

CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
November 17, 2021

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. 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. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting
2. Roll Call

Anthony Absent
Fitzgerald:
Kirk Keller: Present
Howard Nitzel: Present
Zoraida Ramos: Present
Blaine Spanjer: Present
Present: 4, Absent: 1.

3. Petitions - Communications - Citizen Concerns
 4. Items of Business
- A. Consider writing off bad debt.

Approve writing off the bad debt of Rich Lucas. Carried with a motion by Howard Nitzel and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye
Aye: 4, No: 0

Chairperson Blaine Spanjer went through the past due accounts and whether the payment would likely be collected or not. The discussion ended with the idea of having the City Attorney draw up a demand letter for a few of the accounts before writing them off, but to write off Rich Lucas now.

- B. Consider allowing Gana Construction to sublease a portion of Hangar #3.

Approve allowing Gana Construction to sublease a portion of Hangar #3. Carried with a motion by Kirk Keller and a second by Zoraida Ramos.

Kirk Keller: Aye, Howard Nitzel: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye
Aye: 4, No: 0

Chairperson Spanjer informed everyone that Skydive Atlas asked Gana Construction about doing a sublease for Hangar #3. The details need to be finalized and a new lease drawn up, but they need authorization from the Airport Authority to do the sublease.

- C. Consider a quote from Snyder Diversified for concrete repair work.

Approve the quote from Snyder Diversified for concrete repair work. Carried with a motion by Howard Nitzel and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye
Aye: 4, No: 0

The quote from Snyder was discussed, which included cost, timeline being dependent on the weather, and the square footage of concrete that would be repaired. ARPA money may be able to be used for the repairs. Chris Corr with Olsson reviewed the quote and approved.

5. Officers' Reports

A. Airport Manager Report

B. Authority Chair and Member Reports

1. Discuss requirements for land lease to construct buildings on.

Chairperson Spanjer brought up the need for minimum standards for the building of hangars at the airport. Details were discussed, from lease length to the particulars such as the color of the hangar or whether or not to allow concrete outside of the building. Chris Corr of Olsson talked with Jon Large of NDOT about getting something drawn up. He also brought a couple of examples to look through.

2. Discuss development plans and grants.

There was discussion on the grants that need to be repaid. Ann of NDOT and their lawyers are working on drawing up papers.

6. Consent Agenda

Approve consent agenda as presented. Carried with a motion by Howard Nitzel and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye
Aye: 4, No: 0

A. Approve Meeting Minutes

B. Accept the City Treasurer's Report

C. Approve the Payment of Claims Against the Airport Authority

7. Adjournment

Chris Corr of Olsson spoke with NDA about sending the 2 progress estimates and paperwork for the fuel system. He also gave an update on the project.

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda

for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk-Treasurer

(S E A L)

CRETE MUNICIPAL AIRPORT

NOVEMBER 11, 2021

Name	ITEMS	Balance	NOVEMBER Current	OCTOBER Over 30	SEPTEMBER Over 60	AUGUST Over 90	JULY Over 120	JUNE Over 150	PAST DUE
CURRENT TENANTS									
CORKLE, BILL	RENT MARCH 21	\$2,460.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$380.00	\$760.00
CORKLE, BILL	RENT MAY 21	\$2,460.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$220.00	\$660.00
EMRICH AERIAL SPRAYING LLC	RENT	\$1,140.00	\$95.00	\$95.00	\$95.00				\$190.00
UNL	RENT	\$1,200.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00		\$400.00
STUKENHOLTZ, BILL	RENT APRIL 21	\$720.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$195.00	\$455.00
STUKENHOLTZ, BILL	RENT AUGUST 21	\$1,140.00	\$95.00	\$95.00	\$95.00	\$95.00			\$285.00
STUKENHOLTZ, BILL	RENT SEPT 21	\$900.00	\$70.00	\$70.00	\$70.00				\$140.00
SUBTOTAL			\$630.00	\$630.00	\$630.00	\$465.00	\$370.00	\$795.00	\$2,890.00
PREVIOUS TENANTS									
MARINIELLO, PETE ROBERT	RENT	\$1,425.00						\$1,425.00	\$1,425.00
ANGELL, JESSE	RENT	\$745.00			\$95.00	\$95.00	\$95.00	\$460.00	\$745.00
PRINTZ, ED	RENT & FUEL	\$135.00						\$135.00	\$135.00
CRETE SKYDIVING CENTER 91803	RENT, FUEL & ELECTRIC	\$1,658.30						\$1,658.30	\$1,658.30
LUCAS, RICH	RENT	\$1,715.00						\$1,715.00	\$1,715.00
SUBTOTAL									\$5,678.30
TOTAL									\$8,568.30

