

5:32 Airport Board Start

Motion to approve- Colton second Clyde
Unanimous

Hangar Lease Agreement Item -

Presented by JR Bird, would like to get this on our meeting for the 16th of may (will send out copies to everyone, including Kim & Neal

Property term for hangar space is only 15 years (doesn't sound long enough to mayor, but wants to know what everyone thinks) Colton- banks won't give loans to build hangars unless the lease is 20+ years.

Kim- 30 year leases are still acceptable, but longest you want to go on an initial term. If you're going to go 30, you want to have shorter renewal periods. Not something we can actually advise on, we can forward these agreements to the FAA and they will make comments not on the prices, but on the terms.

Colton/ board- 20 years sounds pretty good.

Neal- concern with 20 or 30 year leases is not getting fair market value for the land as it's value goes up.

*compensation shall increase 3% each year thereafter. Neal- may consider 3% or some additional caveat/ wiggle room

Mayor- Commercial vs Private? Should stipulations be added if they are using the hangar commercially? Should it be one lease with stipulations for Private use (rate increase/ insurance requirements) or should it be a separate lease altogether?

Neal- most places I've seen just have a straight lease rate for ground lease.

\$300.00 was decided on as a fair rate for hangar space in the main City hangar (bird will present it to council)

Colton- are there any stipulations on who can be in there (use the space) under the lease agreement? Ultralight planes, delapidated planes etc, taking up space for nice/ functional planes that need a space. People selling aircraft think that they're grandfathered in to a hangar space, that is not the case, space leases are to the individual, mayor will make sure that there is a non-transfer clause in the agreements.

#4 Land acquisition

Kim presented –

Neal- encourage city to stretch as far as they're able to in order to get as much of the property as possible, even if the line isn't straight , jog to the east. This is prime property for future hangar development, so to get as much possible now would be a good idea.

Kim- is the landowner asking for fair market value or above or below? Mayor, based on property I have bought in the area, I think his price is a little high (above fair market value)

Kim- feds will only reimburse with fair market value, anything above that is the city's responsibility. Neal- also fed. Reimbursement will restrict what you are able to do with the land, aviation use only.

AWOS SYSTEM UPDATE

Kirby- David with DPT showed up today and started working on it. We are going to look at getting a lift for him for part of that work.

HANGAR ROOF UPDATE

Kirby- at least halfway completed, if not a little more. Looks really nice.

motion to adjourn colton second Kirby, unanimous.

DRAFT