterans Hero flight departing October 9<sup>th</sup> and returning October 11<sup>th</sup>. A
- 117 welcome home ceremony is planned.
- 118 • On September 11<sup>th</sup> the Air National Guard flew in three C-130s from North Carolina and one C-17
- 119 from West Virginia to load troops and supplies for hurricane relief areas.
- 120 • Changed oil weekly on Runway Closure "X"s.
- 121 • Numerous eclipse planning meetings have been held.
- 122 • Numerous other daily projects completed.

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124 Facility Report:

- 125 • Obtaining ideas for awnings over entrance doors in Bldg 100 (Passenger Terminal). Rainwater is
- 126 seeping into vestibules.
- 127 • Requested bids for repairs to concrete/drainage in Bldgs 846 & 854 (Bel-Wood).
- 128 • Received bids to repair roofs on Bldg 112 (Trego-Dugan Aviation), Bldg 113A (Lifeteam) and Bldg
- 129 129 (Maintenance).
- 130 • Received bid to replace hydraulic door on Bldg 112 (Trego-Dugan Aviation).
- 131 • Roof repairs have been made to Bldg 113A (Lifeteam). Replaced ceiling tiles and cleaned up living
- 132 quarter area.
- 133 • Parking spaces (25 each) were stenciled for Hertz and Thrifty car rentals.
- 134 • Repaired sprinklers by monument sign on the corner of Airport and Sky Park Roads.
- 135 • Performed and documented daily inspections for the jet bridge and hold room security area.
- 136 • Disabled auto closure on baggage bay doors in Bldg 100 (Passenger Terminal).
- 137 • Applied fertilizer/week control in south, middle and north park areas.
- 138 • Purchased new tires for AIR 46 (Pickup Chev Silverado 2010 K25000HD Steve).
- 139 • Parking lot license survey is being conducted twice weekly.
- 140 • Window cleaning is now being done by custodial/facility staff.

141 Construction & Planning Report:

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143 Benesch: Executive Director Olson stated Benesch is about completed with Phase I of the Joint Resealing  
144 & Panel Replacement on Concrete Surfaces on Runway 13-31 project. Runway 13-31 should be open by  
145 end of the week. Contractors have started with Phase II. Olson stated the project is moving along very  
146 well and noted there are six phases to this project: (Phase 1 is the pavement repair for Runway 13/31;  
147 Phase 2 are the taxiways east of Runway 17/35; Phases 3&4 work associated with Parallel Taxiway A and  
148 the Connecting Taxiways to Runway 13/31 and Runway 17/35; Phase 5 is repair work on Runway 17/35;  
149 and Phase 6 is work on apron area). Executive Director Olson stated in Phase 5 Runway 17-35 will be  
150 closed from May 1-18, 2018.

151  
152 Olsson Associates: Brian Degan stated once CMBA Architects develop the floor plan for the Administration  
153 Building Olsson's will begin the layout plan for the south ramp.

154  
155 Degan stated in order to plan for future cashier booths, they would need to run a bigger power cable from  
156 the terminal to the south gate and install a larger transformer on the east side. Olsson was unable to  
157 receive a price from the contactor before this meeting.

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159 Board Member Quandt asked if there was any expansion for electric cars. Degan stated current plans don't  
160 have the capacity as electric cars take quite a bit of power.

161  
162 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-56: AWARD BID FOR THE AIRPORT**  
163 **PARKING IMPROVEMENTS 2017 PROJECT TO SAUL RAMOS CONSTRUCTION, INC.**

164  
165 *Motion by Quandt, second by Caldwell to accept Bid from Saul Ramos Construction, Inc., from Shelton, NE*  
166 *in the amount of \$189,386.00 for Central Nebraska Regional Airport Parking Improvements 2017 Project*  
167 *(No. 017-1087). The Invitation for Bids was published in the Grand Island Independent on July 19, 25, and*  
168 *August 1, 2017, and the following bids were received before the August 8, 2017 deadline:*

