

Salina-Gunnison Airport Board Meeting
Thursday, April 15, 2021 – 7:00 pm
Salina-Gunnison Airport

People in attendance: Richard Nay, Airport Manager; Lori Nay, Mayor; Jed Maxwell, Mayor; John Maxwell, Salina Council Board Member; Mel Anderson, Airport User/Board Member; Robert Andersen, Gunnison City Council Board Member. Excused – Kurtley Peterson

AGENDA:

1) Discuss, Review and Proposed Approval of:

- Minutes from last meeting, March 18, 2020 - **Mayor Jed Maxwell** made the motion and Second by **Mayor Lori Nay**, Vote Unanimous.
- Lease Agreement and Assessments

Airport Manager, **Richard Nay** states he called the meeting so that the Board could determine fees and assessments for new hangars at the airport. It is the desire of the manager and the board for the airport to be more self-sustaining and in order to do that, assessments and lease amounts need to be discussed. The last lease agreement was made with Kurtley Peterson in April of 2020. The Board at that time decided to follow Parowan's fee structure and leased the land for 6 cents per square foot per year for ten years. The lease agreement is filed and the board reviewed the specifics. It was discussed that Richfield, Manti-Ephraim, and the majority of other rural airports charge 18 cents per square foot per year. However, it was also noted that these airports have more services such as water and fuel. A 70 x 70' hangar would cost \$490 to lease the property. At the time of the contract signing, the lease will be collected and then billed each January to follow.

After discussion, **Robert Andersen** made the motion to elevate the cost per square foot to 10 cents per square foot per year for the ten-year lease. It was seconded by **Jed Maxwell** and the Board voted unanimously in favor.

Manager Nay told the Board that we needed to make a decision regarding an assessment for new hangars at the airport which is essentially a buy-in to the infrastructure that is there including hangar ramps. This money could then be set aside like impact fees and be used for capital improvements at the airport in the future. **Mayor Nay** stated Gunnison City would set the account up as a PTIF account and hold it for the Airport for future capital improvements. The Board felt like an assessment made sense for the airport as impact fees make sense for Cities. After

discussing cost of asphalt on the taxiway and other improvements that the hangar owners fund periodically, an amount of \$2,500 was determined as a fair amount.

Lori Nay made the motion to require a \$2,500 assessment for new hangar construction and this assessment would be due at the time the lease is signed and the first lease payment is made. The motion was seconded by **Jon Maxwell**. The vote was unanimous in favor.

Board discussed future growth at the airport and the increase in pilots and planes that are interested in being at the airport. Chuck Hammond's lease and his move to Nephi was discussed. **Nay** told the Board that Ryan Hendrickson has purchased the hangar and confirmed that Hendrickson would need a new lease on the property.

Hammond's lease is not transferrable. **Nay** stated the small building would be an ideal pilot lounge. **Manager Nay** will speak with Hendrickson about this possibility.

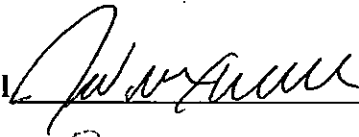
Mel Andersen spoke of the history of the airport and the well that was located on the property. **Mayor Maxwell** stated that Salina City had a Well Right we could put on the property. The list of capital improvements was further discussed – Fuel Sales, Water, Pilot's Lounge and possible hangars and how it could be funded. Electrical deficiencies were also discussed. It was a consensus that all new hangars will need to provide for their own electricity and be metered. This language will be in all new lease agreements.

The Board walked outside the hangar and viewed where Hallows had staked out possible locations for his new hangar. There were no objections to the two possible locations - pros and cons were discussed for each. **Nay** and Hallows will make final determination.

Robert Andersen motioned to close the Board Meeting at 8:15 pm., **Mayor Maxwell** seconded. Motion was unanimous in favor.

Date 10/7/2021

Mayor Jed Maxwell



Date 10-7-2021

Mayor Lori Nay

