

**Airport Advisory Board Meeting**  
**Thursday, March 14, 2024 8:15 AM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

**1. Open Meeting**

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.

**2. Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

**3. Items of Business**

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

3.A. Consider the airport budget.

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

3.C. Consider end unit rates.

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

**4. Officers' Reports**

- Reports may be given by Officers, City Departments, Committees, or Board members concerning the current operations of the Airport.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

4.A. Fuel Report

4.B. Airport Manager Report

**5. Petitions - Communications - Citizen Concerns**

- Citizen testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

**6. Adjournment**

**Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

**“A” Row Hangars Used as Storage**

30 Feet Deep x 40 Feet Wide

Proposed Rate: 125.00

**East End Unit Dimensions Rows B-G**

**B:** Manual Door, Fluorescent Lights

Proposed Rate: 90.00

20 Feet Wide x 20 Feet Deep

Door: 12 Feet Wide x 12 Feet Clearance

**C:** Manual Door, Lightbulb

Proposed Rate: 85.00

11.5 Feet Wide x 28 Feet Deep

Door: 10 Feet Wide x 10 Feet Clearance

**D:** Manual Door, Lightbulb

Proposed Rate: 90.00

9.5 Feet Wide x 40 Feet Deep

Door: 8 Feet Wide x 10 Feet Clearance

**E:** Manual Door, Lightbulb

Proposed Rate: 100.00

Front Half 20 Feet Wide x Back Half 10 Feet Wide x 36 Feet Deep

Door: 10 Feet Wide x 10 Feet Clearance

**F:** Manual Door, Lightbulb

Proposed Rate: 110.00

Front Half 24 Feet Wide x 12 Feet Wide Back Half x 36 Feet Deep

Door: 12 Feet Wide x 12' Clearance

**G:** Manual Door, Lightbulb

Proposed Rate: 110.00

Front Half 24 Feet Wide x 12 Feet Wide Back Half x 36 Feet Deep

Door: 12 Feet Wide x 12' Clearance

**West End Unit Dimensions Rows B-G**

**B:** Manual Door, Fluorescent Lights Proposed Rate: 90.00

20 Feet Wide x 20 Feet Deep

Door: 12 Feet Wide x 12 Feet Clearance

**C:** Manual Door, Lightbulb Proposed Rate: 90.00

28 Feet Deep x 18 Feet Wide

Door: 16 Feet Wide x 10 Feet Clearance

**D:** Manual Door, Lightbulb Proposed Rate: 95.00

12 Feet Wide x 40 Feet Deep

Door: 10 Feet Wide x 10 Feet Clearance

**E:** Manual Door, Lightbulb Proposed Rate: 100.00

Front Half 20 Feet Wide x Back Half 10 Feet Wide x 36 Feet Deep

Door: 10 Feet Wide x 10 Feet Clearance

**F:** Manual Door, Lightbulb Proposed Rate: 110.00

Front Half 24 Feet Wide x 12 Feet Wide Back Half x 36 Feet Deep

Door: 12 Feet Wide x 12' Clearance

**G:** Manual Door, Lightbulb Proposed Rate: 110.00

Front Half 24 Feet Wide x 12 Feet Wide Back Half x 36 Feet Deep

Door: 12 Feet Wide x 12' Clearance

## Proposed day rates

Single-Engine Aircraft - \$60.00

Multi-Engine Aircraft and Helicopters - \$80.00 Jets -  
\$120.00 per day



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## CRETE AIRPORT ADVISORY BOARD MEETING

February 8<sup>th</sup>, 2024 at 8:15 AM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### 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

Kirk Keller: Present  
Greg Hier: Present  
Howard Nitzel: Present  
Blane Spanjer : Present  
James Dux: Absent

Present: 4, Absent 1.

Also present: Airport Manager Will White, City Administrator Tom Ourada, City Attorney Anna Burge, IT Director Mike Kalkwarf, Chris Corr, Finance Director Wendy Thomas, City Clerk Nancy Tellez,

#### 3. Items of Business

##### 3.A. Review and consider hangar rental rates.

City Administrator Tom Ourada stated that there are things that go hand in hand such as fuel prices, hangar prices, and door sizes. Ourada also stated doing a comparability study with local storage units.

### **3.B. Review and consider event rental rates for the airport.**

Airport Manager Will White stated that Doane University would like to hold a homecoming event. White asked about increasing the rate.

A vote was motioned by Nitzel and seconded by Hier to increase the rate to \$300.00.

### **3.C. Consider a recommendation to the City Council on the Revised 2023 Project List.**

The Advisory Board reviewed the 2023 Project List.

- East wall (get a formal bid)

Nitzel stated that the items were the brush piles and the vending machine. Nitzel mentioned that the brush piles need to be burned and will talk to the fire department to get a burn permit.

Chris Corr stated that the CIP and Exhibit A have been submitted and approved. A description of the quick claim deeds was submitted. Corr asked if the rest of the deeds will be updated. Ourada stated that they will be doing that.

Nitzel motioned and Keller seconded to forward the project list to the City Council

### **3.D. Discussion on Air Methods hangar door.**

City Administrator Tom Ourada explained that Air Methods could possibly apply for LB840 to get 50% grant funding and split the rest with the city and Air methods for a new hangar door. If they agreed to that then the door can get done. This would be a reasonable approach since they use the door more than a typical tenant. City Attorney Anna Burge stated that LB840 has a personal guarantee for 8 years. Ourada informed that would be amortized over that period. Ourada mentioned that there will be changes to the lease agreement.

Ourada mentioned that he will get together with Blaine Spanjer to make the phone call to Air Methods.

## **4. Petitions - Communications - Citizen Concerns**

## **5. Officers' Reports**

### **5.A. Airport Manager Report**

Airport Manager Will White stated that he has called a few people after doing the inspections. White mentioned addressing the condition of the hangar. D7 is filled with non-air related things and possibly moving to A6.

Finance Director Wendy Thomas and City Administrator Tom Ourada have been going through checking that everyone has updated insurance. Ourada stated that there are some that it is likely haven't had insurance for years. There are some that have homeowners' insurance. You can have homeowners' insurance on storage units probably, but on your hangar there is no coverage there.

Ourada stated that most that were past on their rents are no longer past due. There are a couple of letters that will be sent out to the ones that are still past due. That is lot less of an issue than it has been.

Ourada informed that Collin Coneva called Mayor Dave Bauer and would like to have a meeting with him and with Ourada.

White mentioned that the City is planning to have an auction of things from all departments that are no longer being used. White stated that there are things such as a treadmill and dishwasher among other things. Spanjer asked if the things left in hangars can be auctioned.

City Attorney Anna Burge stated that if they have been abandoned and they are not paying rent, they can be auctioned off.

## **6. Adjournment**

9:15 a.m.

**Crete Fuel, LLC**  
**Flowage Tracker - 2024**

	<u>100LL</u>	<u>Jet-A</u>	<u>Total Gallons</u>	<u>Flowage Fee</u>
Jan	482.8	2,264.2	2,747.0	\$219.76
Feb				
Mar				
Apr				
May				
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
	<u>482.8</u>	<u>2,264.2</u>	<u>2,747.0</u>	<u>\$219.76</u>

FEB 10 2024