	<u>Base Bid</u>	<u>Alt #1</u>
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173 *The project consists of Earthwork, Removal of 177 L.F. of 4' Chain Link Fence, Installation of 617 L.F. of 4'*  
174 *Chain Link Fence, Removal of 34 S.Y. of 6" Concrete Pavement, Installation of 1,112 S.Y. of 6" Concrete*  
175 *Pavement, Install Bollards, Seeding, and Electrical Installation to accommodate a Parking Access Revenue*  
176 *Control System (PARCS). Olsson Associates reviewed bids and all were found to be responsive and*  
177 *responsible, and recommends awarding the bid to Saul Ramos Construction, Inc. The Hall County Airport*  
178 *Authority Staff recommends rejecting Alternate #1. Project will be substantially completed on or before*  
179 *October 15, 2017 and completed by November 2, 2017. Upon roll call, motion was approved with a 3 Yes*  
180 *to 0 No votes.*

181  
182 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-52: CHANGE ORDER NO. 01**  
183 **DEMOLITION BUILDING PROJECT FROM CMBA ARCHITECTS.**

184  
185 *Motion by Quandt, seconded by Caldwell to authorize the Executive Director to execute Change Order No.*  
186 *01 for the Demolition Building Project from CMBA Architects in the amount of \$1,380.00. Great Plains*  
187 *Asbestos Control, Inc., located approximately 130 sq. ft. ± of additional asbestos in Building 101 (Old*  
188 *Passenger Terminal) in the window panel caulking in the restaurant area. The material was tested and*  
189 *positive for asbestos. The cost for this was \$1,180.00. Dobesh Land Leveling LLC, unearthed extra*  
190 *concrete sign bases. The cost to dig out concrete and haul away was \$200.00. The Original Contract*  
191 *Amount was \$47,966.00. With Change Order No. 01 \$1,380.00, the Revised Contract Amount is*  
192 *\$49,346.00. Upon roll call, motion was approved with a 3 Yes and 0 No votes.*

193  
194 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-53: CHANGE ORDER NO. 02**  
195 **DEMOLITION BUILDING PROJECT FROM CMBA ARCHITECTS.**

196  
197 *Motion by Caldwell, second by Quandt authorizing the Executive Director to execute Change Order No. 02*  
198 *(dated July 12, 2017) Demolition Building Project from CMBA Architects. Dobesh Land Leveling LLC,*  
199 *unearthed 480'x5'x4.5' of concrete tunnels under the Building 101 (Old Passenger Terminal). The cost to*  
200 *remove and haul away concrete tunnels and fill with sand and dirt was \$7,136.75. The Original Contract*  
201 *Amount was \$47,966.00. Change Order No. 01 was \$1,380.00 and Change Order No. 02 was \$7,136.75*  
202 *making the Revised Contract Amount \$56,482.75. Upon roll call, motion was approved with a 3 Yes to 0*  
203 *No votes.*

204  
205 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-54: AIRLINE OPERATING**  
206 **AGREEMENT AND TERMINAL LEASE AGREEMENT WITH ALLEGIANT AIR, LLC (PHOENIX, AZ).**

207  
208 *Motion by Quandt, second by Caldwell authorizing the Board Chair to approve the Airline Operating*  
209 *Agreement and Terminal Lease Extension with Allegiant Air, LLC, for two (2) nonstop round trip flights per*  
210 *week from the Central Nebraska Regional Airport (GRI) in Grand Island, Nebraska to Phoenix-Mesa*  
211 *Gateway Airport (AZA) in Phoenix, Arizona. The term of the agreement shall be extended for a period of*  
212 *two (2) years effective November 1, 2017 and terminating on October 31, 2019. Rent shall be \$600/month*  
213 *for nonexclusive use of terminal space in Bldg 100 (Passenger Terminal). Upon roll call, motion was*  
214 *approved with a 3 Yes to 0 No votes.*

215  
216 **CONSIDERATION AND APPROVAL OF RESOLUTION NO. 17-55: AWARD BID FOR THE PARKING**  
217 **ACCESS CONTROL SYSTEM (PARCS) TO ENGINEERED CONTROLS, INC.**  
218

