

**Hurricane City Municipal Airport
Advisory Board Meeting Minutes
August 16, 2022**

Present: Art Granger, Mike Vercimak, Doug Heideman, Dave Houston, Norm Anderson, Kate Wadsworth, Laron Hall, Jim Lemmon, Scott Freeman

Guests: John Brammall, Mike Wright, Kirk Nielsen (Jviation), Stephen Lemmon, Michael Burton, Steven Cox, Mike Wright

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

Chairman Art Granger called the meeting to order at 9:00 am Dave Houston led the Pledge of Allegiance and Doug Heideman offered the prayer.

The new members introduced themselves and gave a brief background.

Art Granger thanked Laron Hall for coming back he has been gone for a while.

Item #2 Review Minutes from July 19, 2022

Dave Houston had a few changes. Once amended Art motion to approve the minutes from July 19th, 2022. Scott Freeman second the motion. Motion passed.

Item #3 Discussion and possible approval of an Airport Protection Zone update to Hurricane City Ordinance – Doug Heideman

Doug Heideman gave a brief description of the Airport Protection Zone. A map was passed out along with the following attachments Ordinance 2004-9 and Runway Protection Zone. The runway protection Zone is what is going to be adopted by the city and become an ordinance this will take place of previous ordinance 2004-9.

Dave Houston had question on the map on what it means by limited or controlled development.

John Brammall gave a brief discussion on what the airport protection zone was and how it worked since he was involved with it from the beginning.

Mike Vercimak discussed about the new arena lights out at the new equestrian park since the polls are tall and close enough to runway four beacon red lights added to four of the light poles. Kate Wadsworth asked how those lights were paid for on the arena. Mike explained that the city paid for the lights to go on the arena since it is city property.

Doug Heideman passed out a map and airport board ordinance.

Doug Heideman discussed a petition from Sky Ranch to be annexed into city limits. The mayor asked Doug to talk about the letter submitted to the city on April 14th and July 12th.

Mike Wright with grassy meadows gave a brief discussion about the letters sent in. He talked about how grassy meadows airport would like to work closely and have a good relationship with the city. He would like the Jviation community to stay in good standing. The letter sent in was to get some thoughts and how they can work together. The question in hand is the air space and surrounding area.

Dave Houston asked if our airport protection zone interfere with grassy meadows. Mike Wright stated that the way it looks they could get close to each other, but he believes it should be ok.

Mike Wright let's keep the runway clear and heights of house lower to keep the runways visible and safe. He believes both airports work well with the pilots.

Scott Freeman discussed questions on the handout Mike Wright passed out (see attached copy) He stated if its good enough for Sky Ranch why it isn't good for the city. This is proposed from the attorney for grassy meadows. Mike Wright stated that there are two recorded documents that been proposed.

Doug Heideman went over the following attachments listed as runway protection zone, ordinance and proposed airport relocation.

Mike Wright has questions about the city codes and how that will affect Sky Ranch (grassy meadows) he is asking if they can have a member join the Hurricane City airport board? John Brammal explained that private airports have more flexibility they don't need to answer to FAA.

Kirk Nielsen with Jviation in terms of the zoning there is no issue but when it comes to air space it is done by the FAA. Air space is owned by the FAA.

Kate had a comment about the development in the land around the airport.

Mike Wright explained that the planning stage of a development those who are wanting to build will be notified of the airports in the surrounding area.

Stephen Lemmon you're not taking the land you are protecting the land and air space. Mike Wright stated there is 40 acres between the city and grassy meadows and would like to have that protected so no building can happen in that area since it is direct access to the runway.

Kate Wadsworth asked if someone wanted to build on either side could they do a park or anything in the center. John Brammall replied yes you can if it doesn't go up in the air space anything like agriculture etc.

Doug Heideman would like the board members to look at the attachments (runway protection zone, ordinance and letters Grassy Meadows submitted) and let him know of any comments you have towards this, and he can get it to the City Council.

Scott Freeman feels the documents that Mike Wright proposed is good which was proposed by grassy meadows attorney. Mike Wright said he would like to keep the residents happy since Sky Ranch is an airport community.

Item #4 Discussion and possible recommendation on new Airport Lease Agreement – Dave Houston

Dave Houston discussed the lease agreement with the city. There have been two leases that has been done up SASO lease and a private hangar lease.

Dave Houston stated that the lease in the past says you can't do any commercial activities in the lease. Commercial lease is needed to run a commercial business out of the hangar.

Scott Freeman stated that the previous leases were written for private leases not commercial.

Art Granger says every business or private owner should have a copy of the lease. The airport hangar owners get together and discuss this and then bring it to the board for discussion.

Scott Freeman asked if we need a general lease or two different leases. Dayton Hall city attorney suggested that we have two different leases.

Doug Heideman and Art Granger suggested that they email those out to all the hangar owners and have them email back their response or set up a meeting. Doug Heideman suggested that they hold a special meeting in two weeks.

Scott Freeman suggested that they should have one lease instead of two which will make it easier for all those involved.

Dave Houston stated there is different provisions for private and commercial.

Dave Houston asked if everyone would look over these leases and get some input back to him before the next meeting.

Art suggested to get these copies to the airport hangar owners and have them review the leases and get input back to the board.

Scott Freeman asked once these leases are finalized is all airport hangars sign a new lease. Dave Houston said that is something that the City Council will have to decide on.

Scott Freeman asked how we are going to get this information to the airport hangar owners. Norm Anderson suggested getting with Kathy Excell the city treasurer to get the mailing addresses and get the information to the owners and give them 30 days to submit their input.

Scott Freeman asked what we are going to do to do those individuals needing a lease now?

Dave Houston as of right now they have been giving 90 days to get those leases done. Once the lease is decided on it still needs to be presented to the City Council for approval.

Doug Heideman and Dave Houston will get together with Kathy Excell and get that information to the current hangar owners.

Item #8 New Business

Doug Heideman has been asked if the city can change the meeting times for airport board to the afternoon?

Kate Wadsworth suggested that we need to look at what is good for the citizens rather than the board. Kate feels it's wise with the growth of the area to adjust so the community is more involved.

Art Granger suggested let's talk about this when all the members are available.

Scott Freeman discussed attachment about noise ordinance and complaints. He is hoping that everyone will start using the forms rather than text messages. The complaints stay anonymous he is over the complaints process and is the only one who sees them.

Doug Heideman wanted to thank Scott Freeman for all the work he has done for the complaint forms.

Item #9 Adjourn

Art Granger motion to adjourn the meeting. Seconded by Norm Anderson.

Meeting adjourned. 10:50 am