Snyder Diversified Services

2100 E 13th St
Crete, NE 68333
402-418-2742

2 Days
+ 1-2 to Cure
Depending

Crete Airport Authority
Blaine Spanjer
1807 Grove Ave
Crete, NE 68333

Estimate: Runway Repair

Scope: Remove and patch areas of spalling concrete, Cut and hot tar patch cracks and hot tar fill panel joints as needed

Proposal: We have identified an estimated 136sqft of spalling, 1400 ft of joint fill and 450 ft of cracks to be cut ¾" deep and hot tar filled. These are estimates and would need to be verified by representatives of the Airport Authority. Materials to be used for spalling removal and replacement would be 5000 psi cement with bonding agents. Surface temperatures would need to be above 35'

Areas identified are mostly on the concrete runway but do include the taxi ways and apron. Spalling repairs will average 2" in depth and not exceed 6"

Included in Proposal: All labor and materials to complete the agreed upon work

Costs: We are offering the following schedule

Spalling: \$225.00 per sqft for the first 50 sqft of repaired area
\$200.00 per sqft for the next 50 sqft of repaired area
\$185.00 per sqft for 150 sqft or more of repaired area

Cut and fill cracks: \$2.75 per lineal ft of cut length ¾" in depth

Filling of existing panel joints: \$1.75 per lineal ft

Terms: Cash payment due upon billing, net ten days. Progress payments due upon billing, net ten days. Performance bonds, specialized insurance, permits or other fees will be added to the total at cost should they be required. Traffic control devices and safety markers are to be supplied by owner. Proposal does not include panel replacement. Pricing is good for thirty days.

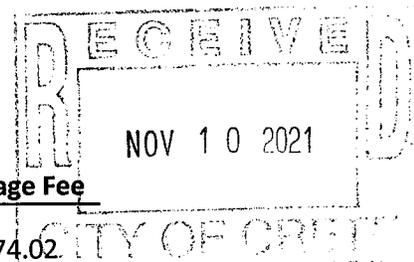
Craig Snyder 10/25/2021

Accepted By:

Date:



**Crete Fuel, LLC
Flowage Tracker - 2021**



	100LL	Jet-A	MoGAS	Total Gallons	Flowage Fee
Jan	505.4	1,626.9	43.0	2,175.3	\$174.02
Feb	791.6	2,080.0	20.7	2,892.3	\$231.38
Mar	900.3	2,068.3	30.5	2,999.1	\$239.93
Apr	1,514.8	1,960.7	25.9	3,501.4	\$280.11
May	1,474.9	2,433.0	34.6	3,942.5	\$315.40
Jun	2,393.4	2,390.8	68.5	4,852.7	\$388.22
Jul	2,171.2	3,045.1	303.5	5,519.8	\$441.58
Aug	3,452.2	3,390.9	52.2	6,895.3	\$551.62
Sep	2,546.5	3,404.6	0.0	5,951.1	\$476.09
Oct	2,086.4	3,151.5	0.0	5,237.9	\$419.03
Nov					
Dec					
	<u>17,836.7</u>	<u>25,551.8</u>	<u>578.9</u>	<u>43,967.4</u>	<u>\$3,517.39</u>

