

WAHOO CITY COUNCIL AGENDA
Monday, September 21, 2026 - 4:30 PM
Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

Announcement of location of Open Meetings Act

Call to Order and Roll Call

Airport Engineer Report and associated actions

1. Project No 3-31-0085-018 - Hangar Project
2. 2026 Taxiway Improvement Project

Action Items

1. Public Hearing on Wahoo Airport Authority FY 2026-27 budget
 - 1.A. Action to approve the 2026-27 FY budget
2. Discussion and possible action regarding the sale or removal of the dirt pile located on the Wahoo Airport
3. Discussion and possible action regarding an amendment to the hangar tenant lease agreement to include language defining "tenant in good standing"
4. Discussion regarding Volair

Chairperson's Report and associated actions

Maintenance Contractor Report and associated actions

Ex-Officio Report and associated actions

1. Review of fuel sales, hangar rentals and rents received.

2. Claims submitted for payment and acceptance of prior month bank reconciliation
3. Minutes

Adjournment

Next meeting date:

CERTIFICATION OF TAXABLE VALUE AND VALUE ATTRIBUTABLE TO GROWTH

{format for all political subdivisions other than (a) sanitary improvement districts in existence five years or less,
(b) counties, (c) cities, (d) school districts, and (e) community colleges.}

TAX YEAR 2026

{certification required on or before August 20th of each year}

To: WAHOO AIRPORT AUTHORITY

TAXABLE VALUE LOCATED IN THE COUNTY OF SAUNDERS COUNTY, NE

Name of Political Subdivision	Subdivision Type	Allowable Growth Value	Total Taxable Value
WAHOO AIRPORT AUTHORITY GENERAL	Other	\$8,057,937	\$511,544,617
WAHOO AIRPORT AUTHORITY BOND	Other	\$8,057,937	\$511,544,617

* Allowable Growth Value is determined pursuant to Neb. Rev. Stat. § 13-518 which includes (i) improvements to real property as a result of new construction and additions to existing buildings, (ii) any other improvements to real property which increase the value of such property, (iii) annexation of real property by the political subdivision, (iv) a change in the use of real property, (v) any increase in personal property valuation over the prior year, and (vi) the accumulated excess valuation over the redevelopment project valuation described in section 18-2147 of the Community Redevelopment Law for redevelopment projects within the political subdivision in the year immediately after the division of taxes for such redevelopment project has ended.

I, Rhonda J Andresen, Saunders County, NE County Assessor, hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year, pursuant to Neb. Rev. Stat. § 13-509 and § 13-518.

(signature of county assessor)



08/18/2026

(date)

CC: County Clerk, Saunders County, NE County

CC: County Clerk where district is headquartered, if different county, Saunders County, NE County

Note to Political Subdivision: A copy of the Certification of Value must be attached to the budget document.

Guideline form provided by Nebraska Dept. of Revenue Property Assessment Division (July 2025)

