

Board of Airport Commissioners - CANCELLED due to lack of quorum.
Tuesday, November 8, 2022 12:00 PM
Council Chambers
2500 14 Street
Columbus, NE 68601

The Mayor and City Council reserve the right to go into closed session as per Section 84-1410 of the Nebraska Revised Statutes. A current agenda is on file at the office of the city clerk at City Hall, 2500 14 Street, Columbus, Nebraska. For more information, call 402-562-4224 or visit our website at www.columbusne.us.

- 1. Statement of Compliance with Open Meetings Act and roll call.**

Open Meetings Act

Neb. Rev. Stat. § 84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

Neb. Rev. Stat. § 84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

Neb. Rev. Stat. § 84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

Neb. Rev. Stat. § 84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such

individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the

members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

Neb. Rev. Stat. § 84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; virtual meetings authorized; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the

meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as

would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in Open Meetings Act

number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

Neb. Rev. Stat. § 84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

Neb. Rev. Stat. § 84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of

the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

Neb. Rev. Stat. § 84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Neb. Rev. Stat. § 84-1415. Open Meetings Act; requirements; waiver; validity of action.

No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. Minutes of September 13, 2022, meeting.

BOARD OF AIRPORT COMMISSIONERS MEETING
September 13, 2022

A meeting of the Board of Airport Commissioners of the City of Columbus, Nebraska, was convened in open and public session on September 13, 2022, at 12:00 p.m. in the Council Chambers, 1369 25 Avenue, Columbus, Nebraska.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on August 31, 2022, with a copy of the proof of publication being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor, members of the city council, and members of the board of airport commissioners. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of compliance with Open Meetings Act and Roll Call:** Chair Cruise announced that a copy of the Open Meetings Act is available at this meeting. Present were Members Robert Cruise, Keith Harbour, Brian Kenwood, and Dennis Worden. Member Brad Keyes was absent and excused. City staff members included Airport Manager Aaron Diedrichs, City Clerk Janelle Kline, and Assistant City Clerk Kelli Keyes. Also in attendance was Council Member Charlie Bahr.
2. **Minutes of July 12, 2022, meeting:** The minutes were approved as presented with a motion by Kenwood and a second by Worden. Cruise, Harbour, Kenwood, and Worden voted "Aye" and none voted "Nay". Keyes was absent.
3. **Minutes of August 29, 2022, special meeting:** The minutes were approved as presented with a motion by Worden and a second by Harbour. Cruise, Harbour, Kenwood, and Worden voted "Aye" and none voted "Nay". Keyes was absent.
4. **Lease to Hangar Aircraft agreement with RTT Aviation and Logan Bronson for Hangar No. 1315 at a proposed rental amount of \$180 per month contingent upon all criteria being met:** A recommendation was made to approve the lease to hangar aircraft agreement with RTT Aviation and Logan Bronson for Hangar No. 1315 at a rental amount of \$180 per month contingent upon all criteria being met with a motion by Worden and a second by Kenwood. Cruise, Harbour, Kenwood, and Worden voted "Aye" and none voted "Nay". Keyes was absent.
5. **Review of fixed base operator agreement:** This item was removed from the agenda with a motion by Kenwood and a second by Worden. Cruise, Harbour, Kenwood, and Worden voted "Aye" and none voted "Nay". Keyes was absent.
6. **Financial reports for July and August 2022:** The financial reports for July and August 2022 were accepted as presented with a motion by Kenwood and a second by Harbour. Cruise, Harbour, Kenwood, and Worden voted "Aye" and none voted "Nay". Keyes was absent.

BOARD OF AIRPORT COMMISSIONERS

September 13, 2022

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7. **Airport Manager report:** Diedrichs reviewed the report and highlighted features of the recently purchased monitoring system that will provide required data for the Airport Layout Plan and the Federal Aviation Administration. He gave an update on the status of creating an Aviation Explorer's group and Cruise suggested contacting the high school to investigate the possibility of incorporating aviation into their STEM program. Harbour, on behalf of Avcraft, expressed interest in assisting with the Explorer's group.
8. **Adjournment:** The meeting adjourned at 12:25 p.m.

