



CRETE AIRPORT ADVISORY BOARD MEETING

July 11th, 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: Absent

Kirk Keller: Present

Howard Nitzel: Present

Blaine Spanjer: Present

James Dux: Absent

Present: 3

Also present: City Administrator Tom Ourada, City Attorney Anna Burge, Finance Director Wendy Thomas, City Clerk Nancy Tellez

IT Director Mike Kalkwarf arrived at 8:20 a.m.

3. Items of Business

3.A. Approve June 20th, 2024 Minutes

Howard Nitzel motioned to approve the minutes seconded by Kirk Keller

3.B. Budget discussion

City Administrator Tom Ourada stated that this is where the budget is at and they can start looking where they want to alter for next year. Howard Nitzel mentioned that the expenses they have no control over and the income that is coming in is the most income that has ever come in. Ourada stated that it probably is but they need more. Ourada explained that the hospital has approached the City of Crete, and they want \$70,000 more a year than they were getting for paramedic services. Ourada also explained that the fire department have been working on a building expansion with a USDA loan funds. They had a preliminary discussion and thought about 3 million dollars over 40 years with a 4% interest. That would be just over \$200,000 a year. They would like to have two stories and sleeping quarters. The building architect they spoke to mentioned that it would be closer to 8 million dollars and that would be approaching half a million a year. There is no way to afford that. One of them is talking about getting paid for the paramedics. If we say just the paramedics, that would be \$800,000 a year. Everybody likes to compare us to Seward and we don't have the revenue Seward has. We have revenue more like what Schuyler has. The nearest partially paid department is York and Beatrice. If the Council does anything other than what we plan with the grant it would cut into other departments and it won't balance. Kearney is a volunteer department and they have a larger population.

Ourada explained the Budget sheet they were reviewing and stated that the transfer in is the federal aid. Nitzel stated that they have \$125,000 income from the airport. Ourada explained that Beatrice just took over their airport and Seward's airport is still under the Airport Authority and he isn't sure if they get anything from the city. Both of what the hospital and fire department are planning are annual expenses not a onetime expense.

Ourada mentioned that they will need an action next month and will need to raise hanger rents. They will need to decided if the airport will manage the fuel.

3.C. Lease agreement and term discussion

Blaine Spanjer mentioned that they will need to look at the farm lease which is up for bids. The AirMethods lease is also going to be up in December 2025 the Second Amendment. City Administrator Tom Ourada mentioned possibly having AirMethods be in the FBO hangar until the door is done during construction. Spanjer asked if they plan to do a hangar door comparison.

Mike Kalkwarf asked if there is a waiting list and when was the last time, they raised the hangar rent. Ourada mentioned that if they do comparability they need to drill into different things. Spanjer stated that there is room for increasing the hangar rent.

City Attorney Anna Burge stated that they are redoing the lease and they will pass it around in the future and in January they will get everyone in the new lease. They are going to be doing month to month with any new tenants. They are also going to be changing how frequently people are able to make payments. Spanjer requested a sheet with the hangar rates.

3.D. Consider the agreement with Olsson Engineering on the hangar door project.

City Administrator Tom Ourada stated that they don't have an agreement from Olsson yet and the proposed agreement is overpriced.

3.E. Airport storage/end unit insurance discussion

City Administrator Tom Ourada stated that in talking with City Attorney Anna Burge stated that insurance cover the contents but not liability if something happens. Burge stated that with a homeowner's policy it will cover liability on their premises but does not cover liability. It

will not cover the personal property that is stored off and causes damage to other property. Burge added that they require all airplane hangars to carry \$1 million to \$3 million of insurance. With a general liability policy there is more protection.

4. Officers' Reports

4.A. Airport Manager Report

Airport Manager Will White stated that AirMethods called and they had water in their fuel. Aaron went the next day and tested the fuel and found no water. AirMethods stated they have been instructed not to get fuel there anymore.

White stated they got a new gearbox for the mower.

Blaine Spanjer and Howard Nitzel asked about the possibility of getting an agreement with the Ag business that stops at the airport and let them know they can't be loading out of the airport until there is an agreement.

4.B. Fuel Report

5. Petitions - Communications - Citizen Concerns

6. Adjournment

9:42 a.m.