Account Description	2024-25 - Actual					2025-26 - Est					2026-27 - Budget				
	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL
10/1 Balances - beginning balances	1-Oct-24					1-Oct-25					1-Oct-26				
Bond & Int Res - Investment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Svc Reserve - Investment	-	-	99,950.63	-	99,950.63	-	-	50,000.00	-	50,000.00	-	-	50,000.00	-	50,000.00
Bond & Int Redemption - Cash	-	-	39,427.90	-	39,427.90	-	-	50,455.33	-	50,455.33	-	-	(5,097.32)	-	(5,097.32)
Construction Project Cash	-	(159,394.69)	-	-	(159,394.69)	-	(43,479.16)	-	-	(43,479.16)	-	372,678.59	-	-	372,678.59
TRANSFER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating - Investment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AIRPORT - FUELS FUND	73,901.08	-	-	-	73,901.08	63,404.31	-	-	-	63,404.31	77,897.89	-	-	-	77,897.89
Building Reserve	-	-	-	27,324.47	27,324.47	-	-	-	27,324.47	27,324.47	-	-	-	27,324.47	27,324.47
Fuel Surcharge Payable	-	-	-	(7,512.00)	(7,512.00)	-	-	-	-	-	-	-	-	-	-
Operating - Cash	-	-	-	117,062.62	117,062.62	-	-	-	55,207.74	55,207.74	-	-	-	77,237.72	77,237.72
TOTAL	73,901.08	(159,394.69)	139,378.53	136,875.09	190,760.01	63,404.31	(43,479.16)	100,455.33	82,532.21	202,912.69	77,897.89	372,678.59	44,902.68	104,562.19	600,041.35
	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL
Revenue During Fiscal Year	October 1, 2024 to September 30, 2025					October 1, 2025 to September 30, 2026					October 1, 2026 to September 30, 2027				
Sale of Merch & Serv. (No-Tax)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales from Vending Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	831.41	-	1,652.92	78.67	2,563.00	398.01	-	521.82	190.15	1,109.98	500.00	1,000.00	-	500.00	2,000.00
Interest Income - County Treasurer	-	-	112.20	92.75	204.95	-	-	71.35	76.82	148.17	-	-	100.00	100.00	200.00
State Grant Revenue	-	-	-	-	-	-	-	-	-	-	-	243,000.00	-	-	243,000.00
Federal Grant Revenue	-	136,059.00	-	-	136,059.00	-	143,051.00	-	-	143,051.00	-	1,199,821.00	-	-	1,199,821.00
Gas Revenue	207,426.61	-	-	-	207,426.61	202,264.38	-	-	-	202,264.38	200,000.00	-	-	-	200,000.00
Fuel Surcharge	2,340.24	-	-	-	2,340.24	2,966.88	-	-	-	2,966.88	2,500.00	-	-	-	2,500.00
Rents	-	-	-	101,055.31	101,055.31	-	-	-	92,245.59	92,245.59	-	-	-	105,000.00	105,000.00
Crop Receipts/Cash Rent	-	-	-	16,020.00	16,020.00	-	-	-	16,414.18	16,414.18	-	-	-	20,000.00	20,000.00
Storage Rent - Hangars	-	-	-	-	-	-	-	-	5,525.60	5,525.60	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Prop/Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements/Refunds	-	-	-	100.00	100.00	-	-	-	103.44	103.44	-	-	-	-	-
Transfer In	-	23,335.69	-	-	23,335.69	-	7,532.20	-	50,000.00	57,532.20	-	10,318.00	-	-	10,318.00
Property Tax Levy	-	-	-	56,690.29	56,690.29	-	-	-	56,727.91	56,727.91	-	-	-	60,600.00	60,600.00
Property Tax Levy - Bond Fund	-	-	44,085.27	-	44,085.27	-	-	56,039.01	-	56,039.01	-	-	60,600.00	-	60,600.00
Homestead Exemption	-	-	-	3,808.62	3,808.62	-	-	-	3,260.96	3,260.96	-	-	-	-	-
Homestead Exemption - Bond	-	-	2,856.54	-	2,856.54	-	-	3,250.91	-	3,250.91	-	-	-	-	-
Motor Vehicle Pro-Rata	-	-	-	123.95	123.95	-	-	-	128.24	128.24	-	-	-	125.00	125.00
Motor Vehicle Pro-Rata - Bond	-	-	100.51	-	100.51	-	-	118.30	-	118.30	-	-	125.00	-	125.00
Bond Proceeds	-	-	-	-	-	-	402,000.00	-	-	402,000.00	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	619,216.00	-	-	619,216.00
Other Taxes	-	-	-	6.95	6.95	-	-	-	4.63	4.63	-	-	-	10.00	10.00
Other Taxes - Bond	-	-	5.21	-	5.21	-	-	4.65	-	4.65	-	-	15.00	-	15.00
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	210,598.26	159,394.69	48,812.65	177,976.54	596,782.14	205,629.27	552,583.20	60,006.04	224,677.52	1,042,896.03	203,000.00	2,073,355.00	60,840.00	186,335.00	2,523,530.00
	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL
Expenses During Fiscal Year	October 1, 2024 to September 30, 2025					October 1, 2025 to September 30, 2026					October 1, 2026 to September 30, 2027				
Aviation Gas Purchased	159,435.00	-	-	-	159,435.00	164,256.52	-	-	-	164,256.52	175,000.00	-	-	-	175,000.00
Pump/Computer Maintenance	23,560.68	-	-	-	23,560.68	8,354.31	-	-	-	8,354.31	5,000.00	-	-	-	5,000.00
Aviation Gas - Management Fees	360.00	-	-	-	360.00	360.00	-	-	-	360.00	360.00	-	-	-	360.00
Aviation Gas - Discount/Refund	34,791.88	-	-	-	34,791.88	14,792.06	-	-	-	14,792.06	15,000.00	-	-	-	15,000.00
Aviation Gas - Credit Card Fee	2,947.47	-	-	-	2,947.47	3,372.80	-	-	-	3,372.80	3,000.00	-	-	-	3,000.00
Aviation Gas - Fuel Stipend	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Issuance Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County Treasurer Commissions	-	-	422.66	542.11	964.77	-	-	527.86	535.01	1,062.87	-	-	600.00	600.00	1,200.00
Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rents - Land/Bldg/Equip	-	-	-	5,700.00	5,700.00	-	-	-	2,850.00	2,850.00	-	-	-	3,000.00	3,000.00

Taxiway improvement project (State Grant)