219 *Motion by Caldwell, second by Quandt to accept Bid from Engineered Controls, Inc. from Omaha, NE in*  
220 *the amount of \$285,171.00 for the Parking Access Revenue Control System (PARCS). The Invitation for*  
221 *Bids was published in the Grand Island Independent June 28 and July 5, 2017, and the following bids*  
222 *were received before the July 28, 2017 deadline:*

	<i>Base Bid</i>	<i>Deduct Alt #1</i>
224       1. TIBA Parking Systems -Columbus, OH	\$363,797.40	\$319,322.40
225       2. HUB Parking Technology, USA, Inc. -Warrendale, PA	\$345,387.66	\$306,596.90
226       3. Engineered Controls, Inc. -Omaha, NE	\$357,820.00	\$285,171.00

227 *Integrity Parking Systems LLC reviewed proposals and recommends awarding the bid to Engineered*  
228 *Controls, Inc. The Hall County Airport Authority staff recommends approving the deduction of Alternate*  
229 *#1. Project will be completed with PARCS operating by November 13, 2017. Upon roll call, motion was*  
230 *approved with a 3 Yes to 0 No votes.*

231  
232 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-61: LETTER AGREEMENT AMEMDMENT**  
233 **NO. 01 AND AMENDMENT NO. 02 FOR THE PARKING LOT IMPROVEMENT PROJECT FROM**  
234 **CMBA ARCHITECTS FOR OLSSON ASSOCIATES.**  
235

236 *Motion by Quandt, second by Caldwell authorizing the Executive Director to execute Letter Agreement*  
237 *Amendment No. 01 and No. 02. Letter Agreement Amendment No. 01 contains a revision of the scope of*  
238 *services for additional civil design work by Olsson Associates related to the Parking Lot Improvement*  
239 *Project in the amount of \$11,500.00 (Scope of Services: \$1,100.00 for 1.0 Survey and Planning Services,*  
240 *\$5,900.00 for 2.0 Civil Design Services, and \$4,500.00 for 3.0 Construction Phase Services. Letter*  
241 *Agreement Amendment No. 02 contains a revision of the scope for services for bid phase services that was*  
242 *completed by Olsson Associates related to the Parking Lot Improvement Project in the amount of \$3,500.00*  
243 *(Scope of Services: \$3,500.00 for 4.0 Civil Bid Phase Services).*

244  
245 *The original contract amount was \$85,820*

246 <i>Integrity 2</i>	<i>\$29,440</i>
247 <i>Integrity 3</i>	<i>\$25,760</i>
248 <i>Integrity 4</i>	<i>\$ 9,200</i>
249 <i>Olsson Associates</i>	<i>\$17,000</i>
250 <i>CMBA Architects</i>	<i>\$ 4,420</i>

251  
252 *The revised contract amount is \$97,320*

253 <i>Integrity 2</i>	<i>\$29,440</i>	
254 <i>Integrity 3</i>	<i>\$25,760</i>	
255 <i>Integrity 4</i>	<i>\$ 9,200</i>	
256 <i>Olsson Associates</i>	<i>\$32,000</i>	<i>Amendment No. 01 \$17,000 +\$11,500, Amendment No. 02 +\$3,500</i>
257 <i>CMBA Architects</i>	<i>\$ 920</i>	<i>Amendment No. 02 \$4,420 -\$3,500</i>

258 *Upon roll call, motion was approved with a 3 Yes to 0 No votes.*  
259

260 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-62: REJECTION OF THE TERRORISM**  
261 **INSURANCE AND WAR INSURANCE COVERAGE WITH ACE PROPERTY AND CAUSALITY**  
262 **INSURANCE COMPANY.**  
263

264 *Motion by Caldwell, second by Quandt authorizing the Board Chair to reject the Terrorism Insurance and*  
265 *War Insurance coverage with Ace Property and Causality Insurance Company for the policy period of*  
266 *September 13, 2017 through September 13, 2018. Upon roll call, motion was approved with a 3 Yes to 0*  
267 *No votes.*  
268

