

**Hurricane City Municipal Airport
Advisory Board Meeting Minutes
June 20, 2023**

Present: Art Granger, Dave Houston, Jim Lemmon, Norm Anderson, Cathy Clark, Laron Hall, Scott Freeman, Mike Vercimak, Dayton Hall, Mayor Billings, and Doug Heideman.

Guests: Kirk McDaniel, Stephen Lemmon, Larry Wiseman, Jason Campbell

Item #1 Call to Order, Pledge of Allegiance, Prayer

Art Granger called the meeting to order at 9am. Art Grander led the pledge of Allegiance and Laron Hall offered the prayer.

Item #2 Review Minutes from May 16, 2023

Art Granger motioned to approve the minutes from May 16, 2023. (No second) Motion approved.

Item #3 Consideration and recommendation to the City Council regarding updates to the airport hangar lease templates – Dave Houston/Dayton Hall

Dave Houston shared that an updated copy with the changes from previous meetings was sent out. He asked if anyone had any comments or questions. Steve Lemmon asked what the intent is on item 2 under the section titled "term"? What happens after the 5-year extension another 5 years? Mr. Houston said you'd come to get a new lease. Mr. Lemmon asked if the intent was that the tenant can come in and get a new lease? Or would there be another 5- or 20-year extension? What would come next after the initial extension of 5 years? Dayton Hall stated that the lease would be whatever the Council is doing in 25 years. The point is, we don't want to bind the Council in 25 years knowing nothing about what is going to be going on at that time. Larry Wiseman stated that the only part with no substantial change is the line of first refusal. There is no change relevant to the insurance provisions. There is hardly an agreement. The condemnation rules are also still the same. There are still mistakes on page 12 of the private lease. The big issues are the ability for the City to change the requirements to whatever they want. Mr. Houston shared that there is language in there that states it has to be reasonable. Mr. Wiseman doesn't like the way it is worded; really define things. Mr. Houston reviewed the condemnation extensively in the last meeting and agreed to adopt the new language because they believed it did a better job at protecting the lease holder. Mr. Wiseman asked what the plans are going to be with the property risk insurance provisions? Attorney Hall stated they will send it to the City Council as written so they can decide. He shared that property risk insurance insures improvements of the pad for replacement value. Steve Lemmon asked Scott his opinion as a pilot. Scott Freeman stated that it needs to be a reasonable cost for those who have hangars. It's only covered if they have liability insurance on their aircraft and whatever is caused by the aircraft. Once you go away from that, it under writes the policy. To have this insurance policy, you're looking at \$3000-\$4000 extra cost per year. Mr. Wiseman stated that his quote to add the hanger to his homeowner insurance was for hundreds of dollars, not thousands. Mr. Houston stated that insurance companies will insure additional outbuildings on your

homeowner's insurance for buildings on premises. They are not going to insure a hangar not on your house property. Steve Lemmon stated that his insurance really didn't want to do it but because they had all his other buildings, they cut a deal at 4k. Mr. Houston encouraged them to come to the council and make their points. Mayor Billings asked if the city could buy a policy that is spread over all the owners? Attorney Hall stated that he's not sure and that he needs to speak with our insurance company and Kaden. Mr. Freeman noted that they would not be asking for rebuild but liability. The city is concerned about liability, not to replace it. Mayor mentioned that the city doesn't want burned down hangars sitting for years. Laron Hall stated that we have a lot of people who want to have a hangar at the airport. That won't happen. Bid it out to the highest bidder and they will be responsible for the rebuild. Mayor recommended having a blanket liability coverage split between all the hangar owners. Mr. Freeman asked what is really the liability concern? If the city only owns the property, what is that concern? Attorney Hall shared that he isn't concerned about liability, he is concerned about money being available if a hangar or multiple hangars are damaged. Mayor stated that what we are talking about is what happens when one hangar damages other hangars, that is the liability. It falls on the owner of the hangar. Mr. Houston doesn't want the burned down hangar owner to take the insurance money and leave the burned down hangar. Mr. Freeman expressed that there has to be another way. Lady in audience asked what the probability of a metal building burning down? It should be on the owner. It's offensive to have this pressed by the government. Mayor stated there are reasons there is liability. What could the liability be? There is a risk but how do we eliminate it? Mr. Houston stated that physical damage coverage costs a lot of money, we've agreed to accept the liability. Art Granger stated that there are two options, liability only which is recommended by the board and liability and physical damage which is recommended by the City Attorney. The council can choose which option they want.

