

Heber City Corporation
Airport Advisory Board Meeting
June 10, 2020
6:00 pm
Regular Meeting

The Airport Advisory Board of Heber City, Wasatch County, Utah, met in **Regular Meeting** remotely via personal computer device or in person on June 10, 2020, in the City Council Chambers in Heber City, Utah. Due to COVID-19 and the Wasatch County Health Department's stay at home advisory, members of the public were encouraged to submit their comments and attend virtually.

I. Call to Order

Chairman Jason Talley called the meeting to order at 6:05 pm.

II. Roll Call

Present: Chairman Jason Talley
Vice Chair Brian Rowser
Board Member Mike Duggin
Board Member Bart Munteer
Board Member Lonnie Woodard
Alternate Board Member/City Council Member Ryan Stack

Excused: Board Member Kari McFee

Staff: City Manager Matt Brower
Airport Manager Travis Biggs
Recorder Trina Cooke
Deputy Recorder Alicia Fairbourne

III. Pledge of Allegiance (Led by Chair Person Talley)

IV. Approval of May 13, 2020 Airport Advisory Board Minutes (Fairbourne)

05.13.2020 AAB Minutes DRAFT

Motion: Board Member Mike Duggin moved to approve the May 13, 2020 Airport Advisory Board minutes. Board Member Bart Munteer made the second. Voting aye: Board Members Mike Duggin, Bart Munteer, Lonnie Woodard, Chairman Jason Talley, Vice Chair Brian Rowser and Alternative Board Member/City Council Member Ryan Stack. Motion carried 6-0. None opposed.

V. Public Comments: (Please limit comments to three (3) minutes per person.)

Mr. Jim Church, Heber Valley hangar owner, informed the Airport Advisory Board he had offered to work with Airport Manager Travis Biggs to obtain contact information for the commercial operators regarding their departure procedures. He stated they claimed they had to depart from runway 422 due to visual necessity. Mr. Church felt there was no reason they should be unable to visually depart from runway 22 and intended to work with the airliners towards a resolution. There was also an offer from Bob Abbott to develop an RNAV (Area Navigation Global Positioning System) visual departure for runway 22.

Chairman Talley stated that last month an Item was referred to Committee on RNAV visual approach procedures on 22. It was decided that traffic would overfly Heber approximately 2,000 feet higher than before; to reduce the noise to the community, and enter a modified traffic pattern, which would work well with traffic flows.

VI. Airport Manager Quarterly Report (Biggs)

Airport Manager Travis Biggs provided an update of the Airport as follows:

- Antennae were received. There is one more part to put together.
- Airport Manager, Biggs met with Mr. Church and Board Member Woodard about the Signs.
- Marriage proposal at airport. She accepted.
- The grounds were mowed and weeded.
- A C210 plane had an incident. While making a left turn it almost landed on the highway. It is under investigation. The Fire Department, Police Department, and OP3 showed up.
- T-Hanger still under negotiation.

Chairman Talley stated that concerning the T-Hangar discussion, City Manager Brower hosted a call with Jeff Peterson, Chairman Talley, Manager Biggs, and City Attorneys. He felt progress was made toward negotiations. He thanked City Manager Brower and Manager Biggs for their efforts.

VII. General Business:

1. Airport Master Plan Update (Jeremy McAllister, T.O. Engineers)

Mr. Biggs stated Mr. McAllister couldn't be at the meeting and sent Mr. Biggs an email with a summary of updates. Manager Biggs read the email. The following updates were included:

- Pavement Maintenance Project would be done July 22nd through July 27th with total airport closure those days. Workers would return to apply permanent paint on July 27 and 28, 2021.
- Master Plan Project Inventory Chapter would be submitted. Detailing all physical environment of the Airport. Forecast Chapter was being prepared. Forecast Chapter delved into operational data.
- Per AAB request, a camera was redeployed to continue data collection.

Mr. Biggs stated the next public and committee meetings will be in July.

Mr. Talley asked how early on July 22nd he needed to depart before the closure takes place. Mr. Biggs stated Mr. Talley should leave by 7:30 a.m.

2. Consider Approval of Updates to the Lease Agreement Form Including Specification of the Consumer Price Index (Talley)

Airport Lease Agreement REDLINE

Airport Standard Form Ground Lease (PDF)

Chairman Talley reviewed that the Airport Advisory Board had decided to follow the Mountain Planes CPI (Consumer Price Index), as it was the most relevant to Heber Valley Airport.

Mr. Talley noted that there was no assignment ability in the proposed Airport Lease Agreement. Mr. Talley referred to the Airport Lease Agreement section XII (B) (1): "This lease may not be assigned to a new owner and instead the City will enter into a new lease with the new owner." He pointed out that leases may not be the same in the future; therefore, they might lose their value. Mr. Talley used the example of Santa Monica, where the City aligned against the Airport. Mr. Talley felt leases should be assignable to new owners. Chairman Talley proposed language allowing the leaseholder to sell the lease, with a transfer fee paid to the city, or to let the new owner negotiate a new lease with the City.

Mr. Church asked how the proposed language would affect the reversionary and non-reversionary lease. Chairman Talley stated it would not.

Council Member Stack was hesitant to support the language change without the approval of City Council. He was concerned about the proposed change as Council had scrutinized the lease language.

City Manager Matt Brower indicated he and Chairman Talley had held extensive internal conversations, as well as having consulted Airport legal counsel, Steve Osit, regarding the issue and concluded there were no negative aspects.

Consensus of the Board was in favor of the proposed language change.

Motion: Board Member Duggin made the motion to adopt the standard lease with the proposed modifications and utilizing the Mountain-Plains CPI. Board Member Munteer made the Second.

Voting Aye: Board Members Duggin, Munteer, Rowser, Talley, Woodard, and City Council Member Stack. Motion carried 6-0.

3. Update on Runway End Sign (Biggs)

Airport Manager Travis Biggs shared the proposed runway sign as follows:

"Pilots Requested to Use Runway 22 for Departure. Conditions Permitting." The cost of the sign would be \$955.34 and Installation would be \$345.00 Board Member Woodard and Mr. Jim Church recommended that the sign would be visible as the pilot is taxing the runway.

Motion: Moved to adopt to install the sign.

Board Member Bart Mouteer made the second.

Voting aye: Board Members Mike Duggin, Bart Mouteer, Lonnie Woodard, Chairman Jason Talley, Vice Chair Brian Rowser and Alternative Board Member/City Council Member Ryan Stack. Motion carried 6-0. None opposed.

VIII. Adjournment

Motion: Board Member Duggin motion to adjourn at 6:37

Board Member Mouteer seconded the motion.

Voting Aye: Board Members Mike Duggin, Bart Mouteer, Lonnie Woodard, Chairman Jason Talley, Vice Chair Brian Rowser and Alternative Board Member/City Council Member Ryan Stack. Motion carried 6-0. None opposed.

Meeting adjourned at 6:37 p.m.



Robin Raines-Bond
Robin Raines-Bond, Deputy Recorder