

**CITY OF RICHLAND CENTER
RESOLUTION 2025-12**

RESOLUTION ADOPTING UPDATED AIRPORT LEASE AND RENTAL FEES

WHEREAS, the City of Richland Center owns and operates the Richland Center Municipal Airport, which includes both City-owned hangars and privately leased hangar lots; and

WHEREAS, the Code of Ordinances does not currently include a section establishing procedures for setting or amending airport lease and rental rates, the Common Council intends through this resolution to formally establish that such fees and rates may be adjusted on a yearly basis as established in the lease agreements; and

WHEREAS, the current lease and rental rates for hangar land leases and City-owned hangar rentals have not been comprehensively reviewed in several years and do not reflect present market averages or operational costs; and

WHEREAS, City staff have reviewed comparable Wisconsin municipal airport rates and recommend updated fees that align with regional benchmarks while maintaining affordability for tenants; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Richland Center, Richland County, as follows:

- 1) The following revised airport lease and rental rates are hereby adopted, effective upon expiration of each respective active lease or commencing January 1, 2026 for any lease currently expired:
 - a) *Private Hangar Land Lease Rate: \$0.125 per square foot per year*
 - b) *Heated Hangar Rental Rate: \$187.50 per month (\$2,250.00 annually)*
 - c) *Non-Heated Hangar Rental Rate: \$156.25 per month (\$1,875.00 annually)*
- 2) *The rental rate escalator applied to all future years' rents shall be based primarily on the annual percentage change in the Consumer Price Index (CPI-U). The City may also consider comparable market rental rates for similar municipal airports when setting the annual adjustment. Annual adjustments shall not be less than 0% nor greater than 5%.*
- 3) The foregoing revised fees shall remain in effect until further amended by resolution of the Common Council.

ADOPTED by the Common Council of the City of Richland Center on this 4th day of November by the following vote: AYES:_____, NOS:_____

CITY OF RICHLAND CENTER
RICHLAND COUNTY, WISCONSIN

Todd Coppernoll, Mayor

Attest:

Misty Molzof, Deputy Clerk