

The Board of Aviation Commissioners of the City of Connersville held their regular meeting on Monday, March 25, 2024, at 12:00 p.m. in the Mayor’s Conference Room at City Hall.

Board President Pete Bell presided and called the meeting to order with Tim Patterson, Ed Herrell, Kevin Yaryan, and Andy Yaryan present. Attorney Ann Sanders, and Airport Manager Jeff Dungan were also present. Asst Airport Manager Nathan Foreman, Mayor Chad Frank, and Paul Shaffer with Butler, Fairman and Seifert were absent.

Tim Patterson made a motion to approve the minutes of the February 26, 2024, regular meeting; Ed Herrell seconded the motion. All Board members voted “yes”.

Andy Yaryan made a motion to approve Airport claims of \$13,395.22. Tim Patterson seconded the motion. All Board members voted “yes”.

Paul Shaffer with Butler, Fairman and Seifert sent engineering notes:

ACTION ITEMS FOR BOAC MEETING

1. Motion to take the hangar development bids under advisement while the FAA funding and bank financing is secured. **(Kevin Yaryan made the motion to approve, Tim Patterson seconded the motion. All Board members voted “yes”.)**
2. Motion to advertise financing requests for the hangar development project with proposals due at the April 29th BOAC meeting. **(Ed Herrell made the motion to approve, Tim Patterson seconded the motion. All Board members voted “yes”.)**
3. Motion to submit the corresponding FAA NPE and BIL grant applications. **(Kevin Yaryan made the motion to approve, Tim Patterson seconded the motion. All Board members voted “yes”.)**

BFS PROJECT UPDATES

- **Hangar Construction**
 - We received 4 bids on the hangar project. The bid tabulation is attached for your review.
 - The apparent low bidder is Thor Construction \$1,335,379.00. Thor submitted a complete bid and will follow up with the required DBE pager as allowed by the contract documents. We have a verbal that they will meet the goal.
 - Proposed financing cashflow is below. Total project is within \$13,000 of the previous cash flow model. The good news is because you are up to 15 based aircraft you are now getting \$144,000 a year in BIL. So, we are in good shape with the 5-year pay off as we had hoped and will save some of your 2028 NPE funds available.
 - Once we get the proposals from the banks, we will take an ordinance to the City Council for approval of the required resolution to do the Loan Contract.
 - Motion to advertise financing requests for the hangar development project with proposals due at the April 29th BOAC meeting.
 - Motion to submit the corresponding FAA NPE and BIL grant applications.

CEV Corporate Hangar Cash Flow						Project Balance
					Total Construction	\$1,335,379.00
					Professional Services	\$98,620.00
	NPE	BIL	INDOT	Local Match	Total Grants	\$1,433,999.00
2024 Banked available 9/2024	\$ 214,037.05	\$ 254,000.00	\$ 26,002.06	\$ 26,002.06	\$ 520,041.17	\$913,957.83
2025 available 9/2025	\$ 150,000.00	\$ 144,000.00	\$ 16,333.33	\$ 16,333.33	\$ 326,666.67	\$587,291.17
2026 available 9/2026	\$ 150,000.00	\$ 144,000.00	\$ 16,333.33	\$ 16,333.33	\$ 326,666.67	\$260,624.50
2027 available 9/2027	\$ 150,000.00		\$ 8,333.33	\$ 8,333.33	\$ 166,666.67	\$93,957.83
2028 available 9/2028	\$ 84,502.00		\$ 4,694.56	\$4,761.28	\$ 93,957.83	\$0.00
	\$ 748,539.05	\$ 542,000.00	\$ 71,696.61	\$ 71,763.34	\$ 1,433,999.00	

Tracie Burns updated the board for the Eclipse event. She has a 2-station porta pot scheduled along with a food truck that should feed 400 people. They will have NASA patches, bags, shirts, and eclipse glasses.

