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Hurricane Airport Board
Meeting Minutes
December 16, 2025

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5 Minutes of the Hurricane City Airport Board meeting held on December 16, 2025, at 9:00 a.m. in the City
6 Council Chambers located at 147 N. 870 West Hurricane UT, 84737
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8 **Members Present:** Jim Lemmon, Scott Freeman, John Williams, Derek Hall, Jason Campbell,
9 Lacee Jessop, Dave Zundell
10

11 **Members Excused:** Brett Poulsen
12

13 **Staff Present:** Mike Vercimak, Dayton Hall, Mayor Nanette Billings, Councilman Clark
14 Fawcett, Karri Richardson
15

16 Call to Order, Pledge of Allegiance, Prayer

17 Jim Lemmon calls to order at 9:00am, Scott Freeman says the Prayer, Derek Hall says the Pledge
18

19 Jim Lemmon speaks on some rules of order and how meetings should be ran, handled and
20 decorum.

21 New Business

22 1. Discussion and possible approval of airport hanger layout plan.

23 Mike Vercimak- presents the layout of potential hanger pads on the south end of the airport created by
24 Javiation. Jason Campbell asks if the airport layout plan is under the airport master plan, Dayton Hall
25 says he believes that plan is the master plan. Jason says he believes there are rules to changing that.
26 Kirk Nielsen speaks on how the plans can be changed and what process they have to go through. Jason
27 asks about the time for changing master plans, Mayor Billings clarifies it is every 6-months. Kirk clarifies
28 that building a hanger is a change in the master plan and that would be overkill to take the master plan
29 to city council every time something like that was added. If it is something that fits within the master plan
30 it doesn't always need to change the master plan. Jason believes this is a significant change that needs
31 to be presented to the citizens that live on 700 W across from the airport where this layout would be
32 closest to.

33 Jim Lemmon speaks on the definitions of subdivision vs airport. Jason says he isn't speaking about
34 subdivisions, he is speaking on a change to the master plan and believes it needs to be presented to
35 City Council and noticed. Mayor clarifies that this meeting is noticed to the public and this is not a City
36 Council matter. Jason says it needs to and is a change to the master plan. Mayor states that the master
37 plan shows hangers there, so it is not a change to the master plan, master plans are conceptual not
38 concrete.

39 Mike Vercimak defers to Kirk Nielsen who would be the FAA professional stating that moving something
40 10 ft is not a change, and Kirk agrees. Jason says there is a parking lot removed and a hanger added
41 and that is a change. Mike Vercimak says there is still a parking lot.

42 Scott Freeman motions to approve the hanger layout plan as shown on the drawing, John William
43 seconds. All other members ayes, Jason Campbell nay. Motion passes.

44
45 Further discussion and clarification on access gates, frontage/access roads, and who should be
46 responsible and what should be provided when building taxi ways and access roads to minimize issues.
47

48 Dayton Hall- now that the board has approved the layout, he wants to discuss the leases that have not
49 been approved yet and wants to clarify that he can change the depth of the lease as it does not match
50 this current plan. Discussion on what the board wants to see, either renting the whole lot and building

51 what size hanger they want within those dimensions or customizing each lot size. Discussion on leasing
52 the entire lot and putting in lease agreements that there is to be no storage in the empty space left if the
53 hanger is smaller. Dayton Hall clarifies, based on this discussion he will leave the depth the same at the
54 board's recommendation and if the widths do not meet the standards we will deal with that when it
55 comes up.

56

57 Old Business

58 1. Discussion and possible recommendation to City Council on expansion of the
59 future airport lease boundaries to include all areas developed and construction for
60 the project.

61 Recap on the discussion from last meeting.

62 Mike Vercimak speaks on how subdivisions build the infrastructure and then City takes over when it is
63 completed and that is how the City has been handling the airport as well. Scott Freeman asks if would
64 that cover a major soil collapse? Mike states it depends on where it is at, but if it is in the taxiway the
65 City would handle it. Jason Campbell asks if the costs exceed the budget if there is an emergency fund
66 for it? Mike Vercimak shakes his head yes in confirmation. Jim Lemmon clarifies what the motion is, to
67 expand so that lease lines meet and expands the maintenance area 15 ft in front of the hanger. This
68 would only apply to new leases and not current ones. Dave Houston clarifies that if the asphalt
69 collapses, the hanger leasee would be responsible and Jason Campbell verifies, yes that is what the
70 maintenance would include. Dave Houston says he does not believe it is right. Dave Zundel clarifies that
71 it would only be for new leases, Dave Houston says his lease is up for renewal, would that apply? Jason
72 says only new builds. Dayton Hall says renewals would be taken on a case by case but if a lease
73 expires, the new terms would be in place unless previously stated in the old lease.

74 Jason motions to recommend approval of expanding lease areas to meet each other and expand 15 ft
75 forward on all lease new builds only. Derek Hall seconds the motion, unanimously approved.

76

77 2. Consideration and possible recommendation to City Council regarding a shade
78 lease on Plot 50 at Hurricane Airport for Steve Lemmon.

79 Steve Lemmon presents his plans for the shade hangers and layout. Discussion on how many planes
80 will be able to utilize it, moving of existing tie-down locations, soils and drainage issues. Concerns
81 brought up on build time for the lease.

82 Dayton Hall says on the term limit, that was requested by Scott Stratton awhile back and the feeling from
83 the council was that if he gets that term, everyone should get that term. The question, the change with
84 the motion of item 1, are we moving the line to include that 15 ft in front? Steve says he will rent that 15
85 ft to solve that. Scott Freeman moves to recommend approval, Derek Hall seconds, unanimous
86 approval.

87

88 Updates/ Other business

89 Scott Freeman gives an update on St George airport and how some construction and repairs may affect
90 the Hurricane airport with traffic. The tower is supposed to be completed around October 2026 and will
91 have people landing in Hurricane who wish to avoid it.

92 Jim Lemmon asks Mike Vercimak when the AWOS will be complete, Kirk Nielsen says the project is just
93 waiting on equipment to show up.

94 Jason Campbell asks about doing a soils report on the airport for better understanding and having
95 engineers coming in pro-bono. Not an action item, no motion taken.

96

97 Scott Freeman goes back to pattern work issues during the St George taxiway construction as well.
98 Would like to hand out NAP to St George flight schools if they plan to use Hurricane.

99

100 Adjourn

101 Derek Hall motions to adjourn. Jason Campbell seconds. Adjourned 10:06 am