OFFICE OF THE CITY CLERK

: Kelli Keyes

3. Financial reports for September and October 2022.

Fund 205 AIRPORT

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
205-000-10100	FUND CASH	36,845.89	36,845.89
205-000-10101	FUND CASH - PINNACLE BANK	5,621.03	25,509.10
205-000-10115	DEPOSITS	400.00	300.00
205-000-10300	INVESTMENTS-CURRENT	828,231.17	828,830.33
205-000-11500	ACCOUNTS RECEIVABLE	6,324.98	3,000.00
205-000-16200	LAND	3,290,962.08	3,290,962.08
205-000-16300	BUILDING AND LAND IMPROVEMENTS	7,468,819.98	7,468,819.98
205-000-16400	MACHINERY AND EQUIPMENT	324,131.14	324,131.14
205-000-16450	VEHICLES	61,658.74	61,658.74
205-000-16600	ACCUMULATED DEPRECIATION	(5,093,359.51)	(5,093,359.51)
Total Assets		6,929,635.50	6,946,697.75
*** Liabilities ***			
205-000-20100	ACCOUNTS PAYABLE	24,240.20	4,626.48
205-000-20400	ACCRUED EXPENSES	16,202.47	7,164.17
205-000-22301	DEPOSITS PAYABLE	400.00	300.00
Total Liabilities		40,842.67	12,090.65
*** Fund Balance ***			
205-000-26000	FUND BALANCE	(81,242.68)	(81,242.68)
205-000-26100	CAP ASSETS NET OF DEBT	6,970,035.51	6,970,035.51
Total Fund Balance		6,888,792.83	6,888,792.83
Beginning Fund Balance			6,888,792.83
Net of Revenues VS Expenditures			45,814.27
Ending Fund Balance			6,934,607.10
Total Liabilities And Fund Balance			6,946,697.75