Jim Lemmon motioned a recommendation of approval subject to the discussed changes. Laron Hall seconded the motion. Laron Hall, Cathy Clark, and Jim Lemmon – aye. Norm Anderson – nay. Scott Freeman – abstained. Motion carries.

There was further discussion for clarification on the intent of the presented lease agreement and what the potential issues that could come from it.

Art Granger called for another motion after further discussion.

The motion remains the same: Jim Lemmon motioned to approve subject to the discussed changes. Laron Hall seconded the motion. Laron Hall, Cathy Clark, Art Granger, and Jim Lemmon – aye. Norm Anderson – nay. Scott Freeman abstained. Motion carries. v

Item #4 Update on the noise abatement report for last month – Scott Freeman

Scott Freeman shared that complaints were low. This year we have had 4 complaints and 3 of them are from the last 30 days. 2 of the 3 complaints were from the helicopters from SUU. Christopher Cox is now the director of flight at SUU. He had a phone conversation with Christopher and the director of the program (Mike). They basically said that they are complying. Mr. Freeman shared that he asked them if they could push their pattern out. They said they would try to do that but follow the rest of their MOU.

He summarized their MOU. Our noise policy is stricter than the MOU they signed. SUU feels they are fully adhering to their MOU and that is their obligation. Jason Campbell asked if SUU would be willing to modify the MOU? Mr. Freeman shared that he doesn't think they will. Mr. Campbell shared that they are flying more responsibly and it has been nice having less of the helicopters over the last 6 months. Mayor thanked Mr. Freeman for volunteering and monitoring this like he has been. Mr. Freeman stated when someone makes a complaint and no one is willing to cooperate, it becomes hard. The way you make it work is everyone does their part; give and take. When someone is scared for their lives or wellbeing, that is something we need to take seriously. We need to do what we need to do to make people happy. There are noise signs posted on the runway, but at nighttime, no one is going to see them. Mayor asked if it is in the budget to buy coupling lights that allows everyone to see the sign. Mr. Houston shared that we would continue to try and meet the noise policy but if it happens one time over a long period can't the citizens give a little? Mr. Campbell said we need to find a solution. Steve Lemmon shared that the state has given the city a program for complaints. Mayor stated that the complaints filed on the program would go to Kendra Rich. Mr. Freeman shared that when he gets a complaint, it's because there really is an issue. When looking at that aspect, he thinks both sides are trying really hard. Mayor stated that this is a recommendation and they don't have to follow. Mr. Freeman shared this complaint came in on a dark night, the runway was not able to be seen, a pass was made and missed. As a flight instructor, he should have never done that.

Item #5 New Business

Lady (didn't catch name) shared that she has never been impressed with such a great community. One of the first conversations with Dave Houston was why we don't have more activity at the airport. Her passion is not aviation, it's working with people. It would be fun to have an Airport Community Days. In order to make it look like a really nice City sponsored event, we don't have time for that if we host in October. Have the community come in and enjoy it. Ideas and direction for planning were discussed.

Mayor Billings would like to discuss parachutes. She shared that we've had a lot of people landing in the equestrian park and suggested we have them land in the airport. She asked how we should get information out to them to tell them to land there? Jason Campbell shared that it could be dangerous landing in the airport. He's not sure encouraging them to go to the airport is appropriate.

Kirk McDaniel was asked about the status of AWOS. He stated that it's about a year out.

Laron Hall motioned to adjourn. Jim Lemmon seconded. Unanimous

Adjournment at 10:47am