Federal Grant \$ from FAA (\$313,000 - engineering)

100LL/Jet Fuel Sales

From Frontier Coop & Novas Ag

Rent for Hangars

Rent for Farmground/Hay Ground

Property Tax for Operations

Property Tax for Debt Service

Purchase of 100LL/Jet Fuel

Fuel Pump maintenance

Monthly management fee (\$30 per month)

Discounts for those purchasing over 1,000 gallons and Jet Fuel

Credit Card Fees charged

1% of tax levied

For Bobcat

	2024-25 - Actual					2025-26 - Est					2026-27 - Budget					
Account Description	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	
Material & Supplies	-	-	-	990.45	990.45	-	-	-	1,781.35	1,781.35	-	-	-	2,000.00	2,000.00	
Materials & Supplies - Reimb.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Supplies - Vending Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Postage	-	-	-	250.21	250.21	-	-	-	606.26	606.26	-	-	-	300.00	300.00	
Printing & Publication	-	-	-	535.82	535.82	-	-	-	572.64	572.64	-	-	-	750.00	750.00	
Gas, Oil, Fuel - Car & Equip	-	-	-	2,132.10	2,132.10	-	-	-	1,990.42	1,990.42	-	-	-	3,000.00	3,000.00	
Chemicals/Poison & Lab Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities - Elec/Tele/Garbage	-	-	-	17,057.30	17,057.30	-	-	-	14,726.22	14,726.22	-	-	-	18,000.00	18,000.00	
Utilities - Heating	-	-	-	288.66	288.66	-	-	-	245.19	245.19	-	-	-	2,000.00	2,000.00	For Maintenance Shop only (propane)
Tools	-	-	-	70.97	70.97	-	-	-	712.24	712.24	-	-	-	1,000.00	1,000.00	As needed
Membership, Cert & Dues	-	-	-	250.00	250.00	-	-	-	250.00	250.00	-	-	-	300.00	300.00	
Mileage	-	-	-	204.44	204.44	-	-	-	64.40	64.40	-	-	-	250.00	250.00	
Education & Training Expense	-	-	-	135.00	135.00	-	-	-	-	-	-	-	-	200.00	200.00	
Insurance & Bonds	-	-	-	48,543.78	48,543.78	-	-	-	53,008.16	53,008.16	-	-	-	55,000.00	55,000.00	General Liability, Errors & Omissions, Property
Bank Charges	-	-	-	22.00	22.00	-	-	-	-	-	-	-	-	-	-	
Licenses & Fees	-	-	-	81.00	81.00	-	-	-	81.00	81.00	-	-	-	-	-	
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	500.00	500.00	
Property Tax Expense	-	-	-	54.90	54.90	-	-	-	55.70	55.70	-	-	-	100.00	100.00	
Other Misc. Operating Expense	-	-	-	750.00	750.00	-	-	-	-	-	-	-	-	1,000.00	1,000.00	
FBO Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bookkeeping Contract	-	-	-	7,000.00	7,000.00	-	-	-	7,000.00	7,000.00	-	-	-	7,000.00	7,000.00	Paid to City of Wahoo
Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000.00	4,000.00	Available if needed - for large snow removal efforts
Office & Computer Maintenance	-	-	-	-	-	-	-	-	1,062.50	1,062.50	-	-	-	1,100.00	1,100.00	Sparq Agenda Management
Land Maintenance	-	-	-	45,328.40	45,328.40	-	-	-	732.83	732.83	-	-	-	8,000.00	8,000.00	General Land Maintenance
Building Maintenance	-	-	-	8,688.58	8,688.58	-	-	-	7,043.52	7,043.52	-	-	-	10,000.00	10,000.00	Repairs to Hangars - doors/lighting/approaches, etc.
Building Main - Extending Life	-	-	-	-	-	-	-	-	6,400.91	6,400.91	-	-	-	-	-	
Car/Truck Maintenance	-	-	-	713.11	713.11	-	-	-	942.99	942.99	-	-	-	1,000.00	1,000.00	
Equipment Maintenance	-	-	-	17,850.59	17,850.59	-	-	-	9,141.90	9,141.90	-	-	-	18,000.00	18,000.00	AWOS and NDB Monthly Maintenance + other equip maint
General Maintenance - Contract	-	-	-	48,000.00	48,000.00	-	-	-	48,000.00	48,000.00	-	-	-	50,000.00	50,000.00	Contract for maintenance - \$4,150 per month (\$150 per month incr
Airport Lighting Maintenance	-	-	-	-	-	-	-	-	313.20	313.20	-	-	-	5,000.00	5,000.00	Lighting Maintenance
Aircraft Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gain/Loss on Sale of Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
New Equipment	-	-	-	-	-	-	-	-	16,356.40	16,356.40	-	-	-	10,000.00	10,000.00	Potentail new equipment
Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Structures, Bldgs & Improv.	-	-	-	-	-	-	-	-	-	-	-	399,020.00	-	-	399,020.00	