Crete Municipal Airport
Grants issued to the Authority

Grant	Description	Funding	Year Grant Closed
9-25-012-002	ADMIN BLDG	\$4,160.00	1950
SA-1C-50	RELOCATE HGRS	\$1,700.00	1950
9-25-012-103	LAND; PAVE APRON	\$15,267.44	1954
9-25-012-701	LAND; PAVE APRONS IN HANGAR AREAS; ADMIN BUILDING WORK; TURF LANDING STR	\$9,391.60	1954
9-25-012-C404	EASE; PAVE, LGT RWY, TAXI; EXPAND APRON	\$57,535.20	1967
7-31-0022-01	LAND; EXTEND, WIDEN RWY; WIDEN TAXI; T-HGR TAXIS	\$349,614.38	1978
SA-3 CRT	T-HGR TAXIS	\$12,951.38	1981
SA-2 CRT	EXPAND APRON; PAVE AUTO PARK, ACCESS ROAD	\$20,215.63	1982
SA-4 CRT	T-HGR TAXIS	\$5,936.44	1984
3-31-0022-01	EASEMENT, EXTEND RWY 17/35; LIGHT EXTENSION; RELOCATE VASI	\$205,228.13	1990
SA-5 CEK	I: PAVE T-HANGAR TAXIWAYS; II: BUILDING ADDITION	\$56,900.23	1994
SA-7 CEK	HANGAR TAXIS	\$23,047.16	1994
3-31-0022-02	LAND (TRACT 13), EASEMENT (TRACTS 14-16), GRADE NEW 13/31 & TAXIWAY; FENCE	\$129,600.00	1995
3-31-0022-03	APRON EXPANSION, TAXIWAY WIDENING, CONSTRUCT AND LIGHT NEW CONNECTING	\$828,915.00	1999
SA-8 CEK	T-HANGAR TAXIWAYS	\$43,506.52	2001
SA-9	HANGAR TAXIWAY	\$45,849.00	2003
3-31-0022-05	SRE Building	\$220,702.00	2006
3-31-0022-04	Update Airport Layout Plan	\$22,659.00	2007
3-31-0022-06	Land to 35' BRL	\$323,446.00	2007
3-31-0022-07	M01/X01 - Parallel taxiway, obstruction removal	\$1,150,503.00	2010
3-31-0022-08/09	GO1 - MIRL, MITL, REIL, PAPI	\$519,625.00	2011
3-31-0022-10	RO1: Rehabilitate runway, taxiway & apron (Sealing & Marking)	\$425,734.00	2014
3-31-0022-11	E01: Snow Removal Equipment (vehicle w/ loader, blade, sweeper, blower)	\$165,189.00	2014
3-31-0022-12	B02: Construct building (8 place T-hangar)(Replace hangar B)	\$818,598.00	2019
3-31-0022-13	CARES Act grant	\$30,000.00	2021
3-31-0022-14	Fuel System	\$760,000.00	open
3-31-0022-15	CRRSA grant	\$13,000.00	open
3-31-0022-16	ARPA grant	\$32,000.00	to be issued in FY22
SA-6 CEK	ALP	Moved to AIP-04	

Less than 20 years \$4,570,811.52

Older than 20 years including land \$766,636.75



CRETE AIRPORT AUTHORITY MEETING

October 14, 2021 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

Kirk Keller: Absent
Anthony Fitzgerald: Present
Howard Nitzel: Present
Greg Hier: Present
Blaine Spanjer: Present
Present: 4, Absent: 1.

3. Petitions - Communications - Citizen Concerns

An email regarding the lease document for Hangar #3 was received and discussed. Chairperson Spanjer will speak with the possible tenant to address the issues raised.

4. Items of Business

4.A. Land lease terms for third party buildings.

Another communication involved a third party inquiring about building a hangar on the airport property was discussed. Property lease terms will need to be developed to address this and future inquiries about this type of lease. Considerations that need to be addressed include future infrastructure improvements.

