

**Airport Advisory Board Meeting**  
**Thursday, November 7, 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. Approve meeting minutes

3.B. Consider the bids for roof/facade replacement

3.C. Discussion on Air Methods door engineering

3.D. Consider short term/temporary monthly rate for hangar rentals

**4. 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.

**5. 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.

5.A. Airport Manager Report

**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).



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## CRETE AIRPORT ADVISORY BOARD MEETING

October 10<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

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

Also present: City Administrator Tom Ourada, Human Resources Coordinator Savannah Anderson, IT Director Mike Kalkwarf

##### 3. Items of Business

###### 3.A. Approve Minutes

Kirk Keller motioned to approve the minutes seconded by James Dux

###### 3.B. Discuss Airport Manager

City Administrator Tom Ourada stated that the Airport Manager is gone. There are some possibilities for a new FBO and an Airport Manager.

### **3.C. Air Methods hangar door**

City Administrator Tom Ourada sent the LB840 application to Air Methods. They stated that they couldn't wait.

Ourada mentioned that Air Methods is wanting to move forward, and they plan to continue with the LB840 application. Part of it will be with the grant and the rest will be part of the lease.

### **3.D. Hangar rental rates and leases**

City Administrator Tom Ourada stated that they could discuss this next month.

### **3.E. Roof contractor discussion from prior meeting**

City Administrator Tom Ourada mentioned getting more bids from Dimas Construction and RAFA Roofing.

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

## **5. Officers' Reports**

### **5.A. Crete Fuel Report**

## **6. Adjournment**

8:51 a.m.



**J&K Exteriors LLC**  
 3350 Eastpark Circle  
 Lincoln, NE 68504  
 info@jandkexteriorsne.com

www.jandkexteriorsne.com  
 Phone: (402) 890-5937

**Company Representative**  
 Chad Heusinkvelt  
 Phone: (402) 641-3875  
 chad@jandkexteriorsne.com

10/09/2024  
**Claim Information**

**City of Crete Airport Project**  
**City of Crete**  
 2429 County Road F  
 Crete, NE 68333  
 (402) 314-0887

Job: City of Crete Airport Project

**New Steel Panel Quote**

	Qty	Unit	Per Unit Charge
Mansard Roofing Replacement: Remove Wood Shake Install Synthetic Underlayment Install 1 Piece Starter that will cover soffit Install 26g Metal Siding panels install Z bar closure Install Coping Metal	1.00	EA	\$8,590.00
Forklift with platform rental	1.00	EA	\$1,725.00
			<b>\$10,315.00</b>

**TOTAL** **\$10,315.00**

Starting at **\$170/month** with  **APPLY**

- **ESCALATION CLAUSE / PLEASE NOTE:** Due to high volatility in material pricing & allocations at this time, J&K Exteriors LLC can only honor this pricing for 14 DAYS MAXIMUM on new construction & retail bids / 30 DAYS MAXIMUM on insurance bids. If you intend to use our bid & services, please be sure to notify us as soon as possible giving us time work with our crews and suppliers to lock in pricing & materials for your project. We will do everything in our power to honor the pricing quoted for this project, however we cannot guarantee any pricing until materials are purchased & delivered to the project site.
- **(NEW CONSTRUCTION PROJECTS ONLY)** This bid assumes normal trips to the site to complete the project. Any trips required due to circumstances outside of J&K Exteriors LLC's control (other trades not completed etc.) will be billed at a minimum rate of \$250.00 per additional trip. This will apply only after being notified to mobilize and arriving on site not ready for our trades to be completed.
- **MATERIAL DELIVERY:** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to roof-top materials. It is possible that the driveway, curbs, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Accordingly, the contractor disclaims liability for any cracks or damages caused to the driveway, curbs or walkways. **If customer would prefer the contractor to hand lift the materials, the contract price will need to be increased to reflect the additional labor cost.**
- **LIABILITY FOR DAMAGE:** We will make every attempt to protect the siding, windows, doorways, porches, decks, patios and surrounding grounds/shrubbery with tarps and/or plywood. Due to the large volume of debris being removed, there are times when damage may occur no matter how much we prepare. We recommend that prior to the start of your restoration project you secure/move all fragile or irreplaceable items hung on walls and/or suspended from ceiling areas that could be disturbed or damaged during the job. J&K Exteriors LLC is not in any way responsible for any damage incurred.
- **MATERIAL, AND OR, LABOR QUANTITIES** have been included for the quantities stated on this bid, and J&K Exteriors LLC's understanding of how the project will be completed.
- **(RE-ROOF PROJECTS ONLY)** It is impossible to determine the condition of existing roof decking (OSB & Plywood) until the existing roofing materials are removed. Once this occurs, a complete roof deck inspection will be completed. At that time all decking that shows signs of rot, or is not up to local building codes will be replaced at a rate of \$75.00 per 4'x8' sheet. **NO DECKING WILL BE REPLACED** without consulting the clients for approval.
- **(RE-ROOF PROJECTS ONLY)** It is not always evident that additional layers of shingles / felt lay underneath the existing roofing materials that are installed. Any additional layers found will be billed at a rate of \$30.00 asphalt shingles / \$40.00 wood shakes / \$5.00 underlayment. Client will be notified immediately upon discovery to approve additional fees before work will continue. Typically these additional layers can be documented & submitted to your insurance carrier if the roof is being replaced after a loss, and this additional service will be provided by J&K Exteriors LLC at **NO CHARGE** for our clients.

