Regular Meeting of the Blair Airport Authority 7:00 p.m.
or following the Budget Hearing that starts at 6:30 p.m.
August 18, 2026

Agenda #1 – The Blair Airport Authority met in regular session in the City Council Chambers on August 18, 2026, at 7:03 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 #3 - Roll call of members – The following were present: Dan Hunt, Dave Johnson, and Marty Rump. Absent: Faye Jones and Wes Baedke. Also present were City Administrator Green, Deputy City Administrator Barrow, Assistant Airport Manager Corey and Heather Olson, Olsson.

Agenda #4 - Approval of minutes from the July 21, 2026, regular Meeting – Motion by Marty Rump, second by Dan Hunt to approve the minutes of the July 21, 2026, meeting as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda #5 - Financial Reports for July 2026 – Discussion centered on the status of property tax revenue transfers from Washington County. Staff reported all funds had been received and deposited into the proper accounts, although accounting adjustments remained pending. Green clarified that the negative cash balance shown in the Treasurer's Report was temporary and related to the timing of construction invoices and state reimbursements. He explained that project invoices are often received and processed before grant reimbursements are paid, creating temporary negative balances until reimbursements arrive. The Authority's approved RVR Bank line of credit remains available if needed but has been used sparingly to minimize interest costs. Motion by Marty Rump, second by Dan Hunt to approve the financial reports for July 2026 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #6 – Request to appear before the Airport Authority by Brian Bronson to host a Fly-In Event in Hangar J at the Blair Executive Airport on October 17, 2026. Brian Bronson, 10297 CR 34, Blair, appeared before the Authority requesting approval to host the "Worst Fly-In Ever" event at Hangar J on October 17, 2026. The event would feature food and fellowship for the aviation community and coincide with a Husker away football game. Bronson reported that discussions with his insurance carrier revealed no additional insurance requirements due to the public-use nature of the airport. Staff also confirmed the Airport Authority's liability coverage would not be adversely affected. The event is expected to attract approximately 75 to 100 aircraft and several hundred attendees. Bronson indicated coordination would occur with Skyworks to manage aircraft parking and safety. Motion by Dan Hunt, second by Marty Rump to approve the request from Brian Bronson to host a fly-in event in Hangar J on October 17, 2026, at the Blair Executive Airport. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Council members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #7 – Request by Blair Volunteer Fire and Rescue to host a FAA Aircraft Emergency Response Training presentation, for area First Responders on September 17, 2026, at the Blair Executive Airport – Assistant Fire Chief Jake Dunn requested permission for the Blair Volunteer Fire Department to host a FAA Aircraft Emergency Response Training at the airport. The training will include local fire departments, law enforcement agencies, emergency responders, and representatives from Skyworks and the Omaha Police Department helicopter unit. Board members expressed strong support for the training, noting it was long overdue and would benefit regional first responders. Motion by Marty Rump, second by Dan Hunt to approve the request from Blair Volunteer Fire and Rescue to host an FAA Aircraft Emergency Response Training presentation, for area First Responders on September 17, 2026, at the Blair Executive Airport. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #8 – Consider Resolution 2026-016 approving the proposed Fiscal Year 2026-2027 budget and appropriating the necessary funds for the operation of the airport – Board member Hunt introduced Resolution 2026-016. City Administrator Green reviewed the final valuation figures and summarized key budget elements. Rump raised questions regarding the possibility of increasing the levy to the full three-cent level and dedicating additional revenues toward future capital projects. Green noted that modifying the budget would require republication and an additional public hearing, but staff agreed to further evaluate the concept. During review of the resolution, staff identified an omitted dollar amount in Section 2. Motion by Rump, second by Hunt to amend the resolution to include the total property tax request of $346,614.57. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-16 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted as follows: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #9. Consider Resolution 2026-017 to allow the Fiscal Year 2026 Budget to increase the budget lid limit by an additional one percent (1%) from 2.5% to 3.5% - City Administrator Green presented Resolution No. 2026-017 authorizing the annual increase of the budget authority from 2.5% to 3.5% as permitted by state law. Because approval requires a 75% supermajority vote and only three members were present, staff recommended postponement. Motion by Marty Rump, second by Dan Hunt to postpone consideration until September 15, 2026, meeting. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #10 – Consider Resolution 2026-018 approving an Engineering Agreement with Olsson to prepare legal descriptions for the SE Corporate Hangar Expansion Area for upcoming lease agreements – Board member Hunt introduced Resolution 2026-018 approving an engineering agreement with Olsson for legal descriptions and survey work associated with new southeast corporate hangar lots. City Administrator Green explained that legal descriptions and survey monuments are needed for future lease agreements and county tax records. The total cost of the work is $13,800. Discussion included the possibility of recovering these expenses from future leaseholders through lease language. Board members generally supported the concept. Motion by Dan Hunt, second by Marty Rump to approve Resolution 2026-18 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #11 – Consider Resolution 2026-019 approving a grant application for State Aid for Phase 8 to construct a Water Main, and Phases 9 and 10 for Taxilane Extension project and authorizing the Airport Board Chairman to sign and submit the application form – Board member Hunt introduced Resolution 2026-019 Resolution No. 2026-019 authorizing submission of a state aid grant application for future airport improvements. The annual state aid application to Nebraska Department of Aeronautics will be presented at the October 16 board meeting. The application covers three phases totaling $1,160,000: Phase 8 — water main construction (4-inch line with fire hydrant for flushing) to serve all new south-side corporate hangars; Phases 9 and 10 — two additional taxi lane paving segments, opening 6–8 more hangar locations. State funding is currently capped at $300,000 per airport, which would cover most of Phase 8's 80% state share. However, the authority has historically received additional funds when other airports fail to utilize their grants in a timely manner. Heather Olson confirmed the state encouraged submitting the full package. Key competitive advantages: existing grading is complete, hangar reservations are already in place, and an on-site asphalt batch plant from the spring paving project could reduce costs significantly. Olson emphasized the importance of authority members attending the October 16 meeting in person, noting that airports that did not show up previously had difficulty receiving funds. Motion by Marty Rump, second by Dan Hunt to adopt Resolution No. 2026-019 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Agenda Item #12 – Consider Resolution 2026-020 adopting Airport Improvement Program (AIP) Oversight Documents and a Business Continuity Plan for Grant Compliance and Airport Operations – Board member Hunt introduced Resolution 2026-020 adopting Airport Improvement Oversight Documents and Business Continuity Plan for Grant Compliance and Airport Operations. Assistant Airport Manager Corey presented four FAA/NDOT-required documents identified through an AIP Grant Risk Assessment Checklist. Four documents were updated or created: (1) Procurement Process Document — compliance handbook for AIP grant spending; (2) Disbursement Process Document — step-by-step guide on money flow from FAA grant to contractors; (3) Grant Oversight Document — grant management roadmap covering application through closeout and record retention; (4) Business Continuity Plan — newly created from a state-provided rough draft; covers emergency recovery and operational continuity. The Business Continuity Plan will be distributed to Blair Police Department, Washington County Sheriff's Office, and Washington County Emergency Management. Motion by Marty Rump, second by Dan Hunt to adopt Resolution No. 2026-020 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