Jeff Dungan discussed the State inspection. There are lights out along the runway. They have contacted Ledwig. The big issue is that they are old, and it is getting harder to find parts.

Jeff Dungan presented 4 quotes to remove and clean up trees at the southeast side of the runway.

Jason Hammons	\$2,500.00
Cook's EarthScaping	\$1,800.00
Friendly Contracting	\$6,000.00
Bob's Tree Care & Landing Clearing	\$2,500.00

Andy Yaryan made the motion to proceed with Cook's EarthScaping, Kevin Yaryan seconded the motion. All Board members voted "yes".

Nathan Foreman had gotten 3 quotes to replace the door on the Hydro Hanger door.

Powerlift	\$75,049.00
Schweiss (Hydraulic)	\$68,468.23
Schweiss (Bi-Fold)	\$62,694.51

These were 80-foot doors.

Jeff Dungan got 3 quotes for 70-foot door.

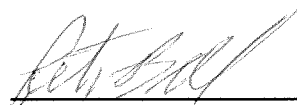
Powerlift	\$59,303.00
Schweiss (Hydraulic)	\$49,905.31
Schweiss (Bi-Fold)	\$38,849.56

They have one quote from Friendly Construction on spray in installation, they need to get 2 more quotes.

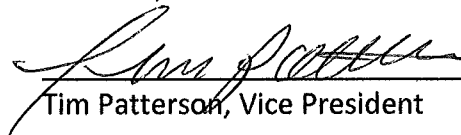
There was a discussion regarding the lights in the flying club hanger. Past practice, the flying club is responsible.

Ed Herrell made the motion to adjourn, Tim Patterson seconded the motion. All Board members voted "yes".

The next Board of Aviation Commissioners meeting will be held on Monday, April 29, 2024.