Roof Decking Disclaimer - Customer Initials: \_\_\_\_\_

• **PAYMENT SCHEDULE:**

- **NEW CONSTRUCTION ONLY** - Progress payment request will be submitted once materials have been delivered, and at points during the progress (large projects). Balance of invoice will be submitted at completion of our work, and will be due **NET 30 Days from the date of invoice**. Interest fees will be billed at 1.33% per month (16% APR) on invoices past 90 days of invoiced date.
- **RETAIL BID & INSURANCE WORK** - A down payment of 1/2 the financial / contract worksheet amount is due prior to getting on J&K Exteriors LLC's schedule, and any materials being delivered. The remainder of the invoice will be billed at completion and due within **30 Days from the invoice date**. Interest fees will be billed at 1.33% per month (16% APR) on invoices past 90 days of invoiced date.
- **NOTE:** J&K Exteriors LLC understands that you may be waiting on final insurance payments prior to paying your balance owed invoice. If this is the case, please communicate with our office & we will gladly work with you and assist you in this process.
- **NOTE:** If more than one trade is involved on your project, J&K Exteriors LLC may request final payment on each individual trade as they are completed. Individual invoices will be due **30 Days from the invoice date**.

• **ACCEPTANCE OF THE PROPOSAL:** The aforementioned prices, quantities, colors, conditions and product specifications are satisfactory and hereby accepted by me, the client of this project, at said address, and J&K Exteriors LLC is hereby authorized by me to order materials, and proceed with all actions on their end to begin said project. I agree to the payment terms as described / laid out above in this agreement. Upon this proposal / bid being signed by me, the client, and a representative of J&K Exteriors LLC, this proposal / bid shall constitute as a contract between the parties, and the client promises and agrees to the terms of said payments as laid out above.

• **ON INSURANCE CLAIM WORK ONLY (N/A on retail bids)**, by signing this proposal / bid, the client does agree to have J&K Exterior LLC listed as a payee on all remaining payments made on this claim from their insurance company. Any insurance supplements are to be paid directly to J&K Exteriors LLC after approval by the insurance carrier. Furthermore, J&K Exteriors LLC has my permission to be made an advocate / representative on my behalf to the insurance carrier. This will allow J&K Exteriors LLC to contact, discuss, correspond, and send / receive communication and documentation directly with my (the clients) insurance carrier.

• **HALF DOWN PAYMENT INFORMATION:**

• CHECK #: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_ CHECK AMOUNT \$ \_\_\_\_\_

• **CLIENTS RIGHT TO CANCEL:** You may cancel this agreement / contract by mailing written notification to J&K Exteriors LLC at 3550 Eastpark Circle Lincoln Nebraska 68504 or by emailing Mariha@JandKexteriorsne.com before midnight CST of the 3rd business day after signing this agreement / contract. If you wish, you may use this page as said written notice by circling this section in red ink and adding your name & address below. Proposals / contracts canceled after said "Right To Cancel" periods will be subject to a 20% (of total agreement price) cancellation fee.