<u>Agenda Item #13 – Consider Resolution No. 2026-07 to approve Corporate Hangar Design Standards</u> – Board member Rump introduced Resolution 2026-07 to approve Corporate Hangar Design Standards. City Administrator Green presented the Corporate Hangar Design Standards document that has been developed through extensive work by the hangar committee, airport users, Olson Engineering, and Airport Authority members. The standards address architectural requirements, construction specifications, lease procedures, maintenance responsibilities, and infrastructure requirements for future corporate hangars. Board member Hunt flagged inconsistent numbering/lettering formatting and requested standardization. Board members praised the thoroughness of the document and acknowledged it as a significant improvement over previous standards. Discussion also noted that future amendments may be necessary as development continues. The document will be posted to the airport website once finalized. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-07 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

<u>Agenda Item #14 – Consider Resolution 2026-21 appointing Trevor Corey as Interim Airport Manager of the Blair Executive Airport for a period not to exceed 12 months. The position of Interim Airport Manager will remain until such time as a new city administrator for the City of Blair is appointed and commences work</u> – Board member Hunt introduced Resolution 2026-21. With Phil Green leaving employment with the City of Blair, Trevor Corey was proposed as Interim Airport Manager for a period not to exceed 12 months, or until a new City Administrator is appointed and begins work. Aaron Barrow, Deputy City Administrator, will continue as Corey's supervisor, maintaining continuity of the existing team. Rump outlined the rationale: Corey has grown significantly in the assistant manager role, is already involved in grant compliance and project coordination, and the primary priority is keeping construction projects on time and on schedule in collaboration with Olsson Engineering. The resolution lists standard airport manager duties: setting agendas, providing authority feedback, coordinating with Nebraska Department of Aeronautics, and collaborating with city finance staff. Rump recommended that when a new city administrator is hired, their preferences for staff organization and skill sets be considered before making the position permanent. Corey accepted, acknowledging a learning curve but expressing confidence in the business management side of the role. He committed to keeping the board informed and avoiding drastic changes. Motion by Dan Hunt, second by Marty Rump to adopt Resolution No. 2026-21 as presented. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

<u>Agenda Item #15 - Reports</u>

1. SkyWerx – Tim Hauder did not attend but relayed through Trevor Corey that Hangar D construction is in its final stages.
2. Maintenance – Corey reported that NOTAMs had been issued regarding temporary Runway closures associated with the Runway Extension Project. Multiple email notifications were sent to airport users. Additional maintenance updates included: Minor repairs completed on Hangars 37 and 39, Ongoing weed control efforts throughout airport property, Completion of utility repairs affecting the former Kurtz property, Completion of water service improvements serving neighboring property owners, HVAC issues at the OPD drone facility, with repairs estimated at approximately $3,575. Chairman Johnson emphasized that daily Runway closures will remain in effect as necessary and that the closures will not be lifted midday once a closure day has been declared.
3. Update on Current Construction Projects – Olson reported considerable progress on the Sanitary Sewer Project, with only final manhole installations and restoration remaining. The County Road Relocation and Runway Extension projects remained approximately two months ahead of schedule despite recent rain delays. Utility relocations by Cox, Blair Wire, and OPPD continue to be the primary factor affecting final completion timelines. The contractor has begun work associated with the north Runway extension and earthwork operations. Settlement plates have been installed and monitoring has begun. Olson explained the extensive amount of fill required for the project and the importance of the settlement period before paving can begin. Board members expressed appreciation for the contractor's progress and Olson Engineering's continued work.
4. Flowage fees reported: 100 Low Lead — $639.99; Jet A — $3,560.55.
5. Airport Manager's Report – City Administrator Green delivered his final airport manager's report, describing his tenure as a "great joy" and expressing pride in the airport's progress. Chairman Johnson presented Green with a commemorative gift featuring the new airport logo on behalf of the authority and airport tenants, thanking him for his guidance, explanations, and contributions from day one through the ongoing construction projects. Green was praised for navigating a challenging start and leaving a lasting impact on the airport's development. Green noted he will continue working with Olson at Fremont Airport and plans to visit Blair periodically.

Agenda Item #16 – Motion by Marty Rump, second by Dan Hunt to adjourn the meeting 8:26 pm. Board members voted as follows: Wes Baedke: Absent, Dan Hunt: Yea, Dave Johnson: Yea, Faye Jones: Absent, Marty Rump: Yea. All Board members voted: Yea: 3, Nay: 0, Absent: 2. Chairman Johnson declared the motion carried.

Wes Baedke, Secretary

Brenda Wheeler, Recording Secretary