

CITY OF GREENSBURG
Board of Aviation Commissioners
Thursday, October 6, 2022
6:00 p.m. – City Hall
314 W. Washington Street

Call to Order – President Bill Ernstes called the meeting to order at 6:00 pm.

Roll Call - Board members present were: Bill Ernstes, Deborah Potter, Gary Bailey, Jon Dooley, and Kevin Whipple. Don Tribbett of Tribbett Law, Paul Shaffer of BF&S and Airport Manager Jerry Scheidler were also present. Judy Curd performed the duties of recording secretary.

Agenda Approval – President Bill Ernstes presented the October 6, 2022 agenda for approval. Gary Bailey made a motion and Kevin Whipple seconded the motion to approve the agenda as presented. The motion passed unanimously by voice vote 5-0.

Minutes – The minutes of the September 1, 2022 special session and September 13, 2022 regular board meeting were presented. Jon Dooley made a motion and Deborah Potter seconded the motion to approve the September 1, 2022 special session and the September 13, 2022 regular board meeting minutes as written. The motion passed unanimously by voice vote 5-0.

Financial Report – Jon Dooley read the Financial Report.

OLD BUSINESS

Paul Shaffer – BF&S Construction Report

1. Runway 1-19 Grade and Drain – The review of the survey to determine if HIS has hit design grades is done. There were quite a few areas where the grade did not hit the final design grade. We have issued a letter of correction on that and asked them to keep working to correct that. There is more work to do on the cross sections. However, we feel that they can get it done this fall. We have reached the 97% drawdown on AIP-16. The FAA will now do a closeout audit prior to processing the remaining 10% and the amendment amount.
2. Runway 1-19 Paving and Lighting – We hope to have O'Mara out on April 1. They have started the electrical ordering and shop drawings so that all of the material is here on April 1, 2023.

3. Bipartisan Infrastructure Law (BIL) – This bill will likely help fund the runway amendment request. They have opened up the dollars for the 2022 money on the extra fill. It is not as much as HIS thought it was. So, right now we are about 12,000 yards extra. We have a lot more inspection time and we would like to ask the FAA for those additional dollars. There will be an amendment amount but it will be much less than \$500,000. It will probably be in the \$150,000 to \$200,000 range.
4. Capital Improvement Plan – INDOT has requested up-dates by December 1, 2022. We will be requesting land reimbursement for FY 2023 as planned. We will submit an updated document at the November meeting.
5. Along the westside there have been field tiles that have been connected to our drainage system. Any connections to that are already allowed for. So, there is no problem with the Goddard field tiles.

NEW BUSINESS

Paul Shaffer of BF&S presented the following action items for approval:

1. Motion to submit AIP-16 Partial Pay Request Application #17 to the FAA for the total amount of \$317,347.75 which is 100% federally funded. Gary Bailey made a motion and Kevin Whipple seconded the motion to approve AIP-16 Partial Pay Request #17 to the FAA for the total amount of \$317,347.75. The motion passed unanimously by voice vote 5-0.
2. Motion to approve Contractors Progress Estimate #12 for HIS Constructors, Inc. in the amount of \$189,159.92. Gary Bailey made a motion and Jon Dooley seconded the motion to approve Contractors Progress Estimate #12 for HIS Constructors, Inc. in the amount of \$189,159.92. The motion passed unanimously by voice vote 5-0.
3. Motion to submit AIP-20 Partial Pay Request Application #5 to the FAA for the total amount of \$22,863.61, which is 100% federally funded. Paul noted that this is on the Dave O'Mara contract, i.e., the Runway 1-19 Paving and Lighting portion. Kevin Whipple made a motion and Gary Bailey seconded the motion to approve AIP-20 Partial Pay Request Application #5 to the FAA for the total amount of \$22, 863.61. The motion passed unanimously by voice vote 5-0.

Don Tribbett, Tribbett Law - Update on Land Acquisition

1. Marc and Shirley Haston Property - We are making significant progress with regard to acquisition of land and easements as necessary for the project. I had sent you previously a copy of a proposed agreement between Marc D. and Shirley Faye Haston and the airport with regard to resolution of their litigation. It involves some additional payment as referenced in that agreement. And it also involves the airport giving back to the Hastons three easements to cross the property that you have appropriated from the Hastons in order to get to the 17 acres that they are retaining and that you are getting an avigation easement over those 17 acres. If you have no questions or concerns, I am recommending that you approve an agreement for purchase sale of real estate to resolve all issues in eminent domain litigation between Marc D. and Shirley Faye Haston and the Greensburg Board of Aviation Commissioners.