269 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-63: LEASE EXTENSION AGREEMENT**  
270 **WITH BEL-WOOD BUILDINGS, INC., FOR BUILDING 846 AND WEST HALF OF BUILDING 854.**

271  
272 *Motion by Quandt, second by Caldwell to authorize the Executive Director to execute Lease Extension*  
273 *Agreement with Bel-Wood Buildings for Building 846 and west half of Building 854 located at 1818 Citation*  
274 *Way. The lease term shall be extended for three (3) years effective October 1, 2017 and terminating*  
275 *September 30, 2020. Rent is \$1,390.01/month plus \$204.22/month for insurance. Upon roll call, motion*  
276 *was approved with a 3 Yes to 0 No votes.*

277  
278 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-64: GENERAL SERVICES**  
279 **ADMINISTRATION (GSA) LEASE AMENDMENT NO. 03 TO LEASE NO. GS-06P-LNE41030 FOR**  
280 **BUILDING A LOCATED AT 3565 SKY PARK ROAD, GRAND ISLAND, NE.**

281  
282 *Motion by Caldwell, second by Quandt to authorize the Executive Director to execute the General Services*  
283 *Administration (GSA) Lease Amendment No. 03 to Lease No. GS-06P-LNE41030 for Building A located at*  
284 *3565 Sky Park Road, Grand Island, NE. Lease Term is for nine (9) months commencing September 8,*  
285 *2017 and terminating June 7, 2018. Annual rent is \$16,147.10. Upon roll call, motion was approved with*  
286 *a 3 Yes to 0 No votes.*

287  
288 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-66: CHANGE ORDER NO. 01 FOR THE**  
289 **PARKING LOT IMPROVEMENT PROJECT FROM OLSSON ASSOCIATES FOR SAUL RAMOS**  
290 **CONSTRUCTION, INC.**

291  
292 *Motion by Quandt, second by Caldwell to authorize the Executive Director to execute Change Order No.*  
293 *01 for the Parking Lot Improvement Project (No. 017-108701) from Olsson Associates for Saul Ramos*  
294 *Construction, Inc. Ramos Construction investigated the existing conduits to be used for the power and*  
295 *control wiring and discovered that the conduits between pull Box E2 and E3 do not exist. The cost to bore*  
296 *new conduits between these pull boxes is \$6,200. The Original Contract Amount was \$189,386.00. Change*  
297 *Order No. 01 added \$6,200 making the revised Contract Amount \$195,586.00. Upon roll call, motion was*  
298 *approved with a 3 Yes to 0 No votes.*

299  
300 Board Member Cook arrived at 9:05 a.m.

301  
302 **EXECUTIVE DIRECTOR'S REPORT:**

- 303 a) The Hall County Airport Authority received the Medal of Excellence for no discrepancies following  
304 the FAA Part 139 inspection on August 16 & 17, 2017. This is the 13<sup>th</sup> year in a row the airport has  
305 received this award.
- 306 b) Legislative Update: The Federal fiscal year is coming to a close and we still do not have a  
307 reauthorization bill and it is unlikely to happen by October 1<sup>st</sup>. The bigger issue is appropriations  
308 and getting a budget or continuing resolution that will take us out several months. In order for a  
309 continuing resolution to be effective for the FAA is has to be for six months, that way they can issue  
310 six months' worth of grants. For this next year we would need a continuing resolution out until  
311 December 8<sup>th</sup> and that is unlikely to happen. Once a full authorization is received we are hoping  
312 the Airport is moved out of the cost share program and into the full contract tower program.  
313 Executive Director Olson met with Senator Fisher and U.S. Department of Transportation Secretary  
314 Elaine Chao to discuss the contract tower program and alternative pathways for pilots to meet the  
315 1,500-hour rule. The Senate Appropriations Committee approved bill to increase the Passenger  
316 Facility Charge (PFC) to \$8.50, but the House is unlikely to approve measure. On July 1<sup>st</sup>, the  
317 Nebraska Department of Aeronautics and the Nebraska Department of Roads merged to create  
318 the Nebraska Department of Transportation and will be known as the NDOT, Division of  
319 Aeronautics. Executive Director Olson has met Department of Transportation Director Kyle  
320 Schneweis, PE.
- 321 c) On August 21<sup>st</sup>, the day of the eclipse, the FBO had around 145 aircraft reservations but only  
322 around 70 aircraft landed. Pilots had made reservations at numerous airports along the path, and  
323 depending on weather on that day is where they determined their destination. Authority staff, control

