



CRETE AIRPORT ADVISORY BOARD MEETING

March 14th, 2024 at 8:15 AM
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

Greg Hier: Present
Kirk Keller: Absent
Howard Nitzel: Present
Blaine Spanjer: Present
James Dux: Present
Present: 4.

Also Present: City Administrator Tom Ourada, City Attorney Anna Burge, IT Director Mike Kalkwarf, Finance Director Wendy Thomas, City Clerk Nancy Tellez

Airport Manager Will White arrived at 8:18 a.m.

3. Items of Business

3.A. Consider the airport budget.

Howard Nitzel asked if the farm lease bid goes out in September. Blaine Spanjer stated that notice had to be given by September. City Administrator Tom Ourada mentioned that there

will be an update on the airport budget every two months. It was mentioned that the vehicle repair budget may be low. Ourada stated that the salaries are higher. It had been budgeted for Sean, and it was low since it was offset by fuel sales. Spanjer asked if the City of Crete had been back to the fiscal year and Ourada stated that yes it did. It used to be biannual.

3.B. Consider Air Methods City proposal for hangar door.

City Administrator Tom Ourada stated that there was a response from Air Methods and they are fine partnering on the hangar door. They want the lease to be extended in the current form. Ourada stated that is problematic, and it needs to be amended. They could possibly extend the lease for one year at the current rate.

Ourada stated that with the LB840 grant program, Air Methods could apply for 50% grant funding and split the other 50% with them and the city. This would be for a normal hangar door and not a high hangar door. Airport Manager Will White stated that he is waiting on a quote from Blue Valley Doors. Spanjer stated that the door that is there now is functioning and it's not pretty, but it works for now. Ourada added that a structure engineer from JEO took a look at the door and stated that there is not a pending risk.

Howard Nitzel moved to recommend moving forward with the grant clause door. 50% grant and the other 50% would be divided between Air Methods and the City of Crete. Agree to extend the lease one year but modify the terms. Greg Nitizel seconded the motion.

3.C. Consider end unit rates.

Blaine Spanjer stated that Airport Manager Will White did the measurements and the door heights. Spanjer stated that he compared rates and the airport end unit rates are about half the price of what commercial rates are.

Howard stated that it's comparing two separate things. Blaine stated two things. 1.) Basically, you are not competing with the commercial storage units. 2.) Why is an end unit that is not for aviation purposes being subsidized? The subsidy is for aviation purposes, not for units rented for storage.

Howard asked if end units would be charged the same as a T-Hangar. Howard and Blaine discussed the possibilities of adjusting rates by square footage and by door size. James stated that he is not opposed to the rates going up, but going up this much is excessive. Blaine stated that there is an obligation to taxpayers. However, many taxpayers don't know how much is paid for roads. Greg stated that the storage units are reasonably inexpensive at the current rental rate, and he would suggest increasing the price in small increments. He stated that Beatrice puts the rate increase on the lease, and it would go up 3% annually.

City Administrator Tom Ourada stated that an amount can be increased every year until it at the amount they would like it to be at. Howard stated that it could be based on square footage or 66% of the comparable T-Hanger rate.

Airport Manager Will White stated that he would go through the list and come up with some numbers.

3.D. Consider temporary aircraft proposed rates for FBO shop.

Airport Manager Will White stated that the temporary aircraft proposed rates for the FBO shop he came up with are the following:

\$40 for Single Engine Aircraft

\$80 for Multi-Engine Aircraft

\$120 per day

The Airport Advisory Board discussed the rates and decided on the following:
\$50 for Single Engine Aircraft
\$80 for Multi-Engine Aircraft
\$120 per day

White asked if there needed to be something on the fee schedule. City Administrator Tom Ourada stated that something needs to be established.

Howard Nitzel motioned to recommend to the City Council to consider the temporary aircraft proposed rates for the FBO shop seconded by Greg Hier.

4. Officers' Reports

Howard Nitzel mentioned that there are companies that might be interested in setting up base here at the airport. Nitzel asked if the City of Crete is doing any marketing or if there are pictures that could be taken. City Administrator Tom Ourada stated that Media Specialist Jennifer Lampila does that.

Nitzel also stated that he got a call from Rob Ebsky and he has been having difficulty finding insurance for his end unit.

4.A. Fuel Report

4.B. Airport Manager Report

5. Petitions - Communications - Citizen Concerns

6. Adjournment

9:33 a.m.