Taxiway/Runway & Improvements	-	-	-	-	-	-	11,681.45	-	-	11,681.45	-	437,630.00	-	-	437,630.00	
Consultants - Attorneys	-	-	-	1,750.00	1,750.00	-	-	-	642.50	642.50	-	-	-	1,500.00	1,500.00	
Consultants - Engineering	-	-	-	5,300.00	5,300.00	-	-	-	-	-	-	-	-	4,000.00	4,000.00	Misc Engineering
Consultants - Appraisers	-	-	-	600.00	600.00	-	-	-	-	-	-	-	-	-	-	
Consultants - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Consultants - Accountants	-	-	-	19,480.00	19,480.00	-	-	-	20,000.00	20,000.00	-	-	-	20,000.00	20,000.00	Annual Audit
Consultants - NDA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfers to other funds	-	-	23,335.69	-	23,335.69	-	-	50,000.00	7,532.20	57,532.20	-	-	-	10,318.00	10,318.00	Internal between funds
Bond Principal	-	-	55,000.00	-	55,000.00	-	-	60,000.00	-	60,000.00	-	-	-	-	-	
Bond Interest Expense	-	-	3,217.50	-	3,217.50	-	-	1,672.50	-	1,672.50	-	-	37,580.00	-	37,580.00	\$15,000 on local borrowed funds of \$300K + Annual Bond Interest
Loan Principal	-	-	5,760.00	-	5,760.00	-	-	3,358.33	-	3,358.33	-	-	7,980.00	-	7,980.00	Interest Free Loan Payment with NDA (6 months X \$1,330)
Loan Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bond Amortization Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bond Issuance Expense	-	-	-	-	-	-	17,579.29	-	-	17,579.29	-	-	-	-	-	
Land Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3-31-0085-18-20 PROJECT	-	43,479.16	-	-	43,479.16	-	107,164.71	-	-	107,164.71	-	1,578,758.00	-	-	1,578,758.00	
Hangar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6-Place T-Hangar - 48' Doors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ALP (Project No. SA-9)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Long-term Land Lease/Improv	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Account Description	<u>2024-25 - Actual</u>					<u>2025-26 - Est</u>					<u>2026-27 - Budget</u>				
	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL
	221,095.03	43,479.16	87,735.85	232,319.42	584,629.46	191,135.69	136,425.45	115,558.69	202,647.54	645,767.37	198,360.00	2,415,408.00	46,160.00	237,918.00	2,897,846.00
	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL	Aviation Fuel	Construction	Debt Service	Operating	TOTAL
9/30 Ending Balance	September 30, 2025					September 30, 2026					September 30, 2026				
Bond & Int Res - Investment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Svc Reserve - Investment	-	-	50,000.00	-	50,000.00	-	-	50,000.00	-	50,000.00	-	-	50,000.00	-	50,000.00
Bond & Int Redemption - Cash	-	-	50,455.33	-	50,455.33	-	-	(5,097.32)	-	(5,097.32)	-	-	9,582.68	-	9,582.68
Construction Project Cash	-	(43,479.16)	-	-	(43,479.16)	-	372,678.59	-	-	372,678.59	-	30,625.59	-	-	30,625.59
TRANSFER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating - Investment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AIRPORT - FUELS FUND	63,404.31	-	-	-	63,404.31	77,897.89	-	-	-	77,897.89	82,537.89	-	-	-	82,537.89
Building Reserve	-	-	-	27,324.47	27,324.47	-	-	-	27,324.47	27,324.47	-	-	-	27,324.47	27,324.47
Fuel Surcharge Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating - Cash	-	-	-	55,207.74	55,207.74	-	-	-	77,237.72	77,237.72	-	-	-	25,654.72	25,654.72
	63,404.31	(43,479.16)	100,455.33	82,532.21	202,912.69	77,897.89	372,678.59	44,902.68	104,562.19	600,041.35	82,537.89	30,625.59	59,582.68	52,979.19	225,725.35

WAHOO AIRPORT AUTHORITY ANNUAL T-HANGAR LEASE – 2025-26

The intent of this lease is to provide shelter for certified and operational aircraft, while maintaining a safe environment for ground and flight operations at the Wahoo Municipal Airport.

1) DEFINITIONS

- a) "Lessee" shall mean subject or entity paying for the use of the hanger.
- b) "Authority" shall mean the Wahoo Airport Authority
- c) "Airport" shall mean the Wahoo Airport
- d) "Agreement" shall mean this lease contract.

