CEDAR CITY REGIONAL AIRPORT BOARD MEETING
MAY 14, 2026

A regular meeting of the Cedar City Regional Airport Board was held on Thursday, May 14th, 2026, at 8:00 AM in the Cedar City Regional Airport Conference Room located at 2560 West Aviation Way, Cedar City, Utah.

PRESENT:
Jeff Frehner, Member
Mark Leavitt, Member
Waldo Galan, Council
Tyler Galetka, Airport Manger
Waldo Galan, Councilman
Anna Hernandez, PW Executive Assistant

Blaine Nay - AOPA
Burt Poulsen – Simple Advantage
Kirk Nielsen - Woolport
Courtney Christensen - BLM

ABSENT
John Appel, Chair
Kim Ellis, Member
M. Twitchell, Member
M. Bleak, Member
Ryan Marshall, PW Director

APPROVAL OF MINUTES
There were not enough members in attendance to form a quorum. Approval of April 2026 meeting minutes will be moved to the next meeting in June 2026.

INFORMATIONAL ITEMS
- SkyWest – Schedule is stable, minor one-day adjustments on specific Tuesdays/Saturdays.

  April enplanements were below expectations but were on track to meet 10,000 for end of year.

- Ardurra – Master Plan completed, final FAA closeout documents in progress.

- TSA – TSA has a new Assistant Supervisor named Brandon, replacing Joey. No other TSA process updates.

- BLM – Christensen reported Tanker Base opens up Saturday, May 16th. SEATs and air attack begin Monday, May 18th.

  Recent winds caused several starts statewide. Tankers deployed from Colorado and Arizona.

  Mesquite opens May 18th, SEATs on the 24th of May. St. George helicopter also expected on May 18th.

  2026 expected to resemble 2025, limited desert grass. Larger, higher elevation fires likely late June, potential short wind-driven events.

Appreciation for airport ops, GA and SUU support on their commitment to collaboration and minimizing disruption.

Airport ops staff assisted BLM with mowing and brush clearing improvements noted.

Fire operations ramping up with timeline set, coordination with airport teams continue.

- FBO – No representation. No new items.

- SUU – Galetka reported SUU semester started on Monday, May 11th, operations increasing. Quiet early May allowed maintenance catch-up despite wind.

  There are no updates on their new hangar relocation.

  SUU CRJ relocation timing, move anticipated after new hangar is available to avoid interfering with current helicopter parking on gravel.

  Likely targeted between summer and fall semester if code-compliant by then, not guaranteed.

- Woolpert – Nielsen reported the Hold room expansion entered full closeout, multiple funding sources reconciled and sent to FAA.

  SRE project near closeout, pending decal punch list.

  There are currently two active projects:
  1) The Pavement maintenance underway, contractor start timing pending.

  2) Design is ongoing for taxiway and apron. Meeting next week to review asphalt calculations and thickness. Coordination with FAA on grades, strict standards could reduce rehabilitated footprint significantly.

     Key projects advancing toward closeout, design and FAA coordination ongoing for taxiway and apron.

- Open Forum – No comment

AIRPORT MANAGER'S REPORT

- Project Report
  - Weed Abatement – Extensive spraying using City's equipment pickup truck improved coverage and cut staff hours by 50% versus using tractor.

    Safety areas at runways and taxiways sprayed, remaining tanker base areas need touch-up.

Some sterilant inconsistencies near FAA building re-sprayed.

Plan for 2027 season to use IFA for runway spraying, expect cost equivalency and professional application benefits.

- Tanker Base Cleanup – Mowing and rabbitbrush removal underway to reduce invasives and mitigate FOD/jet blast impacts.

  Considering larger rock placement in select areas to reduce debris and protect aircraft. Improvements on-going with additional projects planned.

  Potential water leak near Tanker Base meter. No active leak confirmed, airport will continue observation and prepare for repair if needed with Streets department and plumbing support.

