

OPERATING POLICY

As the operator and proprietor of the Airport, on behalf of the citizens of the City, it is the intent of the Airport Board and the City council:

- A. To operate the Airport in a business-like manner with as little cost as possible to the taxpayers through the imposition of fair and reasonable rentals, fees, and charges.
- B. To provide for both private and commercial aviation at the Airport to the extent practicable within physical, economic, and environmental constraints.
- C. To ~~provide~~ **Promote the growth** for the full range of on-base aeronautical support consistent with the need for the service and the availability of space and physical facilities.
- D. To protect the Airport patrons and users from unsafe ~~and/or inadequate aeronautical~~ operations and/or services and to maintain and preserve all Airport facilities in a safe, secure and orderly condition.

AIRCRAFT OPERATIONS REGULATIONS

- L. All air traffic should avoid flight-overpopulated or ~~noise-sensitive~~ areas whenever possible, consistent with safety.

COMMERCIAL OPERATIONS DEFINITIONS

For the purpose of this article, a "Business or Commercial Activity" means and includes the following types of activities when done for hire, compensation, or reward:

- A. Retail sales of goods, wares, merchandise, or services.
- B. Pilot training and flight instruction.
- C. Sale, rental, or charter of aircraft.
- D. Air carrier and air taxi operations.
- E. Sale of aviation petroleum products.
- F. Sale or service of aircraft parts, avionics, instruments, or other aircraft equipment.
- G. Repair, maintenance, rebuilding, alteration or exchange of aircraft engines, components, or other parts.
- H. **Flying clubs.**

PROCEDURES FOR ACQUIRING LEASE

Any person or entity interested in leasing land or structures on the Airport property shall contact the Airport Manager to discuss. If the person/entity chooses to move forward with a lease, the person/entity and the Airport Manager in consultation with the City Manager shall discuss likely terms and conditions and prepare a draft lease agreement to be presented to the Airport Board for review, consideration, and input. After such Board review, and final negotiations with the proposed tenant, the Lease as negotiated shall be forwarded to the City Manager who shall present it to the City Council for consideration and approval. Lease provisions shall be negotiated to reflect fair market value and shall also include provisions to increase lease rates on an annual basis during the

agreed-upon lease term. Any lease for a period in excess of three (3) years requires that a public hearing be scheduled and held in advance of lease approval by the City Council. Prior to entering any lease for property, or a hanger, at the Airport, the prospective lessee must present to the City satisfactory evidence that it meets minimum standards as established herein and by the Airport Board.

A waiting list will be formed **for the T- hangers** based on the order in which the Manager is informed of an interest to be put on such a list. When a hangar becomes available everyone will be contacted in order until the spot is filled. If someone declines to take advantage of the empty space but wishes to remain on the list, they will be moved to the bottom of the list.

RATES AND CHARGES

- A. Tie-down Fees shall be assessed **if there is an airplane that arrives and determines that they would like to tie down on the apron and leave their Aircraft over 30 days and not communicate with the manager what their Intent is. This will be** in the amount of \$100 a month and will be collected after 30 days of being parked on the ramp or apron in coordination with hanger rent unless an alternative agreement is approved by the Airport Manager or authorized representative. The Airport shall ~~obtain and maintain~~ ask for Proof of liability insurance coverage for Airport **property.. Amounts** of coverage shall be set at appropriate levels by the City.
- B. Parking Fees. The Operator shall pay to the City the monthly parking fee outlined in the Agreement Summary for each month or part thereof that this Agreement is in effect, computed as set forth by the Airport Board, and approved by the Council. The parking fee shall be due and payable, in advance, on or before the first day of each month, except that the first month's parking fee, or prorated portion of the first month's fee may be paid in arrears.