2) TERM

Lessee shall have and hold said premises for the term beginning **August 1, 2026, and ending September 30, 2026**, unless sooner terminated as hereinafter provided.

3) RENTED PREMISES

- a) The Lessee leases from the Authority T-Hangar **No. 23** located on the Airport, together with reasonably necessary rights of access to the same.
- b) The Authority reserves the right to relocate Lessee to another hangar upon 60 days written notification.

4) RENTAL PAYMENTS

- a) Rates for the rental of said hangar are described and set forth in "**Attachment A**" to this lease document.
- b) All leases for one year – as per payment schedule below

Term	Due by	Late Fee Assessed	Eviction
Annual	10/31	11/15	11/30
Semi-Annual			
1 st Pmt	10/31	11/15	11/30
2 nd Pmt	4/15	4/31	5/15
Monthly	15 th day of month	end of month	2 months past due

- c) **An additional fee of \$25 shall be charged for any late payments(s) received after the date described in Section 4b above, as well as for any check that is denied or returned.**

5) SECURITY DEPOSIT

- a) For new Lessees, Lessee shall deposit with the Authority a security deposit in the amount of \$____ (one month's rent). The security deposit will be held by the Authority without interest as security for the full and faithful performance by Lessee of its obligations contained in this Agreement. In the event of default by Lessee, Authority may use all or any part of the security deposit for the payment of any unpaid rent or for any monies owed by Lessee to the Authority, or for hanger damage caused by Lessee or their guest. Upon the termination of this Agreement, any portion of the security deposit not so used or applied shall be returned to the Lessee, provided Lessee faithfully performs its obligations of this Agreement, by mail within a reasonable time after the termination of this Agreement.

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b) For renewing Lessees there shall not be a security deposit required.

6) USE OF PREMISES – PERMITTED ACTIVITIES

Lessee agrees to obey all Federal, State, and Local laws and regulations, all ordinances, regulations and codes of the City of Wahoo and Rules and Regulations of the Airport Authority of the Wahoo Municipal Airport pertaining to Lessee's use of the Airport, including but not limited to the following T-Hangar rules and procedures:

- a) Lessee shall use the premises primarily for the storage of airworthy (as defined below) aircraft owned or leased by Lessee, together with storage of tools, parts and other articles necessary for Lessee's maintenance of the aircraft. If Lessee fails or ceases to store an aircraft in the T-Hangar, this Lease is subject to termination pursuant to the Termination Clause of this agreement.
- b) Aircraft hangared at the Wahoo Municipal Airport are expected to be airworthy.
 - i) For the purposes of this Agreement, an airworthy aircraft is defined as one that has successfully completed an annual inspection by a properly certified aircraft inspector according to the aircraft's logbook(s) within the preceding fifteen (15) month period. Lessee will be required to provide the Authority with evidence of said airworthy standing.
 - ii) Failure to provide evidence of airworthiness will result in implementation of storage fee rate equal to \$.80 per square foot.
 - (1) Exceptions may be granted for final construction of aircraft, major repairs, and aircraft restoration. In the case of exceptions, proof of reasonable progress will be required.
 - (2) Construction, repair and restoration work may not exceed 6 months.
 - iii) Aircraft that are still not airworthy by the end of the lease terms will not be permitted to renew.
- c) It is the responsibility of the lessee to provide current information on aircraft hangared at the Airport. Any changes in the specific aircraft must be reported to the Authority.
- d) The hangar electrical system is designed for light duty service only. Only portable electrical appliances (with a combined electrical load not to exceed 15 amps) may be connected thereto, in addition to the basic lighting fixture. All such appliances shall be properly grounded.
- e) Lessee shall use the T-Hangar taxiway for vehicular access to the hangar. The maximum speed limit in the T-Hangar area is 15 MPH and aircraft have the right-of-way at all times.
- f) Driving or parking on or around the runways and taxiways is strictly prohibited (except as required to maintain and manage the airport). Limited driving on the grass around the hangars is allowed. Short-term parking on the grass around the hangars is allowed as long as it does not impede the movement of aircraft. For an overnight or extended flight, parking should be done using the parking lot in front of the FBO Building or inside the hangar. Vehicles may be parked in Lessee's Hangar in conjunction with aircraft use.
- g) Aircraft shall not be fueled or refueled while any portion of the aircraft is within the hangar.
- h) Open flame operations of any kind are strictly prohibited. No smoking is permitted in the T-Hangars. All open burning is prohibited at the Airport.
- i) Hangar floors are to be kept free of debris and flammable materials. Storage of fuels in containers other than stored aircraft within the T-Hangar area is prohibited. Lessee may store aircraft lubricants within the T-Hangar only in properly marked UL or OSHA approved containers.

