



COUNCIL AIRPORT COMMISSION
Council Airport U82, Hangar 2A
Meeting Minutes
Jan 23, 2023

REGULAR COUNCIL AGENDA

CALL TO ORDER: Kathy Hughes called the meeting to order at 6:30 p.m.

ROLL CALL: HUGHES, POWER, PEDERSEN (by Zoom) present. A quorum is present. Also present Paul Hughes, Chip Walters, Kristi Pedersen (by Zoom) and Danny Beachy.

CONSENT AGENDA:

- 1) Minutes of the Airport Commission Meeting
- 2) Approval of Agenda

Commission Member Power moves to approve the minutes from the last meeting on Nov 28, 2023. Seconded by Commission Member Pedersen. Voice vote indicated no opposition to the motion with all members voting aye: MOTION CARRIES

Commission Member Power moves to approve the Consent Agenda. Seconded by Commission Member Pedersen. Voice vote indicated no opposition to the motion with all members voting aye: MOTION CARRIES

REPORTS

None

REGULAR AGENDA

1) Weather Camera/System

A new link is available to the public at <https://map.eye-n-sky.net/SitePages/Council>. A third camera was installed facing the Northwest.

2) Airport Maintenance Items

- a. Fuel card reader - currently fuel is \$6.75 per gallon, a label with the current fuel price will be placed on the fuel card reader. Hughes is keeping a monthly spreadsheet of the fuel sales and will be reporting it to the Council at their monthly meetings.

- b. Rotating Beacon - Terry Power and the city maintenance workers repaired the beacon.
- c. Runway/apron resurfacing project - 2023 design and planning/2024 construction proposed; there will be two airport user meetings, one in the summer of 2023 and another in the spring of 2024

3) Hangar #5 Office opening

Hughes Aviation Medicine started conducting FAA Medical examinations in December 2022. All class of exams be done (First, Second and Third Class).

4) Courtesy Care Use/Donations

\$40 has been collected and will be handed over to the City Clerk's office. Discussion ensued about having electric wired to the shed to allow for a light and an outlet so the courtesy car can be moved next to the shed and the trickle charger plugged in

5) Hangar Lease agreement review - City Council discussion from Jan 10, 2023 meeting.

An action item was on the City Council Agenda to modify land lease agreement. The main points were having a shorter-term agreement, the automatic renewal verbiage was removed, and the rate increase being tied to the Consumer Price Index was also removed. It was pointed out that there were several errors in the draft document. The Commission members present emphasized that short lease agreements will make it difficult to get funding to build or improve hangars. Having more hangars and aircraft based at U82 will benefit the city by generating more revenue through gas sales, property taxes, land lease fees and importantly, keep the airport classified on the NPIAS report. The Council asked the Commission to help the City Clerk update the draft lease agreement for consideration at a future City Council meeting.

6) ITD-Aero 2023 ITD - Aero 2023 aircraft registration - https://itd.idaho.gov/wp-content/uploads/2018/10/Aero_Registration_Application_Form.pdf

All aircraft are required to be registered with the State of Idaho

6) Hangar Lease Agreement review

The yearly lease fees were increased to \$0.16 per sq/ft by the City Council at their last meeting. The City Council is looking to modify the lease agreement contract, possibly shortening the lease duration from 20 years. This will be on the City Council meeting agenda for the December 10, 2022 meeting. All hangar owners are encouraged to attend the meeting.

7) Insurance Coverage - The City needs a copy of a certificate of insurance for each hangar owner.

8) 2023 Plans -

- a. The IAA is planning at Short Takeoff and Landing (STOL) workshop for late April/early May and would like to hold it at U82.
- b. Hangar Lease agreement "workshop" as tasked by the City Council. Meeting time TBD
- c. U82 Minimum Standards update - the document was last approved in 2005 and needs to be updated. It was drafted and approved by the Commission at that time but verbiage needs to be updated to include a clearer description of what "aviation use" is for hangar owner/occupants
- d. An awning on the north side of the bike shed will be installed to keep the courtesy car covered, and electric will be routed to have an outlet for the car's trickle charger.

9) General Discussion -

Terry plans to fix the grounding cable at the gas pump since it does not properly retract.

Kathy will get a current list of all the based aircraft at the airport. There is a concern with Kevin Miller selling his plane and hangar that at least 10 aircraft need to be based at U82.

Kathy will inquire as to when the meeting of the airport users will be held in 2023.

The next Commission meeting will be held Monday February 27, 2023 at 6:30pm in Hangar#5 with a Zoom meeting option.

Commission Member Hughes moved to adjourn the meeting at 7:20 pm. Commission Member Pedersen seconded the motion. Voice vote indicated no opposition to the motion with all members voting aye. Motion Carried.

Minutes submitted by: _____
Kathryn G. Hughes

Minutes approved by: Kathryn Hughes, Terry Power, Eric Pedersen