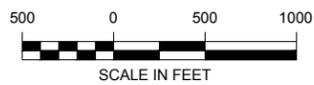


LEGEND

-  EXISTING AIRPORT BOUNDARY LINE
-  EXISTING STRUCTURE
-  FUTURE STRUCTURE
-  EXISTING AIRFIELD PAVEMENT
-  FUTURE AIRFIELD PAVEMENT
-  FUTURE ROADWAY/PARKING



ARMSTRONG CONSULTANTS, INC.
 AIRPORT ENGINEERING AND PLANNING

www.armstrongconsultants.com
 861 Rood Avenue, Grand Junction, CO 81501 ph: 970.242.0101 fax: 970.241.1769
 28 W. Juniper Avenue, Suite 201, Gilbert, AZ 85233 ph: 602.803.7079 fax: 970.241.1769
 2000 Randolph Rd SE, Suite 102, Albuquerque, NM 87106 ph: 505.508.2192 fax: 505.508.2795

HEBER CITY MUNICIPAL AIRPORT HEBER CITY, UTAH	
AIRPORT DEVELOPMENT	
SCALE: PER BAR SCALE	DATE: 03/2013
DRAWN: LKB	FILE: 6117600
CHK'D: JZP	JOB NO.: 126117

Comments on the Terminal Area Plan

Open House was held on February 13, 2013

Name	Comment
Richard Gerlach	Would you please also consider the possibility of shade hangars, available pads for low cost / fabric ("temporary") hangars? Not every small aircraft pilot is independently wealthy. Some consideration for affordable housing for aircraft would also be appreciated. Thank you.
Beth Ann Schneider	(Comments) given at meeting – would like real face time with "lease consultant" when the time comes.
Paul Boyer	Please include me in your email list.
John Ackerson	<p>I would like to see the far north paved taxiway that runs East/West to be designated for a glider trailer storage area. This area is currently designated for future small hangars but could be temporarily used by the glider trailers offering convenient out of the way trailer storage. The parallel taxiway just to the south is now used as a common passage for airport vehicle traffic entering the far North West gate at this time. Is that the long term plan?</p> <p>Mr. Ackerson also pointed out information on the map and asked if this was the glider area and commented that "lots of cars now use this road to enter the airport property".</p>
Robert Werra	<p>Ms. Tozier, There is a rumor going around that the board intends to tear down the old hangars. Is that true? I own #3 and #5. If that is true I expect that there will be a large number of owners and renters very upset unless adequate arrangements are made. It would be difficult for me to make the meeting in person so other arrangements should be made. Bob Werra</p> <p>On 2/13 ...Mark, thanks for the quick reply. Everyone wants Heber City to be the best it can concerning it's location. We all understand that we must be realistic as well. I am sure that the "old hangar" owners/leasees would look favorable upon an arrangement that would allow a transfer of their interests into other hangars assuming there was a favorable arrangement with the City. Thank You Bob Werra</p>
Brandon Wolsey	<p>Karen</p> <p>I will be unable to attend the open house but wondered if you could answer a question for me. I am a glider pilot who has been flying in Heber for 11 years. I noticed that there is a proposed "glider storage" area at the far north end of the field. Is this to indicate where gliders would be stored during the winter or is this proposed to be the place that gliders will be in the summer as well? Currently (during the summer) we park our glider trailers just south of the FBO building but it looks like this area is slated for paving for aircraft parking. If there isn't a convenient place to put the glider trailers (the glider</p>

inside is put together on the day of the flight) during the summertime, I fear that many will take their private gliders to another airport in the area (Cedar Valley, Morgan). This would significantly impact the number of glider pilots wanting to base their flights out of Heber airport. This would therefore negatively impact "Soar Utah" operations as there would be fewer glider pilots flying. Since gliders do not have engines to maneuver around the airport, they rely upon being pushed by hand or pulled by a golf cart to move from one place to another. I hope there will be consideration given to a convenient area on the airport to park glider trailers (and the glider inside) for summertime use.

Brandon Wolsey=

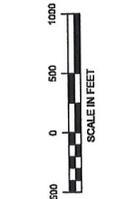
Area Glider



HEBER CITY MUNICIPAL AIRPORT	
HEBER CITY, UTAH	
AIRPORT DEVELOPMENT	
SCALE: PAPER SCALE	DATE: 1/28/03
DRAWN: EMB	FILE: 011900
CHKD: JDP	JOB NO.: 128117

ARISTROG CONSULTANTS, INC.
 AIRPORT ENGINEERING AND PLANNING
 www.aristrogconsultants.com
 3811 Newpark Lane, Suite 207, Gilbert, AZ 85233 PA: 602.263.7070 FAX: 470.241.1769
 2000 Piedmont Rd SE, Suite 102, Marietta, GA 30067 PH: 505.506.2162 FAX: 505.506.2765

- LEGEND**
- EXISTING AIRPORT BOUNDARY LINE
 - EXISTING STRUCTURE
 - FUTURE STRUCTURE
 - EXISTING AIRFIELD PAVEMENT
 - FUTURE AIRFIELD PAVEMENT
 - FUTURE ROADWAY/PARKING



Lots of cars now use this road to enter the airport property

John Ackerson's

Comments:

Mayor: David R. Phillips
Council: Robert L. Patterson
Alan W. McDonald
Benny Mergist
Jeffery M. Bradshaw
Erik Rowland

HEBER CITY CORPORATION

75 North Main
Heber City, Utah 84032

Phone (435) 654-0757
Fax (435) 657-2543

February 28, 2013

Subject: Heber City Airport Hangar Lease Rates and Practices

Heber City is seeking proposals to provide consulting services for hangar rates and leasing practices for the Heber City Airport / Russ McDonald Field in Heber City, Utah. Attached is the Request for Proposal (RFP). All proposals received will be reviewed by a committee comprised of members of the City Council, Airport Advisory Board and the City Manager, which may conduct a phone interview with the top submitters. Taking into consideration the recommendation of the committee, the Airport Advisory Board Chairman and the City Manager will make the decision on the successful candidate.

Heber City will administer the contract and will be the primary contact for details relating to the project. All questions regarding the RFP shall be directed to Mark Anderson, City Manager, at Heber City at (435) 654-0757.

The deadline for submitting proposals is 6:00 p.m. on Wednesday, March 20, 2013, at the Heber City Office located at 75 North Main, Heber City, Utah, 84032. Submittals are accepted by mail, hand delivery, or email, while emailed submissions are preferred. Email submissions are to be sent to manderson@ci.heber.ut.us.

Sincerely,



Mark K. Anderson
City Manager

REQUEST FOR PROPOSAL

Heber City Airport Hangar Leasing Practices

Heber City is soliciting proposals for consulting services on hangar leasing rates and practices on the above referenced project. The Scope of Work below details what will be required of the selected consultant.

Project Description

The Heber City Airport is a category B-II airport that was constructed in 1947 which serves the general aviation needs for Wasatch and Summit counties. The airport's proximity to Park City and other nearby recreational opportunities has a significant impact on number and type of airport operations that occur at the airport. The airport is home to approximately 120 based aircraft which include small corporate jets, helicopters, gliders and single engine and twin engine aircraft. Currently the Airport has 67 hangars that are on either a 30 year reversionary or a 25 year non-reversionary lease. The oldest hangars were constructed in 1989 and the newest hangars were constructed in 2009. The City is the owner of 4 hangars ((2) 75' X 75' and (2) 40' X 45') which they are leased on a month-to-month basis until they are sold.

On new lease agreements, the City only offers 30 year (20 year + (2) 5 year extensions) reversionary leases and some have expressed concern that the lease fees being imposed may be too high for this type of lease. Also, at this time, we have had requests to extend existing leases from parties interested in purchasing hangars from individual owners and the City feels a need to have a policy in place that the City could use to treat each requesting party fairly and uniformly.

Scope of Work

The selected consultant shall complete the following tasks:

- 1) Identify conditions where the City should consider granting extensions to existing reversionary and non-reversionary leases
- 2) Evaluate the current hangar lease agreement and make recommendations for modifications to existing lease rates for the purpose of developing a rates and charges document to maximize City/Hangar owner benefit in light of the current market

Schedule

- 1 Proposals are due at the Heber City Offices, 75 North Main, Heber City, UT 84032, no later than 6:00 p.m. on Wednesday, March 20, 2013, to the attention of Mark K. Anderson. Electronic submittals are preferred through email to manderson@ci.heber.ut.us. Choice of submittal type (email, mail, or hand delivery.) will not be used as criteria for selection of the consultant.
- 2 It is the desire of Heber City to choose a consultant and begin the study during the second or third week of April 2013.

General Requirements of Proposals

All proposals should include the following elements:

1. A brief description of the firm qualifications, including: (1) the experience of the firm in related projects completed in the past three years, and (2) the experience and technical competence of specific staff members to be assigned to the project
2. A work program summarizing the key elements of the study, and a listing of the major tasks to be completed during the process.
3. A schedule with calendar time required to complete each task and a completion date for the project.
4. A budget for the consultant to complete the Scope of Work including a statement of total price and itemized costs by task.

Proposals must meet the following requirements:

1. At least one (1) copy of the proposal must be provided for the review process either in writing or through email.
2. Proposals should be no longer than eight (8) pages and pages must be no larger than 11 x 17.

Heber City reserves the right to accept or reject proposals including the right to reject all proposals and resolicit, if deemed necessary. Selection of the consultant is also dependent on the negotiation of a mutually acceptable contract with the successful firm.

Selection Process

A committee comprised of members of the City Council, Airport Advisory Board and the City Manager may elect to interview the top proposals through telephone interviews. The committee will then make a recommendation for the Airport Advisory Board Chairman and the City Manager to consider for approval. Following approval, the selected firm will be notified and a contract will be executed.

Selection Criteria

The following criteria will be used in choosing a firm to prepare the design:

1. **Experience:** Firms will be evaluated according to the past experience of the firm and of the individuals assigned to this particular project. Past efforts, quality, and performance history.

2. **Qualifications of Staff Assigned:** The professional qualifications and time available of the staff assigned to manage and conduct the study will be reviewed.
3. **Approach:** The proposal will be reviewed for the completeness, organization, and soundness of the approach to the project, including tasks, schedule, and budget.
4. **Understanding of the Project:** The consultant should demonstrate a thorough understanding of the nature and scope of the project.