

**Hurricane Airport Board**  
**Meeting Minutes**  
December 16, 2025

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Minutes of the Hurricane City Airport Board meeting held on December 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, Jason Campbell, Lacey Jessop, Dave Zundell

**Members Excused:** Brett Poulsen

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

Call to Order, Pledge of Allegiance, Prayer

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

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

New Business

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

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

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

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

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

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

Dayton Hall- now that the board has approved the layout, he wants to discuss the leases that have not been approved yet and wants to clarify that he can change the depth of the lease as it does not match 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