

Hurricane Airport Board
Meeting Minutes
September 16, 2025

Minutes of the Hurricane City Airport Board meeting held on September 16, 2025, at 9:00 a.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Jim Lemmon, Scott Freeman, John Williams, Derek Hall, Lacey Jessop

Members Excused: Brett Poulsen, Jason Campbell

Staff Present: Mike Vercimak, Dayton Hall, Karri Richardson, Dave Zundel, Clark Fawcett, Weston Walker

Call to Order 9:00 am, Pledge of Allegiance-Dayton, Prayer-Lacey

Approval of Minutes

Minutes from July and August.

John motions to approve. Scott seconds. Unanimously approved.

New Business

1. Consideration and possible recommendation regarding amending the Private Hangar Lease Agreement for Legend Air Lease LLC for hangar pad 2N 1E to increase the leased area to accommodate a 50'x85' hangar.

The current 60'x60' hangar is proposed to be replaced with a 50'x85' hangar, to be built within 24 months according to the lease. Mike Vercimak noted the discussion from a previous meeting on surveying and staking the lots. Javiation noted on their plans that 60'x60' pads are appropriate for the lot sizes. While depth is sufficient for the applicant, length may present an issue. Combining two 60'x60' lots could accommodate the larger hangar but would leave additional space that could become a storage problem.

Derek Hall stated that Pro Value drafted a plan showing the 50'x85' hangar could fit, along with three additional hangars, with lot size adjustments. Mike emphasized the need to review Javiation's layout to ensure compliance with airport standards, as Pro Value's plan may not meet all requirements. Water and sewer placement were discussed to avoid damage to hangars or the taxiway. Other concerns included hangar height near the road and open space requirements. Mike Vercimak has requested Javiation provide a layout for the area.

Discussion on lot layout focused on uniformity versus irregular placement. If 60'x60' lots are used for an 85' hangar, two lots would be leased, and standard rules apply to unused space. Leasing the entire row would simplify sizing concerns if they did custom width per lease but the depth would stay the same to keep the row uniform. Utility placement was clarified as the City's decision, with fees charged to new lessees as they move in and build. Surveying, staking, and fire code requirements, including spacing between hangars, were also discussed.

Dayton Hall suggested including a clause in the lease allowing City Council to finalize lot line descriptions within six months, enabling conditional approval while ensuring compliance with standards

46 but allowing for Airport board to recommend approval with custom lot lines. Chester emphasized the
 47 need to move forward due to the lease construction timeline, while Clark Fawcett noted that water
 48 settling could proceed in the meantime.

49 Motion: Derek Hall moved to recommend approval of amending the lease for 2N 1E to accommodate an
 50 85' hangar. Scott Freeman seconded. Motion passed unanimously.

51

52 2. Consideration and possible recommendation regarding a new hangar lease for hangar pad 2 N 3
 53 E. Sunnie LLC applicant.
 54 Spoke about during item 1.
 55 Motion: Derek Hall recommends approval to City Council. Scott Freeman seconds. Motion passed
 56 unanimously.

57

58 3. Consideration and possible recommendation regarding a new hangar lease for hangar pad 2 N 4
 59 E. Legend Air Lease LLC applicant.
 60 Spoke about in item 1.
 61 Motion: Derek Hall recommends approval to City Council. Scott Freeman Seconds. Motion passed
 62 unanimously.

63

64 4. Discussion on shade hangar lease on lot 50 at Hurricane airport.- Steve Lemmon
 65 Discussion was held regarding the placement of shade hangars and the necessary steps prior to
 66 construction. Steve Lemmon stated he thought Scott Stratton had the lease build time amended to three
 67 years. He noted that three years is a long time, but this extension was due to COVID-related delays with
 68 electrical work. As they are approaching the point of signing a lease, Steve wanted clarification on
 69 whether the hangars would need to be completed within two years or three years.
 70 Dayton Hall explained that Scott Stratton had requested a longer period to build. Previously, the lease
 71 required submitting a site plan within 8 months and building within two years. The new lease allows four
 72 years to submit plans and eight months to build after plan approval. City Council decided that this
 73 timeline should be applied consistently to all lessees. Rent is due regardless of the construction timeline.
 74 Scott Freeman noted that this timeline would only become an issue if there were limited available lots,
 75 but currently, there is ample space.

76

77 5. Aviation Association report.- Steve Lemmon
 78 Discussion on violations with Hurricane Mesa test facility. Wants a TFR but FAA has said no.

79

80 Dave Zundel gives a quick update on progress of getting things in order after taking over as manager.
 81 Rotax has invited people to fly out and visit and have a private BBQ and had a couple of people request
 82 to camp under their planes. Discussion on if it is allowed. Dave Houston states in the past it has not
 83 been a problem. Discussion on if the City code or airport rules allow it and there are no codes or rules
 84 that speak about it. Mike Vercimak states it should be up to the airport manager.

85

86 1. Follow up on letter being sent to SUU to update point of contact from Scott
 87 Freeman to Dave Zundell.
 88 Mike Vercimak states that Dave Zundel was kind enough to craft a draft of the letter, Mike hand
 89 delivered it to Kaden Demille, and it is in his hands now. Scott Freeman suggests it needs to be followed
 90 up on. Put on next agenda to follow up.

91

92 John Williams speaks on pipe that is stacked high by the roadway to the south, it is blocking part of the
 93 roadway, what is the status of the pipe. Mike Vercimak states the pipe is not going to be used at the

94 airport. The City is just storing it there for the time being, as they had time limit to spend funds for the
95 project in Dixie Springs so bought the pipe and needed to store it somewhere.
96 Scott Freeman knows Dave Zundel has been working hard to clean things up and the rules say trailers
97 have to go, Scott had a trailer and Dave asked him to clean it up, but there are many others there still.
98 Discussion on use of water truck and clean up of airport.
99 Dayton Hall announces the change to the coming up City Council meeting being September 29th.
100
101 Mike Vercimak talks about how he sat down with consultants and went over CIP, talked about run-up
102 areas at the end of the runways and was told by consultants that there are areas to do that but not
103 opposed to putting that in the CIP. In regard to additional tie-down space, they were looking at working
104 that into the apron project for next year. Have another meeting scheduled to get the plan changed and
105 be brought back to Airport Board.
106
107 Adjourn
108 Derek Hall motions to adjourn. Adjourned 10:16am