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBUS

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	PROJECT DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 09/30/22 INCR (DECR)
Fund 205 - AIRPORT					
Revenues					
Dept 205 - AIRPORT					
205-205-41100	PROPERTY TAX		0.00	0.00	0.00
205-205-41330	CITY SALES TAX FROM STATE		0.00	0.00	0.00
205-205-43102	FEDERAL GRANTS		0.00	32,000.00	0.00
205-205-43410	STATE GRANTS		0.00	0.00	0.00
205-205-43555	PRO-RATE MOTOR VEHICLE		0.00	0.00	0.00
205-205-44115	ADMINISTRATIVE FEES		0.00	0.00	0.00
205-205-44125	RECORDING FEES		0.00	0.00	0.00
205-205-44150	FUEL		6,000.00	7,892.15	2,181.26
205-205-45310	BUILDING RENTALS		65,000.00	90,297.10	4,702.00
205-205-45315	AIRPORT FBO RENT		21,820.00	21,816.00	1,818.00
205-205-45320	EQUIPMENT RENTALS		0.00	0.00	0.00
205-205-45325	LAND RENTALS		47,540.00	45,020.50	0.00
205-205-45327	AIRPORT LEASED LAND		12,350.00	13,219.00	0.00
205-205-46100	INTEREST		7,800.00	4,615.96	1,065.25
205-205-48000	MISCELLANEOUS REVENUE		0.00	1,330.80	365.00
205-205-48000-CARES	MISCELLANEOUS REVENUE	CARES ACT REVENUES RECEIVED	0.00	0.00	0.00
205-205-48100	REFUNDS		0.00	0.00	0.00
205-205-49100	TRANSFERS IN		140,000.00	140,000.04	11,666.67
205-205-49100-20083	TRANSFERS IN	FBO IMPROVEMENT	0.00	0.00	0.00
205-205-49100-22024	TRANSFERS IN	AERIAL APPLICATOR PLAN UPDATE	30,000.00	0.00	0.00
205-205-49100-22025	TRANSFERS IN	HANGAR 1406 REPAIR	30,000.00	0.00	0.00
205-205-49100-23029	TRANSFERS IN	3/4 TON PICKUP W/BLADE	0.00	0.00	0.00
205-205-49100-23030	TRANSFERS IN	8 PLACE T-HANGERS	0.00	0.00	0.00
205-205-49100-23031	TRANSFERS IN	MOWER	0.00	0.00	0.00
205-205-49210	LAND OR PROPERTY SALES		0.00	0.00	0.00
Total Dept 205 - AIRPORT			360,510.00	356,191.55	21,798.18
TOTAL REVENUES			360,510.00	356,191.55	21,798.18
Expenditures					
Dept 205 - AIRPORT					
205-205-51100	SALARIES AND WAGES		142,270.00	139,645.16	20,336.32
205-205-51200	OVERTIME		3,480.00	647.18	0.00
205-205-51300	TEMPORARY AND SEASONAL		7,300.00	4,190.66	712.50
205-205-52100	SOCIAL SECURITY		11,710.00	10,874.63	1,010.66
205-205-52200	GROUP INSURANCE		47,500.00	44,575.21	2,936.60
205-205-52300	RETIREMENT		8,500.00	8,709.67	790.32
205-205-52500	UNEMPLOYMENT		0.00	0.00	0.00
205-205-52600	WORKERS' COMPENSATION		2,200.00	1,810.00	0.00
205-205-52700	TRAINING AND TUITION		2,000.00	1,732.57	1,215.71
205-205-52710	EMPLOYEE RECRUITMENT/RETENTION		500.00	2,636.69	0.00
205-205-53200	PROFESSIONAL SERVICES		500.00	0.00	0.00
205-205-53400	COMPUTER SUPPORT/MAINT		1,000.00	0.00	0.00
205-205-53520	CONTRACT SERVICES		5,000.00	2,455.00	0.00
205-205-54310	BUILDING MAINTENANCE		4,000.00	3,992.44	0.00
205-205-54320	EQUIPMENT MAINTENANCE		14,000.00	11,001.12	4,178.40
205-205-54330	VEHICLE MAINTENANCE		5,540.00	4,506.89	869.98
205-205-54440	RUNWAY MAINTENANCE		35,000.00	2,624.57	116.98
205-205-54470	FSS BUILDING MAINTENANCE		2,000.00	1,910.64	0.00
205-205-54480	HANGAR MAINTENANCE		7,000.00	5,477.90	2,763.95
205-205-54520	EQUIPMENT RENTAL/PURCHASE		500.00	91.68	0.00
205-205-55200	INSURANCE		15,000.00	17,638.16	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBUS

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	PROJECT DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 09/30/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 09/30/22 INCR (DECR)
Fund 205 - AIRPORT					
Expenditures					
205-205-55400	ADVERTISING AND PROMOTION		2,000.00	604.00	254.00
205-205-55900	MISCELLANEOUS		100.00	395.63	0.00
205-205-55900-CARES	MISCELLANEOUS	CARES ACT REVENUES RECEIVED	0.00	0.00	0.00
205-205-55930	REFUNDS		0.00	100.00	0.00
205-205-55950	COVID-19 EXPENSES		0.00	0.00	0.00
205-205-56010	SUPPLIES		7,050.00	4,861.54	28.68
205-205-56020	OFFICE SUPPLIES		480.00	776.23	0.00
205-205-56030	CLEANING SUPPLIES/SERVICE		8,500.00	6,543.00	727.00
205-205-56040	POSTAGE AND FREIGHT		120.00	9.10	9.10
205-205-56050	FUEL		8,590.00	6,467.46	697.24
205-205-56070	FERTILIZER		2,000.00	1,700.02	0.00
205-205-56090	SMALL TOOLS		1,000.00	108.58	0.00
205-205-56190	PERSONAL PROTECTIVE SUPP		1,000.00	117.31	0.00
205-205-56210	NATURAL GAS		1,500.00	0.00	0.00
205-205-56220	ELECTRICITY		15,000.00	11,688.23	1,201.07
205-205-56230	WATER AND SEWER		1,000.00	300.76	29.25
205-205-56240	TELEPHONE		2,110.00	2,390.06	214.02
205-205-56250	REFUSE		500.00	60.72	0.00
205-205-56260	UTILITIES - FSS BUILDING		8,500.00	9,533.98	1,300.94
205-205-56650	MEMBERSHIP DUES		320.00	0.00	0.00
205-205-57200	CAPITAL-LAND & BUILDINGS		0.00	0.00	0.00
205-205-57200-20083	CAPITAL-LAND & BUILDINGS	FBO IMPROVEMENT	0.00	200.49	0.00
205-205-57200-22024	CAPITAL-LAND & BUILDINGS	AERIAL APPLICATOR PLAN UPDATE	30,000.00	0.00	0.00
205-205-57200-22025	CAPITAL-LAND & BUILDINGS	HANGAR 1406 REPAIR	30,000.00	0.00	0.00
205-205-57200-23030	CAPITAL-LAND & BUILDINGS	8 PLACE T-HANGERS	0.00	0.00	0.00
205-205-57300	CAPITAL-NEW CONSTRUCTION		0.00	0.00	0.00
205-205-57510	CAPITAL-EQUIPMENT		0.00	0.00	0.00
205-205-57510-23031	CAPITAL-EQUIPMENT	MOWER	0.00	0.00	0.00
205-205-57520	CAPITAL-VEHICLES		0.00	0.00	0.00
205-205-57520-23029	CAPITAL-VEHICLES	3/4 TON PICKUP W/BLADE	0.00	0.00	0.00
205-205-57950	DEPRECIATION		0.00	0.00	0.00
205-205-58100	TRANSFERS OUT		0.00	0.00	0.00
205-205-59999	BAD DEBT EXPENSE		0.00	0.00	0.00
Total Dept 205 - AIRPORT			434,770.00	310,377.28	39,392.72
TOTAL EXPENDITURES			434,770.00	310,377.28	39,392.72
Fund 205 - AIRPORT:					
TOTAL REVENUES			360,510.00	356,191.55	21,798.18
TOTAL EXPENDITURES			434,770.00	310,377.28	39,392.72
NET OF REVENUES & EXPENDITURES			(74,260.00)	45,814.27	(17,594.54)
TOTAL REVENUES - ALL FUNDS			360,510.00	356,191.55	21,798.18
TOTAL EXPENDITURES - ALL FUNDS			434,770.00	310,377.28	39,392.72
NET OF REVENUES & EXPENDITURES			(74,260.00)	45,814.27	(17,594.54)

Fund 205 AIRPORT

GL Number	Description	Current Year Beg. Balance	Balance
*** Assets ***			
205-000-10100	FUND CASH	36,845.89	36,845.89
205-000-10101	FUND CASH - PINNACLE BANK	25,509.10	6,531.65
205-000-10115	DEPOSITS	300.00	300.00
205-000-10300	INVESTMENTS-CURRENT	828,830.33	828,830.33
205-000-11500	ACCOUNTS RECEIVABLE	3,000.00	5,230.71
205-000-16200	LAND	3,290,962.08	3,290,962.08
205-000-16300	BUILDING AND LAND IMPROVEMENTS	7,468,819.98	7,468,819.98
205-000-16400	MACHINERY AND EQUIPMENT	324,131.14	324,131.14
205-000-16450	VEHICLES	61,658.74	61,658.74
205-000-16600	ACCUMULATED DEPRECIATION	(5,093,359.51)	(5,093,359.51)
Total Assets		6,946,697.75	6,929,951.01
*** Liabilities ***			
205-000-20100	ACCOUNTS PAYABLE	4,626.48	0.00
205-000-20400	ACCRUED EXPENSES	7,164.17	7,164.17
205-000-22301	DEPOSITS PAYABLE	300.00	300.00
Total Liabilities		12,090.65	7,464.17
*** Fund Balance ***			
205-000-26000	FUND BALANCE	(81,242.68)	(81,242.68)
205-000-26100	CAP ASSETS NET OF DEBT	6,970,035.51	6,970,035.51
Total Fund Balance		6,888,792.83	6,888,792.83
Beginning Fund Balance - 21-22			6,888,792.83
Net of Revenues VS Expenditures - 21-22			45,814.27
*21-22 End FB/22-23 Beg FB		6,934,607.10	
Net of Revenues VS Expenditures - Current Year			(12,120.26)
Ending Fund Balance			6,922,486.84
Total Liabilities And Fund Balance			6,929,951.01