- 324 tower, and Trego-Dugan Aviation all did an outstanding job handling the increased number of air  
325 traffic.  
326 d) Afternooners Car Show on August 23rd attracted 120 exhibitors.  
327 e) Board reviewed the tentative 2018 Board meeting schedule.

328 ANNOUNCEMENTS:

- 329 a) Hero Flight Departs October 9<sup>th</sup> at 8:45 a.m. and Returns October 11<sup>th</sup> at 5:30 p.m.  
330 b) Next Board Meeting Thursday, October 12, 2017 at 8:00 a.m.  
331 c) Cornerstone Ceremony for Passenger Terminal will be November 15, 2017 at 2:00 p.m.  
332

333 EXECUTIVE SESSION:

334 *Motion by Quandt, second by Caldwell to go into Executive Session to discuss airline, lease, and personnel*  
335 *negotiations. Upon roll call, motion was approved with a 4 Yes to 0 No votes, and Board went into Executive*  
336 *Session at 9:15 a.m.*  
337

338 *Motion by Quandt, second by Cook to come out of Executive Session with no decisions being made and*  
339 *reconvene to Regular Session. Upon roll call, motion was approved with a 4 Yes to 0 No votes, and Board*  
340 *came out of Executive Session and into Regular Session 10:35 a.m.*  
341

342 **CONSIDERATION & APPROVAL OF RESOLUTION NO. 17-66: ADDENDUM TO EMPLOYMENT**  
343 **AGREEMENT BETWEEN THE HALL COUNTY AIRPORT AUTHORITY AND MICHAEL J. OLSON.**  
344

345 *Motion by Caldwell second by Cook authorizing the Board Chair to approve the Addendum to Employment*  
346 *Agreement between the Hall County Airport Authority and Michael J. Olson as revised. Salary at annualized*  
347 *rate of ONE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED FIFTEEN AND 67/100 DOLLARS*  
348 *(\$117,615.67) payable bi-weekly the rate of FOUR THOUSAND FIVE HUNDRED TWENTY-THREE AND*  
349 *68/100 DOLLARS (\$4,523.68), effective October 1, 2017, through September 30, 2018. Thereafter,*  
350 *Director's annual salary and benefits shall be reviewed effective October 1st of each year commencing*  
351 *October 1, 2018. Paragraph 5.e. of the Employment Agreement was revised to read as follows:*  
352 *Notwithstanding the foregoing, this Agreement may be terminated by Director at any time upon giving forty-*  
353 *five (45) days written notice to Authority, or may be terminated by Authority at any time upon giving ninety*  
354 *(90) days written notice to Director. In the event Director voluntarily terminates his employment, he shall*  
355 *receive no severance pay. In the event Director's employment is terminated by Authority without cause,*  
356 *Authority agrees to pay Director a lump sum severance payment equal to 3 months' salary payable within*  
357 *30 days of the date of termination and upon return of all Authority property. Upon roll call, motion was*  
358 *approved with a 4 Yes to 0 No votes.*  
359

360 ADJOURNMENT:

361 *Motion by Quandt, second by Cook to adjourn the meeting. Upon roll call, motion was approved with a 4*  
362 *Yes to 0 No votes, and meeting was adjourned at 10:40 a.m.*  
363

364 HALL COUNTY AIRPORT AUTHORITY  
365

366  
367  
368 \_\_\_\_\_  
Debra Potratz | Administrative Assistant  
369

370  
371  
372 \_\_\_\_\_  
Lynne Werner | Board Chair  
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374 \_\_\_\_\_  
Ken Caldwell | Board Secretary/Treasurer

(SIGNATURES ON FILE)