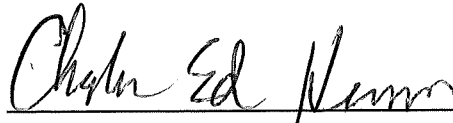


Pete Bell, Board President

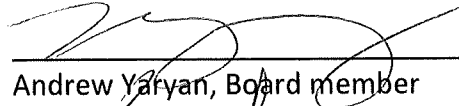


Tim Patterson, Vice President

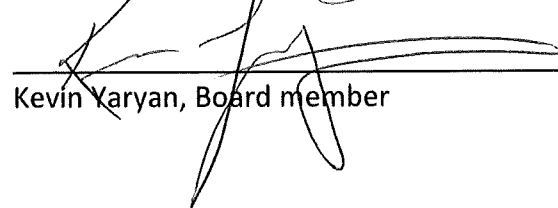
March 25, 2024



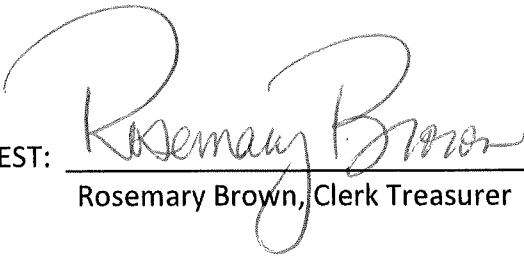
Ed Herrell, Secretary



Andrew Yaryan, Board member



Kevin Yaryan, Board member

ATTEST: 
Rosemary Brown, Clerk Treasurer

CONNERSVILLE MUNICIPAL AIRPORT													
BIO TABULATION													
HANGAR DEVELOPMENT													
Friday, March 15, 2024													
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	Engineer's Estimate	Thor Construction Dan Stamper dan@thor-construction.net 1111 NW T St. Richmond, IN 47374 765-962-6553	Dunlap General & Mechanical Contractors Debra Ness dgn@dmcs.com 825 East 1100 South PO Box 3230 Dolumbus, IN 47202 12-376-3021 FAX: 872-572-7876	EDCOI Nick Shear nshear@edcoconstruction.com 2101 National Ave. Indianapolis, IN 46227 17-787-6665 FAX: 317-787-6893	Mecca General Contractors 903 Belle Ave. Hamilton, Oh Alex Roach aroch@meccacnc.com 837-751-4537	UNIT PRICE	AMOUNT	
General Site Work: Asphalt Drives, Sub-Surface Drainage, and grading outside building limits.													
S1	Mobilization/Demobilization	L.S.	1	\$25,000.00	\$25,000.00								
S2	Construction Engineering	L.S.	1	\$20,000.00	\$20,000.00								
S3	Unclassified Excavation	L.S.	1	\$20,000.00	\$20,000.00								
S4	6 Inch, Perforated HDPE Underdrain Pipe	L.F.	288	\$20.00	\$5,760.00								
S5	Underdrain Pipe Cleanup	Ea.	6	\$12,000.00	\$72,000.00								
S6	Perculation Basin	L.S.	1	\$15,000.00	\$15,000.00								
S7	Concrete Sidewalk	S.Y.	2	\$200.00	\$400.00								
S8	Asphalt Auto Drive	TON	77	\$15,400.00	\$1,185,800.00								
S9	Cold Milling, 2 IN.	S.Y.	110	\$10.00	\$1,100.00								
S10	Concrete Aircraft Apron	C.Y.	198	\$100.00	\$19,800.00								
S11	No. 53, Crushed Stone Base	C.Y.	72	\$100.00	\$7,200.00								
S12	Fence Modifications	L.S.	1	\$7,500.00	\$7,500.00								
S13	Hydro Seeding	K.S.F.	5	\$700.00	\$3,500.00								
S14	Utility Allowance Telephone and Water service relocations, Electric, Gas, and Water Connections	L.S.	1	\$50,000.00	\$50,000.00								
				General Site Work TOTAL									
Hanger 80' by 120'													
B1	Pre-Engineered Building (Includes the building delivered to the site)	L.S.	1	\$450,000.00	\$450,000.00								
B2	General Construction Work (Includes floor slabs, foundations, building erection, and excavation for the building. It does not include any site work beyond the building walls)	L.S.	1	\$500,000.00	\$500,000.00								
B3	90 Foot by 28 Foot Clear Opening One Piece Hydraulic	L.S.	1	\$220,000.00	\$220,000.00								
B4	Electrical (Includes Service Connection, main panel, overhead lighting, outlets, door operators)	L.S.	1	\$95,000.00	\$95,000.00								
B5	Gas (Includes Service Connection, overhead radiant tube heaters)	L.S.	1	\$6,000.00	\$6,000.00								
B6	Plumbing (Includes Service Connections water and sewer, Hose Bib, Floor Trench Drain, and Floor Drain Inlet)	L.S.	1	\$25,000.00	\$25,000.00								
				HANGAR 80' by 120'									
				TOTAL CONSTRUCTION:									

Contractor did not submit the standard Itemed Proposal. Corresponding unit prices were not available in the bid.

UNIT PRICE	AMOUNT
\$75,000.00	\$75,000.00
\$13,685.00	\$13,685.00
\$21,500.00	\$21,500.00
\$19.00	\$5,472.00
\$702.00	\$4,212.00
\$26,500.00	\$26,500.00
\$250.00	\$500.00
\$276.00	\$2,760.00
\$50.00	\$5,500.00
\$369.00	\$73,662.00
\$80.00	\$5,760.00
\$15,000.00	\$15,000.00
\$894.00	\$4,470.00
\$50,000.00	\$50,000.00
\$293,372.56	\$321,913.00
\$382,000.00	\$382,000.00
\$550,000.00	\$550,000.00
\$161,000.00	\$161,000.00
\$120,000.00	\$120,000.00
\$22,000.00	\$22,000.00
\$27,600.00	\$27,600.00
\$1,262,600.00	\$1,262,600.00
\$1,554,513.00	\$1,554,513.00