* Year Not Closed

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBUS

PERIOD ENDING 10/31/2022

GL NUMBER	DESCRIPTION	PROJECT DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 10/31/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/22 INCR (DECR)
Fund 205 - AIRPORT					
Revenues					
Dept 205 - AIRPORT					
205-205-41100	PROPERTY TAX		0.00	0.00	0.00
205-205-41330	CITY SALES TAX FROM STATE		0.00	0.00	0.00
205-205-43102	FEDERAL GRANTS		351,000.00	0.00	0.00
205-205-43410	STATE GRANTS		0.00	0.00	0.00
205-205-43555	PRO-RATE MOTOR VEHICLE		0.00	0.00	0.00
205-205-44115	ADMINISTRATIVE FEES		0.00	0.00	0.00
205-205-44125	RECORDING FEES		0.00	0.00	0.00
205-205-44150	FUEL		9,000.00	412.71	412.71
205-205-45310	BUILDING RENTALS		65,000.00	3,912.00	3,912.00
205-205-45315	AIRPORT FBO RENT		21,820.00	1,818.00	1,818.00
205-205-45320	EQUIPMENT RENTALS		0.00	0.00	0.00
205-205-45325	LAND RENTALS		47,540.00	0.00	0.00
205-205-45327	AIRPORT LEASED LAND		13,220.00	0.00	0.00
205-205-46100	INTEREST		6,000.00	0.00	0.00
205-205-48000	MISCELLANEOUS REVENUE		0.00	0.00	0.00
205-205-48000-CARES	MISCELLANEOUS REVENUE	CARES ACT REVENUES RECEIVED	0.00	0.00	0.00
205-205-48100	REFUNDS		0.00	0.00	0.00
205-205-49100	TRANSFERS IN		140,000.00	0.00	0.00
205-205-49100-20083	TRANSFERS IN	FBO IMPROVEMENT	0.00	0.00	0.00
205-205-49100-22024	TRANSFERS IN	AERIAL APPLICATOR PLAN UPDATE	30,000.00	0.00	0.00
205-205-49100-22025	TRANSFERS IN	HANGAR 1406 REPAIR	60,000.00	0.00	0.00
205-205-49100-23029	TRANSFERS IN	3/4 TON PICKUP W/BLADE	35,000.00	0.00	0.00
205-205-49100-23030	TRANSFERS IN	8 PLACE T-HANGERS	9,000.00	0.00	0.00
205-205-49100-23031	TRANSFERS IN	MOWER	25,000.00	0.00	0.00
205-205-49210	LAND OR PROPERTY SALES		0.00	0.00	0.00
Total Dept 205 - AIRPORT			812,580.00	6,142.71	6,142.71
TOTAL REVENUES			812,580.00	6,142.71	6,142.71
Expenditures					
Dept 205 - AIRPORT					
205-205-51100	SALARIES AND WAGES		142,270.00	9,526.75	9,526.75
205-205-51200	OVERTIME		2,000.00	28.97	28.97
205-205-51300	TEMPORARY AND SEASONAL		5,000.00	362.50	362.50
205-205-52100	SOCIAL SECURITY		11,420.00	707.43	707.43
205-205-52200	GROUP INSURANCE		47,500.00	3,223.98	3,223.98
205-205-52300	RETIREMENT		9,580.00	573.34	573.34
205-205-52500	UNEMPLOYMENT		0.00	0.00	0.00
205-205-52600	WORKERS' COMPENSATION		2,200.00	0.00	0.00
205-205-52700	TRAINING AND TUITION		2,000.00	0.00	0.00
205-205-52710	EMPLOYEE RECRUITMENT/RETENTION		500.00	22.00	22.00
205-205-53200	PROFESSIONAL SERVICES		500.00	0.00	0.00
205-205-53400	COMPUTER SUPPORT/MAINT		3,000.00	0.00	0.00
205-205-53520	CONTRACT SERVICES		5,000.00	0.00	0.00
205-205-54310	BUILDING MAINTENANCE		4,000.00	0.00	0.00
205-205-54320	EQUIPMENT MAINTENANCE		14,000.00	0.00	0.00
205-205-54330	VEHICLE MAINTENANCE		5,540.00	0.00	0.00
205-205-54440	RUNWAY MAINTENANCE		25,000.00	0.00	0.00
205-205-54470	FSS BUILDING MAINTENANCE		2,000.00	0.00	0.00
205-205-54480	HANGAR MAINTENANCE		7,000.00	0.00	0.00
205-205-54520	EQUIPMENT RENTAL/PURCHASE		500.00	0.00	0.00
205-205-55200	INSURANCE		17,640.00	3,091.00	3,091.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF COLUMBUS