• I Wish To Cancel: \_\_\_\_\_ Address: \_\_\_\_\_  
• Date Received Notice @ J&K Exteriors LLC: \_\_\_\_\_

• **FORCE MAJEURE:** J&K Exteriors LLC shall not be liable for, and shall be excused from performance under this agreement / contract for any period that is prevented from performing any services, in whole, or in part, as a result of circumstances beyond it's reasonable control including, but not limited to, acts of God, earthquakes, hurricanes, floods, tornados, fires, acts of war, hostilities, invasions, terrorism, public health emergencies, civil disorder, riots, labor actions (other than actions by J&K Exteriors LLC's personal & sub contractors) major upheavals, government actions, government restrictions, blockade, embargo, utility disruptions including power & water, or accident.

• **COLD WEATHER APPLICATIONS (Approx. Beginning of October - End Of April):** J&K Exteriors LLC has advised me that asphalt roofing shingles require direct UV light & significant heat to activate the sealing / glue strip technology built into them, and that problems after installation could arise during cold weather months. They have also advised me that this could affect the singles ability to lay flat which allows them to seal together properly, and this could result in slightly appearance, and increased exposure / blow off issues.

• I understand said risks as explained to me, and choose to authorize J&K Exteriors LLC to install my roofing products accepting all said risks. I realize that J&K Exteriors LLC will do everything possible to work with me to fix any issues that may arise, however I realize that they CANNOT be held responsible for these issues, and that I (the client) may be responsible for additional costs to address / repair these issues.

• Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

.....

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date



**Rafa Roofing - Lincoln NE**  
1830 Yolande Ave Lincoln  
NE 68521  
Phone: (402) 433-5425

**Company Representative**  
Cesar Cervantes  
Phone: (402) 381-2166  
Cesar@rafarroof.com

# Roofing Estimate

10/23/2024

**Mike Kalkwarf**  
2429 County Road F  
Crete, NE 68333  
(402) 826-9766

Job: Mike Kalkwarf

## Roofing Section

### Front Elevation Section

- Remove (1) layer of existing Wood Shake shingle down to deck.
- Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install)
- Install new ice water shield
- Install new Metal Roof Pro Rib 26 gauge.
- Install New Rake Metal and Eave Metal
- Install H&R Metal
- Install Flashing if need
- will Reuse the existing top flashing between the top flat roof
- Measurement 69' W 52" H 329 sq with 10% waste

### Left Elevation Section

- Remove (1) layer of existing Wood Shake shingle down to deck.
- Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install)
- Install new ice water shield
- Install new Metal Roof Pro Rib 26 gauge.
- Install New Rake Metal and Eave Metal
- Install H&R Metal
- Install Flashing if need
- will Reuse the existing top flashing between the top flat roof
- Measurement 28' W 52" H 137 sq with 10% waste

### Right Elevation

- Remove (1) layer of existing Wood Shake shingle down to deck.
- Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install)
- Install new ice water shield
- Install new Metal Roof Pro Rib 26 gauge.
- Install New Rake Metal and Eave Metal
- Install H&R Metal
- Install Flashing if need
- will Reuse the existing top flashing between the top flat roof
- Measurement 69' W 52" H 137 sq with 10% waste

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**\$6,030.00**

### Note:

#### Notes

THIS PROPOSAL IS VALID FOR 30 DAYS.

Any additional sheeting, if needed, will be done at \$100.00 per sheet.

Any additional unforeseen layers of shingles will be removed at the cost of \$20 per square (\$30 per square if Wood shake Shingles), per layer.

Any loose hanging items should be removed from wall prior to any work being done on roof.

#### Payments.

A down payment of \$1 of the total contract amount is due before work is to begin, the remainder shall be due upon completion.

Customer has as period of three business days to pay the amount due in full.