Jon Dooley made a motion and Kevin Whipple seconded the motion to approve the agreement to resolve all issues in eminent domain litigation between Marc D. and Shirley Faye Haston and the Greensburg Board of Aviation Commissioners. The motion passed unanimously by voice vote 5-0.

2. Proposed Agreement to Purchase between Charles D. and Diane E. Beggs and the Greensburg Board of Aviation Commissioners – We have been in discussions with the Decatur County Commissioners, and we are proposing to give the County a drainage easement across airport property in order to get to the airport drainage system. In exchange, the County would grant to the Greensburg Board of Aviation Commissioners one ingress/egress easement that is specifically described that would allow access to the terminal and the airport property. A second ingress/egress easement would not be specifically described at this time until the County decides how it wants to reconfigure its park and the area in general. The County's easement document describes a current grant of a 40-foot-wide easement and refers to a second grant of an ingress/egress easement to be described in the future in exchange for the drainage easement.

My recommendation is that you approve that agreement contingent upon the County executing the ingress/egress easement. And, in a separate motion, that you would approve the granting of the actual drainage easement to the County contingent upon the County granting the ingress/egress easement.

The first action that I would recommend is that you approve the agreement to purchase sale of real estate to resolve all issues in eminent domain litigation between Charles W.

and Diane E. Beggs and the Greensburg Board of Aviation Commissioners contingent upon the County approving the granting of the ingress/egress easement.

Jon Dooley made a motion and Gary Bailey seconded the motion to approve the agreement to purchase sale of real estate to resolve all issues in eminent domain litigation between Charles W. and Diane E. Beggs and the Greensburg Board of Aviation Commissioners contingent upon the County approving the granting of the ingress/egress easement. The motion passed unanimously by voice vote 5-0.

3. Proposal to Grant a Drainage Easement to the Decatur County Commissioners in exchange for two ingress/egress easements - Jon Dooley made a motion and Kevin Whipple seconded the motion to grant a drainage easement to the Decatur County Commissioners in exchange for two ingress/egress easements. The motion passed unanimously by voice vote 5-0.
4. Steve Lowe accepted the offer to purchase the avigation easement for \$41,000. We are in the process of concluding that settlement.

Airport Manager's Report – Jerry Scheidler

Jerry reported that all hangars are full and we have four names on the waiting list.

Batwing Mower – After discussion, Gary Bailey made a motion and Jon Dooley seconded the motion to purchase the John Deere batwing mower for \$32,500. The motion passed 4-1 with Kevin Whipple voting no.

Hangar Rent - Bill Ernstes asked Jerry to present a list of the current hangar rent amounts, one showing possible optional rent increases of 10% and a second showing a 12.5% increase. The increase would be effective January 1, 2023. The purpose of the rental increase is to help the airport remain self-sufficient with no need to go to the City government for operating funds and remain revenue neutral. Hangar rentals are the main source of airport income. After discussion, Kevin Whipple made a motion and Gary Bailey seconded the motion to increase the hangar rents by 10% with the rent amounts being rounded up to the next dollar. The motion passed unanimously by voice vote 4-0 with Jon Dooley abstaining.

Approval of Bills – Jon Dooley

Jon Dooley presented the October 6, 2022 docket for a total of \$259,246.07 for review. Gary Bailey made a motion and Jon Dooley seconded the motion to approve the payment of the October 6, 2022 docket for a total of \$259,246.07. The motion passed unanimously by voice vote 5-0.

Comments from the Board and/or Public – None

Meeting Adjournment & Next Meeting Date - There being no further business before the board, Deborah Potter made a motion and Jon Dooley seconded the motion to adjourn the meeting. The motion passed unanimously by voice vote 5-0. Bill Ernstes adjourned the meeting at 6:45 p.m. The next meeting will be held on Thursday, November 3, 2022 at 6:00 p.m. in the Council Chambers at the City Hall located at 314 W. Washington Street.

Respectfully submitted,

Judy Curd

Recording Secretary

Bill Ernstes
Bill Ernstes – President

11-05-2022
Date

Jon Dooley
Jon Dooley – Vice President

Nov 3, 2022
Date

~~Deborah Potter~~ Gary Bailey
Gary Bailey – Board Member

11/3/22
Date

Deborah Potter
Deborah Potter – Board Member

11/03/2022
Date

Kevin Whipple
Kevin Whipple - Board Member

11/3/22
Date