

BRIGHAM CITY CORPORATION

AIRPORT ADVISORY BOARD MINUTES

FOR *Wednesday, August 2, 2017*

Present: Gary Bywater, Chair
Jeff Baugh, Vice Chair
Byron Hansen, Board Member
Fred Kluss, Board Member
Bruce Leonard, Board Member

City Staff: Tyler Pugsley, Public Works Director
Jolene Crockett, Administrative Assistant
Kirk Nielsen, Aviation
Jeffrey Hogan, Aviation

Excused: Tom Peterson, Council Member
Jan Ashdown, Board Member
Ben Jones, Honorary Board Member

Approval of Minutes

Motion to approve the minutes from June 7, 2017 was made by Byron Hansen, second Bruce Leonard, motion passed.

Update Airport Projects

Jeffrey Hogan presented the update for the airport projects.

Director Pugsley stated we are giving the contractor 25 days to complete the project. Chairman Bywater asked if there was a tentative start date. The contractor is finishing up in SLC in mid-September.

Director Pugsley stated it would be in their best interest to start as soon as possible as the conditions are very dry at the airport and is perfect for construction.

Mr. Leonard asked Mr. Hogan to update them on what was decided with the segmented circle. Director Pugsley stated that we could talk about this but there will be changes. There was a bit of confusion from what we understood of the middle area where the wind cone was not cleared for wetlands. The plans called for an asphalt strip all around the segmented circle with concrete being set in place that would show the markings of the segmented circle. Granite Construction, after the bid opening, had some ideas with concrete barriers that they would like us to look at. As well as the possibility of asphaltting the whole area to keep the weeds out. As it would be difficult to keep the segmented circle clear during the winter, we were looking at different type of barricades options, bright orange barricades, to be visual when the snow gets deep.

Mr. Hogan showed a picture of Driggs Idaho and how they handle their segmented circle.

Discussion – How to Increase Airport Revenue

Kirk Nielsen presented ways to improve revenues to the Board members. Mr. Nielsen said there are probably 2-3 airports, which can be self-sustaining. There are ways now to increase the revenues at the airport. Doing research and items out of the masterplan it shows where the airport is going and what it costs to run the airport. Mr. Nielsen reviewed the costs with the Board.

Mr. Nielsen reviewed with the Board where the revenues are that come in from the airport. Chairman Bywater asked what was in our miscellaneous fees. Director Pugsley replied that we have had pilots

that came in and left their planes over night in the big hangar and those who came in for a while, we have hunting leases, and billboards.

Chairman Bywater asked if the current lessees of hangar #23 were going to purchase it. Director Pugsley said this is something we need to discuss. The biggest revenue maker at the airport are the hangers that we own. Hangar #8, Hanger #28, the blue hangar and the big hanger. In Hangar #23 we always leased it out to different pilots from \$1500 to \$1000 a month plus we were paying utilities. Now, we have Ultimate Aviation who is paying \$3000 as well as paying all utilities. Boardmember Hansen said, we need to do what we can to keep it as a lease.

Director Pugsley agreed and or we need to look for other ideas possibly presenting to the City Council regarding having some t-hangers that the City owned. We could fill them easily. Boardmember Hansen said we would bring in planes from Ogden.

Director Pugsley said we originally talked about selling hangar #23 but we need to look at it to see if the \$36,000 a year revenue is better than selling it with the terms of putting the sale money back into the airport to bring up our revenue. Boardmember Hansen said once you sell it is gone forever.

Mr. Nielsen talked about non-aeronautical leases. Tooele gets ½ of their revenue from non-aeronautical leases. Director Pugsley said probably similar to our airport frontage road. Mr. Nielsen pointed out areas on the airport property, which could be utilized.

Boardmember Hansen said we could entice people to our airport if we have our ducks lined up to be able to accommodate the requests that come in. Directory Pugsley stated, once we have the backbone it is easier to get people to come to our airport.

Director Pugsley said his goal is to make the airport self-sufficient.

Report – Trailer Storage @ Airport

Director Pugsley said at our last meeting we discussed the Kirk Pittman request. We had much discussion about whether or not we wanted to start this at the airport. After looking at the airport property if we were to do this we would charge \$100 per month and place it to the north of the beacon where the big field area is. We could lay down millings; they would have a flat spot but not the same ground lease rate. We would want to organize the lease to be a temporary spot and if we wanted to move it, we would or if we needed to develop the area, we could vacate that area with so many days' notice. If the airport advisory board agreed we tell him yes, knowing it would be temporary at \$100-\$200 a month.

Chairman Bywater asked if it would be a square footage lease. Director Pugsley said, no. Chairman Bywater said if you open it up to trailers, you would get different sizes. Director Pugsley said we do not want to make it so attractive that we would have a bunch of trailers out there. Chairman Bywater stated he did not think we would a bunch of trailers parked out there. Boardmember Hansen asked about the size of the trailer. It was stated it was semi-truck length.

Chairman Bywater said, you have two questions, the spot and rent value. Boardmember Hansen stated Chairman Bywater ran a trailer site what would be good. Boardmember Hansen said you have to have room for 2 or 3 to park. Chairman Bywater said we have 2 or 3 trailers that we don't know who they belong to. Director Pugsley said we have one of them figured out and will get the other two identified.

Bruce Leonard made a motion that Director Pugsley be allowed to develop an area as indicated on the map and he could adjust as needed for trailer storage within limits, second Fred Kluss, motion carried.

Sky Diving Request

Director Pugsley said a sky diving group contacted him. They would like to move their operations to Brigham City. He has not meet with them onsite yet although they have been onsite. He has some concerns. They need a place to drive to pick up the jumpers. They could to the north of Larry Pierces'

hangar. However, this may be in our traffic pattern. We have concerns about having this at the airport but it is not something they can restrict. Boardmember Hansen said here is the problem. Ogden has a tower and we do not. Director Pugsley said I can voice this concern to them but cannot deny them. Boardmember Hansen said why are they on the agenda and asking for permission. Director Pugsley said because they must follow the airport rules. Director Pugsley stated, once he meets with them onsite he will have the group come to this meeting and the Board may voice their concerns.

Boardmember Kluss said where there are skydivers you have people watching and it could potentially increase the revenue at the airport.

Aerobatic Box Discussion

Director Pugsley stated the aerobatic box group contacted the new owner of the property, where the aerobatic box was proposed to be located and it may be a real possibility to establish the temporary aerobatic box over the property. The group was going to come tonight but they wanted approval from the property owner before they opened a discussion with the Board. It will take about three months to establish the aerobatic box. It sounds as though this might happen.

Ultimate Aviation Request

Director Pugsley said they have requested to strip a plane on the apron area. He explained to the Board how this would occur. Director Pugsley said to them, his number one concern was cleanliness and containment. He is also concerned with storm water contamination. If this is something they would be requesting continually then they need to give us the ground measurements.

Boardmember Hansen asked how long a time period. Director Pugsley said 1-2 weeks and stated this is not something that happens very often. He said based on what Director Pugsley stated he did not have any concerns. Boardmember Baugh said he is thrilled they are out there but it is messy. They do need to be careful and clean up after themselves as well as it looks like they burned something out there and leaked oil. Director Pugsley said he noticed and spoke to them about this and the oil issue.