

**Hurricane City Municipal Airport
Advisory Board Meeting Minutes
May 16, 2023**

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

Guests: Kirk McDaniel, Steven Cox, Stephen Lemmon, Larry Weitzman, Chief Lynn Excell, and Kathy Excell

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

Art Granger called the meeting at 9 am. Art Granger led the pledge of Allegiance and Cathy Clark offered the prayer.

Item #2 Review Minutes from March 21, 2023

Art Granger motion to approve the minutes from March 21st. Kate Wadsworth seconded the motion. Motion approved.

Item #3 Discussion and possible recommendation to the city council to make changes to the airport noise abatement policies.

Scott Freeman discussed the attached noise abatement document with Mayor Billings about adding a paragraph to Section 4 paragraph H **Due to the absence of airport lighting systems at the Hurricane City Airport, it is requested for safety considerations that no landings occur during nighttime hours between the end of evening civil twilight and the beginning of morning civil twilight, as published in the American Air Almanac, converted to local time per the FAA definition found in FAR 1.1.**

Mayor Billings said this is a recommendation that Scott Freeman has proposed to add to the current section. This is more so people are not planning flights at night but if they are having to that would be fine as well.

Dave Houston gave a brief discussion on his concerns about adding that paragraph into the noise abatement. Dave Houston has some concerns about it being added he feels like a government overreach trying to take over. He feels that this is targeting more of the flight school. He feels like it doesn't need to be added which makes it impossible for him to comply on occasions at a 100 percent. Sometimes you must fly at night. Dave Houston would like for it to say scheduling a night time landing due to weather and scheduling issues which doesn't happen often.

Mayor Billings suggested that maybe we add to the paragraph flying at night can be scheduled if needed. This additional added paragraph is only to do with scheduling landing at night. If someone needs to leave at night that's a different scenario.

Steve Cox said he agrees with Dave Houston and doesn't feel like it needs to be added. Norm Anderson agrees.

Norm Anderson motion to deny the recommendation to add the paragraph to the noise abatement policy and procedures. Laron Hall second the motion. Kate Wadsworth doesn't agree, she feels it needs

to be added, her vote is no. Motion passed. Mayor Billings explained that it will go to the city council for final approval on June 1st.

Item #4 Discussion and possible recommendation to the city council for a new hangar lease for lot 7S1E for Stephen Lemmon.

Stephen Lemmon has signed the lease agreement recently approved by the city council. This is a private lease agreement.

Norm Anderson motion to approve the lease for Stephen Lemmon Jim Lemmon seconded the motion. Motion passed.

Item #5 Discussion on proposed light sport fly-in for this October Motive Aero

Dave Houston gave a brief discussion concerning Motive Aero since they were out of town and unable to attend the meeting. They would like to have a fly in during October to have individuals come in and fly in the area. This is more geared to life support aircraft. They are aware that they will need to come to the city and fill out an event permit. This is still in the discussion making process it will consist of food trucks, etc. This will not consist of any air show events. This will also require some overnight camping at the airport.

Laron Hall asked if there will be a certain area for the cars to park attending the event?

Lynn Excell asked can they go and leave from the South. This would stop a lot of complaints. Dave Houston said they would be able to leave and land from the south.

Dave Houston gave a brief explanation on how the event would work. What they are looking for is if the board is in favor of this type of event before they move forward.

Art Granger said that once we have more information and a set date it will need to come back to the board.

Kate Wadsworth made a motion for approval once we have more information on the event that would show how parking would work.

Dave Houston explained that this event is like Aviation days but will have some flying happen.

Steve Cox had a question if they are going to open it to a certain number of aircrafts not just open to all since our airport is smaller.

The board is in favor of them continuing but would like more details before approving. Dayton Hall explained this will have to go to the city council for approval before it can happen.

Item #6 Discussion and possible recommendations regarding airport leases.

Dave Houston explained that we have gone through the leases during the last few meetings. He has met with Doug Heideman and Dayton Hall and reviewed some things. The last time it was brought up there was two different leases discussed. Dave Houston said he met with City Attorney Dayton Hall, and they came up with some agreeable language between the different opinions. Dave Houston briefly summarized the changes to the, specifically regarding how to handle the tenants approval if they move the hangar to a different location.

Art Granger explained that most of the lease was acceptable but there were four sections that need to be amended.

Dave Houston feels that the new language in the lease on page 10 is better but most of the board liked the old version and language.

Art Granger motioned to approve to go back to the old lease and language or move forward with the new lease and language. Dave Houston recommended moving forward with the new leases and language as written. Kate Wadsworth seconded. Motion passed for the new leases with the new language.

Dave Houston asked if we could change section C pg. 9 to change from 30 days to 60 days.

Dave Houston gave a recommendation on pg. 9, sec 6, paragraph D4 regarding the ability of the City to update insurance requirements. Dayton Hall explained he could add the wording to say 'reasonably necessary as determined by the city' to be added. Dave Houston motion to pass the new language by adding reasonable determined. Kate Wadsworth seconded. Motion passed.

Dave Houston, in relation to 12 sec 11 paragraph D, regarding the surrender of the premises to the city at the end of the lease, recommended that it be clarified that reasonable wear and tear would be acceptable at the end of the lease. Motion passed all board members in favor of adding to the current lease.

Dave Houston said on section 11 expiration or termination sec 11 paragraph A – the tenant should have the option to sign a new lease. Dayton Hall explained that he can't recommend committing the city to automatically granting a new lease after 25 yrs. The lease is 20 yrs. with an automatic 5 yr. extension if the tenant wants it. Dayton Hall explained that the issue should be reserved for determination by the Airport Board and City Council in place at the end of the 25-year term.

Dayton Hall said he doesn't have a problem with language reserving the first right of refusal for a new lease to the former hangar tenant if the City at the time elects to re-let the hangar pad. Motion to add the first right of refusal to add to that section on page 11. Motion approved.

Dayton Hall explained that another issue is whether to require hangar owners to obtain property risk insurance (physical damage insurance) in the lease. This will ensure that the buildings stay in good standing and are repaired. Liability insurance will protect those around you. By adding property risk insurance, it could repair any damage, it will protect the hangar and damage to any of those around that would keep the hangar in good standings.

Mayor Billings stated that the city does have liability insurance that covers just the city. She explained that they want to make sure the individuals around are protected too.

Dave Houston said he feels that we need liability insurance but doesn't feel like we need physical damage.

Jim Lemmon asked on the lease if it's going to run out, can they remove the hangar rather than leaving it. In the lease you can remove the hangar rather than leave it at the end of the lease.

Further, extensive discussion was held regarding the airport lease.

Discussion regarding whether the lease includes 5 feet around the concrete pad.

Art Granger motion to disapprove the adding physical damage insurance to be added to the lease. Laron Hall motion to disapprove of not adding physical damage insurance to the lease. Cathy Clark seconded the motion. Kate Wadsworth doesn't agree her vote is no. Motion to not require physical insurance will go to the city council to approve or deny on June 1st, 2023.

Art Granger motion to approve all other changes to the leases and go to city council on June 1st meeting. Motion approved.

Item #7 Discussion on airport budget

Mike Vercimak went over the airport budget and where the airport stands and what is left in the budget. He is working with Dave Houston and Art Granger to purchase a rake and disc that will help clean up the area around the airport.

New Business

Dave Houston talked about AWOS about putting out a bid to train a local person to do the maintenance every year. There was a massive sewer back up in the terminal building Ask Creek had to pump out three-man holes which caused a huge mess. There is still a lot of cleaning that needs to be done.

Adjourn

Meeting adjourned 10:30 am