

**Hurricane City Municipal Airport
Advisory Board Meeting Minutes
March 21, 2023**

Present: Art Granger, Mike Vercimak, Doug Heideman, Dave Houston, Cathy Clark, Jim Lemmon, Mayor Billings, Scott Freeman, Dayton Hall, Kate Wadsworth, and Kaden Demille.

Guests: Kirk McDaniel, Steven Cox, Larry Weitzman, Willie Billings, Rick Eddy, Dale Anderson

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

Art Granger called the meeting at 9 am Doug Heideman led pledge of Allegiance and Mayor Billings offered the prayer.

Item #2 Review Minutes from February 17, 2023

Art Granger motion to approve the minutes after a few corrections mentioned. Scott Freeman second. Motion approved.

Item #3 Discussion and possible vote on adding insurance provision to hangar leases.

Dayton Hall asked if the board has anything to discuss on the insurance provision since we met last month.

Scott Freeman discussed some information he researched on other hangar lease owners. Gave a brief explanation of what he found. He is questioning why we need insurance on hangar when the aircraft doesn't need to be insured? The two insurance he found were premises or liability insurance. He feels that we should do premises liability insurance. Doesn't see reason to insure their property to replace it.

Dayton Hall questioned if St George was one that he contacted Scott Freeman couldn't get a hold of anyone from there to ask questions. Dave Houston said he talked to St George which copied it from Salt Lake lease.

Dave Houston went over the attached comments and questions that Norm Anderson had sent since he would be unable to attend today's meeting.

Scott Freeman talked about risk property insurance, and he feels like he shouldn't have to carry that. Dayton Hall gave some examples of why this should be required. Kate Wadsworth asked if you crashed in someone's backyard, and you are not caring insurance how would the property owner get paid for any damages. Dave Houston explained they haven't had a push for that since that doesn't happen often.

Dayton Hall summarized what is in the lease and what is needed from the airport board.

Larry Whiteman had questions and commented on how he feels about the insurance provision being added to the lease. He feels like this lease puts everyone at the risk to the city, government, etc. Long discussion on his thoughts and input on the lease provisions at question.

Dayton Hall addressed some of the issues and what's at hand explained the city council will make the final decision and would like recommendation from the airport board. Dayton Hall said he could take out subsection G on page 7 and keep the language on page 11 subsection 9B. Dayton Hall explained the city cannot condemn terminating a lease.

Mayor Billings explained why the city is wanting to add the insurance provision to the hangar leases.

Steve Cox gave some suggestions on the provision of the lease why are we comparing our lease to St George or Salt Lake. Dave Houston explained it's not been cut and copied they took out a lot of verbiage that didn't pertain to Hurricane. Mayor Billings said a current aviation individual didn't want to sign a lease is why this has all come about. She explained we need to have someone be responsible for the lease.

Dayton Hall explained that some parts were taken directly from St George, and some were not.

Art Granger suggested we go through each section of the lease and get it completed today so we can move forward. Mayor Billings asked if we address the liability and risk insurance section since that's the areas in question.

Art Granger motion to move forward on the two-section liability and risk insurance on the leases. He said we made a motion at the last meeting that we will get this addressed so this can be taken to the city council.

Dave Houston asked to accept Scott Freeman proposal to take out the property insurance on page 12 surrender the premises after 25 years after the lease is done. Scott Freeman explained as a board member we can suggest removing this but its up to the city council to add it back to the lease.

Dave Houston said after the lease is over in 25 years get a new lease and if they choose not to surrender of premises could come into place. Individuals could renew their lease or have the option to surrender hangar to city. Art Granger would like to see longer renewal terms 20 years with a 5 year to renew.

Scott Freeman motioned to send a recommendation the City Council on the draft lease amendments but with the following changes: the proposed draft language be amended to remove the requirement for property risk insurance, but that it remain as an option, and that a provision be added giving a tenant the right to obtain a new lease after the 25-year term expires. Second by Kate Wadsworth. Motion passed.

Item #4 Discussion and possible vote on adding personal guarantee to the hangar leases.

Dayton Hall explained why they wanted to add a personal guarantee to the lease. This would cover anyone that has an Entity LLC that one person needs to sign the lease. They can sign the documentation for the LLC if they are registered with the state for that LLC.

Art Granger asked for a motion to add the provision for personal guarantee to the lease. Kate Wadsworth motion to approve. Cathy Clark second. Motion passed.

Item #5 Discussion on airport budget

Mike Vercimak passed out a sheet showing the airport budget. He did add the AWOS as a new item to next year's budget of 5 thousand dollars that will be starting on July 2024.

Mike explained the upcoming budget looks like years in the past. He has added fuel for tractor and garbage went up so added some extra for those items. The airport budget stays close to how its ran in the past.

Mayor Billings asked Angie Tripp if she could make sure discussion on the airport budget be added to the agenda each month so the airport members will know what is going on with the budget.

Item #6 Request to add an office area to the hangar.

Dave Houston passed out information about adding an office to a hangar for Duane Adams. Which he would like to use as office space. His hangar is a private hanger not a commercial hangar. He has several airplanes and would like to add a Conex box to the hangar which be on the north side of the hangar.

Scott Freeman made a motion to recommend to city council to amend the lease to add an addition. Cathy Clark second. Motion passed.

Item #7 Update on AWOS project

Kirk McDaniel went over the project meeting that both he and Mike Vercimak attended with the FAA project manager. Some FAA has involvement with the AWOS but this one isn't one so there is a new process. The documents have been submitted to see if the bid for the project by June 1st and can be done this year. He will keep us updated on what's going on, they are backed up right now.

New Business

Scott Freeman gave a final overall report on the airport monitoring software before it was no longer in use. Dave Houston said that Scott Freeman and others have done good to notify everyone of these regulations.

Scott Freeman asked if the city street sweeper could come and sweep the runway, taxi way and tar max at least once a month. He explained that it's full of gravel.

Mike Vercimak said he would talk to Weston, the streets department superintendent and see what they can do. Mike Vercimak has also given Art Granger some ideas on the blower to help with the issue.

Dave Houston said we had some incidents at the airport where a car went through the west fence. It has been repaired since then. There has also been an airplane that went off the runway believes this is from the high wind coming from the west. No damage or injuries just a little shook up.

Adjourn

Art Granger asked for a motion to adjourn the meeting. Cathy Clark motion to adjourn the meeting. Kate Wadsworth seconded the motion. Motion passed.

Meeting adjourned 10:30 am