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- j) Each hangar unit shall have one 5 lb. ABC type fire extinguisher mounted no greater than 60 nor less than 4 inches above the floor which will be installed and maintained by the Authority or authorized representative. The Authority will make the necessary required inspections annually. If the fire extinguisher is discharged at any time the Lessee is required to notify the Authority immediately. The Authority will then have the extinguisher recharged or replaced at the Lessee's expense.
- k) Modification of any hangar space is prohibited without prior written permission of the Authority.
- l) The use of a lock other than the lock issued by the Authority on the hangar door is prohibited. The Authority reserves the right to remove private locks at its discretion. Personal padlocks are allowed on the sliding door T-Hangars. Lessee shall provide an extra key to be kept in the Authority's Key Box.
- m) Should maintenance or other services be required, contact the Authority or FBO.
- n) Lessee shall be held responsible for any individual(s) or guests that gain access to the Hangars and Taxiways.
- o) The hangar shall be utilized as specified in the FAA Hangar Use Policy.
<https://www.gpo.gov/fdsys/pkg/FR-2016-06-15/pdf/2016-14133.pdf>
- p) Lessee shall comply with Authority's minimum standards for dispensing fuel.

7) SURRENDER OF POSSESSION

- a) On the expiration or other termination of this Lease, Lessee's rights to use of the leased premises shall cease, and Lessee shall immediately vacate the leased premises and surrender all keys to the Authority. If Lessee remains on the leased premises beyond the expiration or other termination date, Lessee shall be considered as a trespasser and the Authority shall have the right to take any lawful action to regain possession of the leased premises, including seizure or removal of property, and/or filing a lien on the possessions.

8) ADDITIONAL CONDITIONS

- a) Lessee acknowledges and understands that the T-Hangar leased herein is located within the Wahoo Municipal Airport secured area. Lessee agrees to comply with all Federal Aviation Administration and Authority security regulations. The hangar in which these premises are leased may be subject to a Revolving Hangar Program Agreement with the Nebraska Dept. of Aeronautics. This lease is generally subject to that agreement, and should it become necessary, for any reason, for the Dept. of Aeronautics to take possession of the hangar, this lease is subject to immediate cancellation.
- b) Lessee understands and agrees that access to the T-Hangars and ramp area may be obtained only through the use of authorized access media. Vehicles and persons may gain access to the T-Hangar area only at assigned access points. All of Lessee's employees, agents, members who will be unescorted in this area, shall be instructed on authorized access. Lessee shall "escort" any guest, invitees or other persons accompanying Lessee. Lessee is responsible for all such persons, escorted or not.
- c) Lessee will not paint or allow painting to take place within the leased premises without first receiving approval from the Authority and then causing the area inside to be protected.

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- d) Authority, its successor and assigns, reserves for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the Airport.
 - e) Authority shall maintain the T-Hangar at its expense, except any and all damage caused by Lessee and its agents, guests or by the negligence of Lessee, its employees, agents and members shall be paid by Lessee. Authority reserves the right to conduct periodic inspections of the T-Hangar for the purpose of preventative maintenance and to inspect for compliance with the lease terms. Lessee shall be responsible for snow or ice removal within Lessee's T-Hangar and immediately outside the hangar door, which is not serviced by the Authority. Authority will not perform detailed ice or snow removal.
 - f) Authority shall insure all improvements owned by the Authority on the premises. Lessee shall bear the entire risk of damage or destruction of aircraft and other personal property stored in or about the hangar, whether owned or leased by the Lessee or a third party located in or about the hangar. Lessee, on behalf of itself and its insurer, waives any right of subrogation to Authority, arising out of damage or destruction of the aircraft or personal property while in the leased premises. Lessee further, by the signing of this lease, and in consideration of the like mutual release, releases the Authority from liability for damage or destruction of its stored aircraft or personal property from any perils common to such aircraft or personal property, unless said damage or destruction is due to the sole negligence of the Authority.
 - g) Lessee agrees to indemnify and save harmless the Authority, the City of Wahoo, their Boards, Mayor, members, agents, officers, or employees from and against all liability for injuries to persons or damage to property occasioned by the operation of the Lessee.
 - h) Lessee shall provide proof of liability insurance if required by the Authority.
 - i) Lessee shall not assign or sublet the premises in whole or in part without the permission of the Authority.
- 9) TERMINATION
- a) Authority may terminate all of the rights of Lessee hereunder by giving thirty day (30) written notice of termination to Lessee upon Lessee's failure or refusal to pay rent as per the terms of this Lease or upon Lessee's breach of the conditions, covenants, and terms of this Lease. Said termination notice shall be provided in writing by the Authority and shall be mailed by certified mail. "Date of Service" of said notice shall be the date the notice is placed in the mail.
 - b) Lessee shall have fifteen days (15) from the "date of service" to cure any cause or causes of termination as described in the notice of termination. If, during this period, cause or causes are cured, the lease shall remain in place and said notice of termination voided.
 - c) In the event the cause or causes described in the notice of termination are not cured as allowed in Section 9b) of this lease, the notice of termination shall remain in place and Lessee shall have fifteen days (15) days to remove all aircraft, together with any and all personal property and equipment from the hangar and restore the hangar to its original condition at the time of the lease. Following this period of time, the Authority shall legally pursue the removal of all items remaining in said hanger.