  New electronic meter is present, but issue is upstream of meter. Ongoing monitoring planned.

  Sinkhole investigated near a fire hydrant and before the water meter (airport responsibility area).

  Initial excavation found no moisture, believed to be from a prior leak or hydrant weeping.

- Airport Overy Zoning Update – No updates, item retained on agenda.

  Before Council action, plan to inform all affected and proposed change-area stakeholders via public meetings to avoid prolonged Council sessions.

- AIP Project Updates – Sufficient funding for taxiway work, high priority. Ramp funding is more constrained, to utilize AIG/IJ allocations flexibility.

  Concern noted about potential FAA-driven scope reduction on taxiway.

  Response indicated that taxiway scope is supported.

  Taxiway moving forward with available funds, ramp improvements to draw on alternative funds as available.

  Project phasing for Alpha Taxiway and Runway access. Work closely with Engineers to figure out the best phased construction plans to minimize closures impacting Tanker Base and potential National Guard operations.

North section targeted for 2027, Alpha One intersection closed for a period, with a small segment done separately to reduce closure duration.

In 2029, south section work from Runway 8/26 to Alpha-4.

Alpha-2 intersection closures prioritized to be as short as possible to maintain runway access. The goal is to reduce back-taxi operations similar to what St. George has to deal with.

East Apron closure on the furthest west section, Runway 8/26 will be used for back taxiing. Closure for taxi only, planned for 2027.

- Gate Camera Project – Ongoing work to add cameras at gates, linked to budget coordination.

- Air Traffic Control Tower (ATCT) Update – Grant application being prepared for the FAA remote tower program. Preference is for a full tower, but remote tower is considered if awarded.

  Participation contingent on FAA honoring the Contract Tower Program so controllers' costs are covered. Otherwise not proceeding.

- Airport Hangar Inspections – Inspections ongoing, roughly one-third to halfway through T-Hangars. Checks include presence of usable aircraft, correct hangar user per lease, fire extinguishers, and hazards (fuel storage, excessive fluids).

  Enforcement against unapproved businesses on the airfield, ensuring aeronautical use agreements are in place.

  Mixed-use proposals (e.g., medical office + aircraft storage) are being rejected as not supported.

- FAA Part 139 Inspection Closeout Report – Closed out with FAA about two weeks ago. Temporary reflective markings are installed at Alpha-4 and SyberJet taxi lane corners to allow future reopening with minimal damage.

  Fuel farm issues resolved.

  Goal set for a perfect inspection for 2027.

- Proposed FY27 Budget Report – Provisional budget approval reported as of 5-13-2026 by City Council.

Wage increases from city wage study. Modest increases to equipment, special department supplies and travel/training budgets.

Capital projects (subject to final approval): re-roof dome hangar, add lighting to T-hangars after electrical work, relocating east apron gate in coordination with National Guard/Sphere One hangar development.

East apron gate relocation plan, current concept: new gate/road access near area between agonistics hangar and T-hangars, using an existing dirt/gravel road by the flight service station. May be phased with future improvements, including potential parking.

Original idea near airport beacon/self-serve area deemed unsafe due to proximity to transient aircraft, tiedowns, self-serve fuel, and National Guard helicopter movements.

Alternative near runway 26, may be reassessed if the runway is deactivated or downsized.

Priority is gate proximity to T-hangars to avoid traffic passing SUU helicopter operations.

New gate location will avoid self-serve and helicopter operations. Planning will proceed now that funding appears likely, with Streets department support.

Biggest budget deficiencies are in utilities that were presented to Council. Chronic underestimation of utilities, telephone, and gas/oil lines due to finance estimating these items.

Overruns: utilities over by $20,000-$30,000 annually for four years, telephone over by at least $3,000 annually, gas/oil over by $6,000-$10,000 annually.

Other budget areas neglected to cover overruns while staying with total airport budget.

Finance will remove language preventing staff entries and allow departments to input estimates for these line items.