PERIOD ENDING 10/31/2022

GL NUMBER	DESCRIPTION	PROJECT DESCRIPTION	2022-23 AMENDED BUDGET	YTD BALANCE 10/31/2022 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/22 INCR (DECR)
Fund 205 - AIRPORT					
Expenditures					
205-205-55400	ADVERTISING AND PROMOTION		2,000.00	0.00	0.00
205-205-55900	MISCELLANEOUS		100.00	0.00	0.00
205-205-55900-CARES	MISCELLANEOUS	CARES ACT REVENUES RECEIVED	0.00	0.00	0.00
205-205-55930	REFUNDS		0.00	0.00	0.00
205-205-55950	COVID-19 EXPENSES		0.00	0.00	0.00
205-205-56010	SUPPLIES		8,000.00	0.00	0.00
205-205-56020	OFFICE SUPPLIES		480.00	0.00	0.00
205-205-56030	CLEANING SUPPLIES/SERVICE		8,500.00	727.00	727.00
205-205-56040	POSTAGE AND FREIGHT		120.00	0.00	0.00
205-205-56050	FUEL		8,590.00	0.00	0.00
205-205-56070	FERTILIZER		2,000.00	0.00	0.00
205-205-56090	SMALL TOOLS		3,500.00	0.00	0.00
205-205-56190	PERSONAL PROTECTIVE SUPP		1,000.00	0.00	0.00
205-205-56210	NATURAL GAS		0.00	0.00	0.00
205-205-56220	ELECTRICITY		15,000.00	0.00	0.00
205-205-56230	WATER AND SEWER		1,000.00	0.00	0.00
205-205-56240	TELEPHONE		2,110.00	0.00	0.00
205-205-56250	REFUSE		500.00	0.00	0.00
205-205-56260	UTILITIES - FSS BUILDING		8,500.00	0.00	0.00
205-205-56650	MEMBERSHIP DUES		320.00	0.00	0.00
205-205-57200	CAPITAL-LAND & BUILDINGS		0.00	0.00	0.00
205-205-57200-20083	CAPITAL-LAND & BUILDINGS	FBO IMPROVEMENT	0.00	0.00	0.00
205-205-57200-22024	CAPITAL-LAND & BUILDINGS	AERIAL APPLICATOR PLAN UPDATE	300,000.00	0.00	0.00
205-205-57200-22025	CAPITAL-LAND & BUILDINGS	HANGAR 1406 REPAIR	60,000.00	0.00	0.00
205-205-57200-23030	CAPITAL-LAND & BUILDINGS	8 PLACE T-HANGERS	90,000.00	0.00	0.00
205-205-57300	CAPITAL-NEW CONSTRUCTION		0.00	0.00	0.00
205-205-57510	CAPITAL-EQUIPMENT		0.00	0.00	0.00
205-205-57510-23031	CAPITAL-EQUIPMENT	MOWER	25,000.00	0.00	0.00
205-205-57520	CAPITAL-VEHICLES		0.00	0.00	0.00
205-205-57520-23029	CAPITAL-VEHICLES	3/4 TON PICKUP W/BLADE	35,000.00	0.00	0.00
205-205-57950	DEPRECIATION		0.00	0.00	0.00
205-205-58100	TRANSFERS OUT		0.00	0.00	0.00
205-205-59999	BAD DEBT EXPENSE		0.00	0.00	0.00
Total Dept 205 - AIRPORT			878,370.00	18,262.97	18,262.97
TOTAL EXPENDITURES			878,370.00	18,262.97	18,262.97
Fund 205 - AIRPORT:					
TOTAL REVENUES			812,580.00	6,142.71	6,142.71
TOTAL EXPENDITURES			878,370.00	18,262.97	18,262.97
NET OF REVENUES & EXPENDITURES			(65,790.00)	(12,120.26)	(12,120.26)
TOTAL REVENUES - ALL FUNDS			812,580.00	6,142.71	6,142.71
TOTAL EXPENDITURES - ALL FUNDS			878,370.00	18,262.97	18,262.97
NET OF REVENUES & EXPENDITURES			(65,790.00)	(12,120.26)	(12,120.26)