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- d) Lessee may terminate this Lease, with or without cause, upon thirty day (30). Said notice shall be provided in writing.

10) SURRENDER OF POSSESSION

- a) On the expiration or other termination of this Lease, Lessee's rights to use of the leased premises shall cease, and Lessee shall immediately vacate the leased premises and surrender all keys to the Authority. If Lessee remains on the leased premises beyond the expiration or other termination date, Lessee shall be considered as a trespasser and the Authority shall have the right to take any lawful action to regain possession of the leased premises.

By signing below you are agreeing to the terms detailed above.

Dated this _____ day of _____ 20__.

AIRPORT AUTHORITY OF
THE CITY OF WAHOO

LESSEE



Chairperson or Ex-Officio

Lessee



Hangar Lease 'Good Standing' draft

From Jon Gross-Rhode <jon.grossrhode@hotmail.com>

Date Sun 9/6/2026 2:01 PM

To ryanschmit1@yahoo.com <ryanschmit1@yahoo.com>

Cc Melissa Harrell <harrell@wahoo.ne.us>; Christina Fasel <fasel@wahoo.ne.us>

Ryan,

Here is what I came up with (and a little help from chatGPT) for paragraph 6b) on the hangar lease document in reference to "good standing". This version gives the Authority substantially more leverage while still making the enforcement mechanism defensible: **documentation on demand → defined cure period → material breach → termination**, with a separate immediate-action provision for safety concerns.

Feel free to make any changes. Melissa and Christina, are we on the right track? Can we add this to the agenda for discussion at the Sep 21st meeting?

Thanks,

Jon Gross-Rhode

402-708-5838 (cell)

6) b) For purposes of this Agreement, an aircraft shall be considered "airworthy" and in "good standing" only if it has successfully completed an annual inspection conducted by a properly certificated aircraft inspector in accordance with applicable Federal Aviation Administration requirements and the aircraft's maintenance logbook(s), and such inspection has been completed within the preceding fifteen (15) months.

Maintaining the aircraft in an airworthy condition and in good standing shall be a continuing material obligation of Lessee throughout the term of this Agreement. The Authority may, at any time and in its reasonable discretion, request documentation demonstrating the aircraft's current airworthy status and compliance with this provision, including, without limitation, applicable inspection entries, maintenance records, logbook entries, or other reasonable evidence of compliance. Lessee shall provide such documentation to the Authority within five (5) business days of receiving the request, or within such shorter period as may be reasonably necessary to address an immediate safety or operational concern. If the Authority has reasonable cause to believe that an aircraft being stored or hangered under this Agreement is not airworthy, is not in good standing, or is otherwise not being maintained in accordance with this provision, the Authority may provide written notice to Lessee identifying the deficiency and requiring Lessee to demonstrate compliance or correct the deficiency within ten (10) calendar days. Failure to provide satisfactory evidence of airworthy status or to correct the identified deficiency within the applicable period shall constitute a material breach of this Agreement and may, at the Authority's option, result in termination of the lease.

Notwithstanding the foregoing, the Authority may require immediate removal of an aircraft from the hangar, or may suspend Lessee's right to occupy or use the hangar, if the Authority reasonably determines that the aircraft presents a safety hazard, environmental hazard, or other material risk to

persons, property, airport operations, or other aircraft. Such action shall not limit any other remedies available to the Authority under this Agreement or applicable law.

Exceptions to the airworthiness requirement may be granted by the Authority, in its sole discretion, for aircraft undergoing final construction, major repairs, restoration, or other substantial maintenance or modification. Any such exception must be approved in writing by the Authority and shall be subject to reasonable conditions, including a requirement that Lessee provide satisfactory evidence of reasonable and continuing progress toward completion. The Authority may require periodic updates, inspections, photographs, work orders, maintenance records, or other documentation reasonably necessary to establish such progress.