Process change agreed to let departments estimate utilities/telephone/fuel in future budget to improve accuracy.

Under Capital projects – stormwater issues at north hangars addressed. Proposed materials budget of $50,000, leveraging connection for implementation, not guaranteed yet.

Longstanding drainage problems at north hangars create liability, design lacks integrated stormwater, with reverse crown taxi lanes and steep grades from Airport Road.

Damage from large vehicles, existing ditch and basins inadequate.

Consider impact fees for future hangar developments to fund stormwater upgrades.

Specific risks: bottom hangars receive converging flows, mis-aimed downspouts cause runoff to adjacent buildings.

Tom Graininger's proactive gutter piping noted, upstream flows could overwhelm his system.

Responsibility acknowledged to correct and set better standards.

Tentative plan to fund materials and work with Schmitdt. Pursue impact fee policy, aim to modify downspouts and address 150-200 feet across two hangars.

Capital project approvals and deferrals – Of eight requested capital projects, five approved with stormwater potentially six of eight.

Not approved: lighted runway closures X's (costly), command vehicle for snow removal. Will be re-proposed next year.

Funding strategy use interest income and surplus grant-related funds, avoiding operational budget and principal COVID funds (interest only).

The last big project secured $60,000 for cameras on terminal side to expand current system or replace with a unified building-wide system.

New high-tech system on west side via FAA-funded project, east terminal side remains older.

Gate camera project paused until July to align vendor selection and avoid multiple systems.

Goal: single camera and badging system integrated across facility.

- Terminal Gate Area Concessions and Vending Space – Bristlecone pulled out of doing concessions.

  Exploring adding piping and Keurig with three k-pod options in secure are if done before fiscal year-end (end of June).

  Considering unstaffed "honor system" vending: select items, pay via QR code or cash box.

  Coffee vendor interest still possible, leaning toward honor-based vending in near term while remaining open to staffed options.

- Action Items:
  - Schmidt Exchange of Services Agreement Extension – Schmidt exchange of services agreement approved by council. Work value adjusted to a little over $56,000 from $50,000 for inflation. Equipment and staffing rates updated from 2015 rates.

  - BLM Tanker Base Lease Extension – BLM Tanker Base lease extension approved by council. Negotiations to proceed with BLM, involving Court and the real estate division.

Additional discussion:

- Galetka - Airport staffing & Safety Management System (SMS) - Recent power outage caused HVAC and fire alarm issues. Staff actively addressing problems. Staff commended by Galetka.

  Plan to request full-time staff in next year's budget to support SMS.

  Anticipated rollout over the next 12 months with QR codes, emails and signage on the airfield.

  Coordination with other airports to understand SMS workload and best practices.

  Goal to reduce workload on current leads by addressing dedicated personnel.

- Galan discussed Citywide Departmental Business Plans – City leadership initiating business plans for all revenue-generating departments (airport as an example).

  Focus on asset inventory, revenue tracking, expense mapping, and metrics for growth and efficiency.

  Aim to prevent revenue declines and improve execution with continuous measurement.

  Cross-functional involvement: operational leaders, council members and board representatives.

  Target to complete initial plans within a couple of months and integrate into fiscal operating cadence.

  Working to segment employee groups by levels of responsibility and pay scale. Improve performance evaluations, career planning, and incentive processes.

  Competitive salary study adjusted base pay. Benefits noted in police recruitment/retention.

The intention is to make merit increases based on performance.

- Galetka – Citywide Marketing Strategy – Need for a unified marketing plan across departments (Economic development and Airport included).

  Goal is a consistent strategic approach that persists regardless of personnel changes.

  Recognition of rapid city growth and need to embrace/manage it.

  Budget includes funds for midterm review of city master plan, starting with zoning challenges.

  Objective to reinforce and update long-term planning to match growth and operational needs.

  Emphasis on maintaining community traditions and culture through active management and clear expectations.

As there was nothing further to discuss, the meeting adjourned at 9:05 AM.