



CITY COUNCIL PUBLIC WORKS COMMITTEE MEETING

April 13, 2023 at 4:00 PM

Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street

Post Office, 1242 Linden Avenue

City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

3. Items of Business

3.A. Airport Discussion

Dan Papik: Present

Kyle Frans: Present

Dale Strehle: Present

Present: 3.

Others present for the meeting: City Clerk-Treasurer Jerry Wilcox, City Administrator Tom Ourada, Mayor Dave Bauer, Airport Advisory Board Anthony Fitzgerald, Collin Coneva, Airport Advisory Board Blaine Spanjer, NDOT Aeronautics Division Director Ann Richart, Acting City Finance Director Wendy Thomas, Acting Crete Airport Manager Mike Kalkwarf and Acting City Clerk Nancy Tellez.

City Administrator Tom Ourada mentioned that Colin Coneva has been in discussions

with the Airport Advisory Board and Ann Richart, Nebraska Director of Aeronautics, about privatizing the airport and how that might look. The City needs to discuss what this might require of the City.

Collin Coneva stated he would like to develop housing on an airport that would include modern-style homes of 1-5,000 square feet that would sit on top of an airplane hangar with access to a runway. The development would also include a high-end restaurant/micro-brewery in a spa/resort type of atmosphere. There are few of this type of development across the country, with examples being Stearman Field near Wichita, Kansas and a new one near Austin, Texas. The proximity to Lincoln would be very beneficial for this project. He is a member of a Nebraska Pilots group with 2,000 members and believes that many professionals like doctors and attorneys are interested in having this type of facility in Nebraska. He has been developing this idea for a couple of years and working on how to finance this type of development.

Airport Advisory Board member Fitzgerald questioned the development of this type of project with a Residential Through The Fence (RTTF) agreement with the FAA allowing the field to remain public and benefit from the federal grants. Richart reported that the FAA does not like the RTTF agreements at all. Coneva stated that if the airport is private for public use, RTTF would not be required.

Ourada asked what would be the incentive to let the public use the airport after being privatized.

Richart mentioned that if it is open to the public, it has to be open and available, and would be inspected by the State Department of Aviation regularly. The only privately owned, public use airport in Nebraska is in South Sioux City. The FAA and NDA monitor and inspect the same requirements for publicly owned and publicly used airports.

Airport Advisory Board member Spanjer questioned how we could be sure that it remains a public-used airport and what would become of the leases in place now. Richart commented that it should be in writing, recommending a good aviation attorney to review all paperwork.

Coneva stated that covenants and by-laws would ensure that the hangars are used for airport purposes only and that the development would lose revenue if it limited the use of the airport.

Mayor Bauer mentioned that written covenants are hard to uphold. However, other places do. It can be done.

Coneva stated that if there is support, he would contact an FAA inspector he knows and hire him to take care of FAA red tape. He would also need a financial person to help with the projections. Information needed from the City includes:

- Dirt for development available
- High speed internet availability
- Sewer and water infrastructure

Papik questioned how the FAA grants that would be required to be paid back would be financed as well as the purchase of the property. Spanjer said FAA has to be paid back first. Coneva stated FAA grants can be paid back over 10 years.

Richart stated the change of sponsorship is important to the FAA. Communicating with FAA to let them know what is happening is very important.

Fitzgerald questioned the financing of streets and other infrastructure for development.

Coneva stated the city should have to pave the gravel road into the airport and provide water and sewer services. Ourada stated that they are assessed to the property owners within the

city limits that benefit from the project. If they are not in the city limits, they cannot be assessed. Developers are responsible for infrastructure improvements that need to be made.

Coneva provided a graph and other information about what is currently coming into Crete and what the development might generate.

Richart stated that it's important she mentions she is not here to advocate for Coneva's proposal. She is there with her professional opinion. This is a new concept popping up. Currently, there is another airport trying to do the same but they have a lot more issues and she doesn't see them doing it. Richart agrees with Coneva that Crete could be the place where people come to live with their airplanes. She mentioned setting up documents to have the control you need.

Ann Richart is leaving and won't be the Nebraska Director of Aeronautics. She will have the same position, but in the state of Washington where her family is at.

Coneva stated he would like to have a letter of intent from the City before another meeting.

Ourada suggested Coneva have the following before another meeting:

- Plan to pay back Feds
- plan to keep the airport up to federal guidelines if there is a default of loans or agreements
- Quantify your risks
- Quantifying our risks

The City will do the following:

- Talk to City attorneys
- Estimate cost of infrastructure

Coneva stated he wants to be clear about expectations:

- He is not going to pay back the Federal Grants. He hoped that it would be paid back from property tax.
- He would not purchase all the property, just what would be developed.
- He would like the use of TIF incentives

Committee member Frans asked about getting the numbers put together. Coneva mentioned he would get the numbers in a couple weeks.

Ourada mentioned there are city code, state statutes and federal regulations that would need to be considered on all aspects of this project.

4. Officers' Reports

5. Adjournment

The meeting adjourned at 5:17 pm.