An exception shall not constitute a waiver of Lessee's obligation to maintain the aircraft in good standing, shall not be deemed permanent, and may be revoked by the Authority upon reasonable notice if satisfactory progress is not demonstrated or if the aircraft becomes a safety, environmental, or operational concern. Unless otherwise approved in writing by the Authority, an aircraft subject to an exception that remains substantially inactive or fails to demonstrate reasonable progress for a period of ninety (90) consecutive days shall be deemed out of good standing and subject to the remedies provided in this Agreement.

Nothing in this provision shall be construed to require the Authority to monitor, inspect, or independently verify the airworthiness of any aircraft. Lessee remains solely responsible for ensuring that its aircraft complies with all applicable federal, state, and local laws, regulations, inspection requirements, and the terms of this Agreement.

The Wahoo Airport Authority, in accordance with agenda posted at City Hall, Post Office and First Bank of Nebraska, met in regular session at the Wahoo Public Library. Chairperson Brian Homes called the meeting to order at 4:30 PM. Homes indicated the Open Meetings Law was located on the west wall for the public's use. The following board members answered roll call: Homes: Present, Lawver: Present, Schmit: Present, Gross-Rhode: Present, Virgl: Absent. Also in attendance Melissa Harrell, City Administrator, Paul Taylor, airport maintenance, Alexa Hazelton, Airport Engineer, Kirkham-Michael.

Hazelton spoke with Kinetic and they will be removing the communications terminal to the south and leaving the line. She stated that contracts for the hangar project had been mailed and should be received by the Airport Authority shortly.

Hazelton reported on the bids that had been received for the taxiway reconstruction project and indicated that M.E. Collins was the lowest bid. Conversation was held about both the base taxiway project and the alternate options. She explained an NDOT grant opportunity may allow the Authority to complete the project using state grant funding. However, since the state will not reimburse for any work done before the grant approval, the alternate bid work could not be started until after mid-October. After discussion it was agreed we should submit the grant application.

A motion was made by Schmit, seconded by Lawver to award both the base taxiway and the alternate taxiway construction project bids to ME Collins and to give approval to start the base project this fall. The alternate project state date will be determined after decision on the grant application is received in October. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

A motion was made by Schmit, seconded by Gross-Rhode to authorize the chairperson to sign documents from the NE Dept of Transportation – Aviation Division necessary to accept state grant funds for the taxiway project in the amount of \$243,000.00. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

A motion was made by Lawver, seconded by Homes to approve an engineering agreement with Kirkham-Michael for the Hangar Door Replacement Project. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

Melissa spoke about the dirt pile. There may be an option to have it taken away or sold to either the City of Wahoo or the NRD. We are currently waiting on soil testing results. A motion was made by Lawver, seconded by Gross-Rhode table. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

Discussion was held regarding the hangar tenants who had not supplied air-worthy certificates. At the time of the July meeting of the Airport Authority Board there were five that were still missing. Three of those individuals provided the missing documentation before the August meeting. The two others were present at the meeting and spoke about their circumstances. Both individuals' stated that annuals had been scheduled and could be completed before the September meeting of the Airport Authority.

A motion was made by Schmit, seconded by Homes to grant the tenant in hangar 29 an extension for providing documentation of airworthiness to the Sept 21st meeting. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

A motion was made by Homes, seconded by Lawver to grant the tenant in hangar 29 an extension for providing documentation of airworthiness to the Sept 21st meeting contingent on his paying of the storage rate for the hangar for the month of September. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

Discussion was held about the terms of the hangar lease agreement. It was suggested that there be language added to the lease agreement that defines a tenant in good standing. Chairman Homes appointed Schmit and Gross-Rhode to a committee to review the current lease and advise on a proposed amendment to be presented at the next meeting of the Airport Authority.

A motion was made by Lawver, seconded by Schmit to approve a 5% increase in hangar rent fees for the 2026-27 FY. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

A motion was made by Lawver, seconded by Schmit to approve the following claims. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

1109	JF Petroleum	\$2,250.65
9119	AirNav	\$81.00
9120	Amazon	\$121.28
9121	Bomgaars	\$452.40
9122	Bromm, Lindahl	\$192.50
9123	City of Wahoo	\$203.29
9124	Jackson Services	\$196.77
9125	Outdoor Power Group	\$28.44
9126	Papa Tango	\$4,060.00
9127	Simons Home Store	\$67.19
9128	Waste Connections	\$42.80
8172601	Chase NYC	\$45,573.75
8172602	NDOT	\$543.33
8172603	Wahoo Utilities	\$628.95
8172604	Windstream	\$406.53
81826001	World Fuel Services	\$16,304.12
		\$71,153.00

A motion was made by Lawver, seconded by Homes to approve the minutes of the July 13, 2026, meeting of the Airport Authority. Call for vote: Yes: 4, No: 0, Absent and not voting: 1. Motion carried.

Meeting adjourned at 6:03pm
Christina Fasel, City Clerk