# City of Greensburg

Board of Aviation Commissioners

Thursday, March 3, 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, Jon Dooley, Kevin Whipple, Deborah Potter, and Gary Bailey. Paul Shaffer of BF&S and Airport Manager Jerry Scheidler were also present. Judy Curd performed the duties of secretary.

**Agenda Approval** – President Bill Ernstes asked the board to add the Steve Lowe Property Report and the Don Tribbett Report after Paul Shaffer. Jon Dooley made a motion and Gary Bailey seconded the motion to approve the agenda as amended. The motion passed unanimously by voice vote 5-0.

**Minutes** – The minutes of the February 10, 2022 meeting were reviewed. Gary Bailey made a motion and Kevin Whipple seconded the motion to approve the minutes as written. The motion passed unanimously by voice vote 5-0.

**Financial Report –** Jon Dooley read the Financial Report.

**NEW BUSINESS**

**Update on Runway Construction – Paul Shaffer of BF&S**

**Runway 1-19 Action Items**

1. Acknowledge submission of AIP-19 PPR#1 application to the FAA for the total amount of $161,866. Gary Bailey made a motion and Kevin Whipple seconded the motion to approve AIP-19 PPR #1 for $161,866. The motion passed unanimously by voice vote 5-0. This pay request is 100% federally funded.
2. Consideration of Change Order #2 AIP 3-18-0031-16 for HIS Constructors, Inc. in the amount of $560,333.92 which is 13.2% of the original contract amount for additional excavation, winterization and temporary mulching. Jon Dooley made a motion and Gary Bailey seconded the motion to approve Change Order #2 for HIS Constructors, Inc. in the amount of $560,333.92. The motion passed unanimously by voice vote 5-0.
3. CIP – Paul Shaffer asked for a motion to submit the revised CIP for 2022-2027 for $159,000 per year to INDOT and the FAA to include the Bipartisan Infrastructure Law (BIL) project/projects to meet the anticipated March 4, 2022 deadline. Gary Bailey made a motion and Jon Dooley seconded the motion to approve to submit the revised CIP for 2022-2027 for $159,000 per year to INDOT and the FAA to include the Bipartisan Infrastructure Law (BIL) to meet the anticipated March 4, 2022 deadline. The motion passed unanimously by voice vote 5-0.

**BF&S Project Updates**

1. **Runway 1-19 Grade and Drain**
2. The contractor has wintered the project site the best they can. We are planning for them to resume work on or before April 1, 2022. Likely completion of the grade and drain phase contract will be July, 2022.
3. **Runway 1-19 Paving and Lighting**
4. We continue to work on a supplemental grant with the FAA. We have learned the lowest amount you could get is what the FAA has announced in the amount of $3,085,853 for Greensburg. The FAA has pushed a request up to headquarters for the additional $2,507,174 needed to fund the actual bids.
5. Dave O’Mara is willing to accept a partial Notice to Proceed and hold the balance for FY 22.
6. **Bipartisan Infrastructure Law (BIL)**
   1. $15B for Airport Infrastructure, $5B for Airport Terminals, and $5B for Air Traffic Facilities over 5 years. <https://www.faa.gov/bil>.
   2. FAA has requested your CIP template sheet be updated with your 5 years of BIL requests. These will need to be revised and turned into INDOT on or around March 4, 2022.
   3. I34 is eligible for BIL Airport Infrastructure funds only at this point, which will be 90% Federal ($159,000, 5% State ($8,833), and 5% Local ($8,833) for a total of $176,667 annually for 5 years, $795,000 total, based on what we know today. These funds are subject to the U.S. legislature passing a corresponding appropriations bill annually.
   4. We suggest putting your BIL Infrastructure funds toward the runway. We can request BIL Terminal for your terminal apron and a new terminal building.

**Steve Lowe Report –** Don Tribbett submitted property agreements from the Appraiser Larry Misner and the Review Appraiser Lowell Griffith with a request for a motion to approve the property agreements and authorize that Bill Ernstes sign the property agreements on behalf of the board. Gary Bailey made a motion and Kevin Whipple seconded the motion to approve the property agreements and authorize that Bill Ernstes sign the property agreements on behalf of the board. The motion passed unanimously by voice vote 5-0.