Failure to make timely payment will result in charges added to the overdue amount at the lesser of 20% per annum (3% per month) or the maximum charge allowed by law, whichever is less.  
Customer agrees to pay all collection costs, including court, legal, and attorneys' fees incurred in the collection of past due amounts

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date



**Rafa Roofing - Lincoln NE**  
 1830 Yolande Ave Lincoln  
 NE 68521  
 Phone: (402) 433-5425

# Roofing Estimate

10/19/2024

**Company Representative**  
 Cesar Cervantes  
 Phone: (402) 381-2166  
 Cesar@rafarroof.com

**Mike Kalkwarf**  
 2429 County Road F  
 Crete, NE 68333  
 (402) 826-9766

Job: Mike Kalkwarf

## Roofing Section

	Qty	Unit	Price
<b>Front Elevation Section</b> - Remove (1) layer of existing Wood Shake shingle down to deck. - Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install) - Install new ice water shield - Install new Metal Roof Pro Rib 29 gauge. - Install New Rake Metal and Eave Metal - Install H&R Metal - Install Flashing if need -will Reuse the existing top flashing between the top flat roof -Measurement 69' W 52" H 329 sq with 10% waste	329.00	SF	\$2,796.50
<b>Left Elevation Section</b> - Remove (1) layer of existing Wood Shake shingle down to deck. - Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install) - Install new ice water shield - Install new Metal Roof Pro Rib 29 gauge. - Install New Rake Metal and Eave Metal - Install H&R Metal - Install Flashing if need -will Reuse the existing top flashing between the top flat roof -Measurement 28' W 52" H 137 sq with 10% waste	137.00	SF	\$1,164.50
<b>Right Elevation</b> - Remove (1) layer of existing Wood Shake shingle down to deck. - Re-nail any loose sheeting - If bad or rotten wood is discovered, it will be replaced. (Price to be determine at time of install) - Install new ice water shield - Install new Metal Roof Pro Rib 29 gauge. - Install New Rake Metal and Eave Metal - Install H&R Metal - Install Flashing if need -will Reuse the existing top flashing between the top flat roof -Measurement 69' W 52" H 137 sq with 10% waste	137.00	SF	\$1,164.50
			<b>\$5,125.50</b>

**TOTAL \$5,125.50**

**Note:**

**Notes**

THIS PROPOSAL IS VALID FOR 30 DAYS.

Any additional sheeting, if needed, will be done at \$100.00 per sheet.

Any additional unforeseen layers of shingles will be removed at the cost of \$20 per square (\$30 per square if Wood shake Shingles), per

layer.

Any loose hanging items should be removed from wall prior to any work being done on roof.

Payments.

A down payment of \$1 of the total contract amount is due before work is to begin, the remainder shall be due upon completion.

Customer has as period of three business days to pay the amount due in full.

Failure to make timely payment will result in charges added to the overdue amount at the lesser of 20% per annum (3% per month) or the

maximum charge allowed by law, whichever is less.

Customer agrees to pay all collection costs, including court, legal, and attorneys' fees incurred in the collection of past due amounts

**CRETE FUEL LLC  
FLOW TRACKER - 2024**

<b>MONTH</b>	<b>YEAR</b>	<b>100LL</b>	<b>JET-A</b>	<b>TOTAL GALLONS</b>	<b>FLOWAGE FEE</b>		
SEPTEMBER	2023	1149.80	3822.60	4972.40	\$397.79		
OCTOBER	2023	845.00	2884.90	3730.00	\$298.40		
NOVEMBER	2023	1220.80	3439.60	4660.40	\$372.83		
DECEMBER	2023	746.50	3258.50	4005.00	\$320.40		
JANUARY	2024	482.80	2264.20	2747.00	\$219.76		
FEBRUARY	2024	634.10	2122.30	2756.40	\$220.51		
MARCH	2024	1392.00	2999.70	4391.70	\$351.33		
APRIL	2024	944.20	1831.80	2776.00	\$222.08		
MAY	2024	1060.90	2931.60	3992.50	\$319.40		
JUNE	2024	1286.40	2566.40	3852.80	\$308.22		
JULY	2024	1451.30	2910.50	4361.80	\$348.95		old data
AUGUST	2024	1634.2	2487.6	4121.7	329.74	1634.20	2487.60
SEPTEMBER	2024	1940	3225.3	5165.3	\$413.22		

3590.60	\$287.25
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