5. Officers' Reports

5.A. Airport Manager Report

Shaun Kryzcki reported that the new fuel tanks will be delivered on Tuesday and should be operational in a few weeks. He also reported that Hangar #3 roof repairs should be complete, but the contractor would have to come back to look into Hangar D roof. The drain pipes in the Hangar #1 did get the heat tape installed.

5.B. Authority Chair and Member Reports

Engineers from Olsson and Hackle Construction have not looked at runway repairs needed yet. Dimas Construction will be contacted for a temporary epoxy repair. The shredder gear box will be sent in for repairs. There may be a contractor that can bid on road sealing. The runway sealing and painting will have to be done soon.

6. Consent Agenda

Approve consent agenda as presented. Carried with a motion by Anthony Fitzgerald and a second by Howard Nitzel.

Anthony Fitzgerald: Aye, Howard Nitzel: Aye, Greg Hier: Aye, Blaine Spanjer: Aye
Aye: 4, No: 0

6.A. Approve Meeting Minutes

6.B. Accept the City Treasurer's Report

6.C. Approve the Payment of Claims Against the Airport Authority

7. Adjournment

The meeting adjourned at 9:15 AM.

CITY OF CRETE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING OCTOBER 31, 2021

AIRPORT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
050-4001 PROPERTY TAX - BONDS	687.31	687.31	24,780.00	24,092.69	2.8
050-4002 HOMESTEAD ALLOCATION	.00	.00	1,000.00	1,000.00	.0
050-4007 MOTOR VEHICLE PRO-RATE	9.47	9.47	50.00	40.53	18.9
050-4107 GS SALES	974.06	974.06	8,000.00	7,025.94	12.2
050-4215 PROPANE SALES	(.01)	(.01)	.00	.01	.0
050-4809 LB 1091 FUNDS	.00	.00	800,000.00	800,000.00	.0
050-4904 MISCELLANEOUS INCOME	.00	.00	20,000.00	20,000.00	.0
050-4909 HANGAR RENT	22,608.13	22,608.13	80,000.00	57,391.87	28.3
050-4913 LEASE - LAND, BLDG., TOWER	826.09	826.09	18,000.00	17,173.91	4.6
TOTAL REVENUES	25,105.05	25,105.05	951,830.00	926,724.95	2.6
TOTAL FUND REVENUE	25,105.05	25,105.05	951,830.00	926,724.95	2.6
<u>{EXPENDITURES}</u>					
050-5220 TELEPHONE	122.40	122.40	1,400.00	1,277.60	8.7
050-5320 CONCRETE JACKING	.00	.00	800,000.00	800,000.00	.0
050-5330 BUILDING & GROUNDS MAINT.	358.59	358.59	21,050.00	20,691.41	1.7
050-5390 PRINTING, PUBLICATIONS, LEGALS	835.64	835.64	500.00	(335.64)	167.1
050-5791 VEHICLE/EQUIPMENT REPAIRS	151.92	151.92	8,000.00	7,848.08	1.9
050-5800 VEHICLE/EQUIPMENT FUEL	.00	.00	2,000.00	2,000.00	.0
050-6020 MISC. SUPPLIES	.00	.00	600.00	600.00	.0
050-6199 MANAGER CONTRACT	3,333.34	3,333.34	50,000.00	46,666.66	6.7
050-7530 UTILITIES	1,370.26	1,370.26	20,000.00	18,629.74	6.9
050-8500 MISC. OPERATING	.00	.00	1,000.00	1,000.00	.0
050-9720 INSURANCE	11,362.93	11,362.93	17,500.00	6,137.07	64.9
050-9860 PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
050-9970 DEBT AMORTIZATION	.00	.00	24,000.00	24,000.00	.0
050-9971 BOND INTEREST	.00	.00	780.00	780.00	.0
TOTAL EXPENDITURES	17,535.08	17,535.08	951,830.00	934,294.92	1.8
TOTAL FUND EXPENDITURES	17,535.08	17,535.08	951,830.00	934,294.92	1.8
NET REVENUE OVER EXPENDITURES	7,569.97	7,569.97	.00	(7,569.97)	.0