**Don Tribbett Status Report –** Attorney Don Tribbett submitted the following report to be read to the board and entered into the meeting record:

1. GBOAC v. Sterchi: The GBOAC recently agreed to purchase all of Mr. Sterchi’s real estate southeast of State Road 46 plus an avigation easement over 0.960 acres of the Sterchi land northwest of SR 46. The original description we had for the Sterchi land southeast of SR 46 indicated that Sterchi owned 21.062 acres southeast of SR 46, but the GBOAC initially only sought to acquire 15.362 of those acres, leaving 5.7 acres to Mr. Sterchi. Mr. Sterchi proposed that the GBOAC acquire the entirety of the acreage southeast of SR46 at the same price per acre as the court-appointed appraisals valued the 15.362 acres, and the GBOAC board agreed. However, there was some question as to the exact amount of acres left after the removal of the 15.362 acres, and because of some property tax issues, Mr. Sterchi had already hired a surveyor to make that determination. As it turns out, there are only 4.761 acres left after the taking of the 15.362 acres and not 5.7 acres. Therefore, the GBOAC’s purchase price for the remaining land will be reduced by about $16,000. Mr. Sterchi is now requesting that the GBOAC pay ½ of his surveying bill, or $855.00. While the GBOAC did not agree in advance to pay any portion of Mr. Sterchi’s surveying bill, the GBOAC is receiving some benefit from the survey. So I am recommending that the GBOAC agree to pay ½ the surveying bill. If the board approves that payment, there will be no need to issue a check at this time; an adjustment will be made at the Sterchi closing.

Kevin Whipple made a motion and Jon Dooley seconded the motion to approve that the board pay ½ the surveying bill incurred by Mr. Sterchi to determine the exact amount of acres left after the removal of the 15.362 acres. The remaining acreage was determined to be 4.761 acres and not 5.7 acres. The amount of one-half of the survey bill requested by Mr. Sterchi is $855.00. The motion passed unanimously by voice vote 5-0.

1. GBOAC v. Beggs, Goddard and Haston: Phil Sever, the attorney who represents these 3 landowners, has been telling me for quite some time that he was in the process of preparing demands to settle all three of these cases. However, as of today, I still have not received any of the demands. Recently, I was advised that Mr. Sever may withdraw his appearance on behalf of the Goddard Trust. In the meantime, I have been attempting to get trial and discovery dates set in the event the three cases do not settle. After clearing up some confusion, we finally have those dates as follows:
2. Goddard:

Trial Date: September 12, 2022

Deadline for exchange of witness and exhibit lists: May 2, 2022

Discovery Cutoff: June 15, 2022

1. Haston:

Trial Date: August 15, 2022

Deadline for exchange of witness and exhibit lists: May 2, 2022

Discovery Cutoff: June 15, 2022

1. Beggs:

Trial Date: October 24, 2022

Deadline for exchange of witness and exhibit lists: May 2, 2022

Discovery Cutoff: June 15, 2022

**Airport Manager’s Report – Jerry Scheidler**

Jerry Scheidler reported that all hangars are full. Fuel sales are down due to recent bad weather. He also noted that the runway was closed for a few days due to an ice storm.

**Approval of Bills –** Bill Ernstes presented Docket #1 dated March 3, 2022 for Payroll Expenses and General Claims for $25,697.78. Kevin Whipple made a motion and Deborah Potter seconded the motion to approve the payment of Docket #1 for a total of $25,697.78. The motion passed unanimously by roll call vote 5-0.

**Comments from the Board and/or Public** – None

**Meeting Adjournment & Next Meeting Date** - There being no further business before the board, Kevin Whipple made a motion and Deborah Potter seconded the motion to adjourn the meeting. The motion passed unanimously by voice vote 5-0. Bill Ernstes adjourned the meeting at 6:43 p.m. The next meeting will be held on Thursday, April 6, 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

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Bill Ernstes – President Date

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Jon Dooley – Vice President Date

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Gary Bailey – Board Member Date

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Deborah Potter – Board Member Date

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Kevin Whipple - Board Member Date