4. **Request of Midstate Aviation to discuss potential locations for office or hangar building.**



The City of *Columbus*

CITY CLERK'S OFFICE

Phone (402) 562-4224 • Fax (402) 563-1380

TOPIC FOR CONSIDERATION FOR CITY COMMITTEE AGENDA

If you have a specific topic that you would like a city committee to consider at a future meeting, please complete the information below and submit to the City Clerk's office. The item will be reviewed and forwarded to city staff for appropriate action or scheduled for a future meeting of the appropriate committee if necessary. You will be notified of the staff recommendation or action taken on your request or when the item will be presented to the committee for consideration.

Name: Allison K Johnson - President

Address: PO Box 458 Cozad NE 69130

Telephone Number: 308-784-3868

Email Address: allison@mid-stateaviation.com

Date of Request: 11-3-22

Description of Requested Topic: (Please be as specific as possible and use additional sheets of paper if needed.)

Discussing potential locations for an office or hangar building.

For Administrative Purposes Only:

Date Request Received: _____

Action Taken: _____

Follow-Up Needed: _____



5. **Manager report.**

October Airport Report:

FBO: A committee met and review the two RFP's, one from Avcraft and the other from Revv Aviation. The committee voted 4 out of 5 for Revv and we are currently in negotiations with Revv.

Cleaning Crew change: JCC and the Airport manager's offices shared a cleaning bill totaling \$1,430 per month and \$17,160 annually. I felt this was a little high considering the amount of traffic in our building is probably under a dozen people. To lower the cost we decided one cleaning visit a week would be enough to keep things in stock and clean. One cleaning per week changes our monthly cost to \$500 bringing the annual cost down to \$6,000, saving the City \$11,160.

02-20 runway update: We have completed the dirt moving. Managed to get rid of five dirt piles. Clete from the city street department gave us a five-yard dump truck to use and had Dave and Chad come out one day to help with a loader and another five-yard truck. Dave also brought out a road grader multiple times to smooth the area. I want to really thank Clete, Dave, and Chad for making this happen. It saved Donn and I weeks of work with the equipment we have at the airport.

2652 7th Ave Building lease: This building stored a plow and a shuttle bus owned by Columbus Area Transit (CAT). We have plenty of room in the SRE building and the city can lease this three-stall building for \$400-600 a month. That would be \$4,800-\$7,200 a year.

Wilber Ellis and Heinen Brothers permanent pad updates: Two spray companies are interested in permanent pads. The pads will be at minimum 80 X 100 feet for the size of the spray plane. Often the spray companies have two planes going all day throughout the season. These pads are owned by the spray companies and they lease the ground from the city. Heinen Brothers is interested in the possibility of also building a hanger. A common problem with a spray plane is they have a 60-foot wing span and cannot fit in most of our hangers.

ALP North Ramp Extension: We are working with Kirkham Michael to get the ramp extended by the next spray season to have these pads in place. This will also require us to move our fuel tanks North of NPPD's hanger.

Central Community College: In anticipation of more flight training at Columbus airport, I am scheduled to teach the Private Pilot ground school starting Feb 2nd, 2023 at CCC. This will go through the end of April once a week in the evenings. I'm hoping for a large group. There is no cap on enrollment. This will ready students to take the Private Pilot Written Exam then they will have two years to get their pilot's license.



2652 7TH AVE









6. Adjournment.