



**COUNCIL AIRPORT COMMISSION**  
**Council Airport U82, Hangar 2A**  
**Meeting Minutes**  
**Feb 27, 2023**

**REGULAR COUNCIL AGENDA**

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

**ROLL CALL:** HUGHES, POWER, PEDERSEN present. A quorum is present. Also present Paul Hughes, Chip Walters, Charles Little (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 Jan 23, 2023. Seconded by Commission Member Pedersen. Voice vote indicated no opposition to the motion with all members voting aye: MOTION CARRIES***

***Commission Member Hughes 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>.

**2) Airport Maintenance Items**

- a. Fuel card reader - currently fuel is \$6.75 per gallon, a label with the current fuel price was 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. Terry Power repaired the grounding wire to the fuel pump.
- 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) Courtesy Car use/donations**

\$40 was donated by courtesy car users, this money will be handed into the city at the next Council meeting

**4) 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.

**5) 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. The commission gave the city and J-U-B input on draft language for the updated agreement, to include standardized verbiage from other examples of land lease agreements and a document from the FAA's Airport Cooperative Research Program Report #47 "Guidebook for Developing and Leasing Airport Property". The draft verbiage will be sent by the city to its attorney to review, the airport commission and users are welcome to provide feedback at a public hearing 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.

e. The Idaho Airport Management Association will hold its first annual meeting in three years April 6-7, 2023 at the Boise Riverside hotel. Hughes will be in attendance.

**6) General Discussion -**

Charles Little states he will inquire if one of the aircraft housed in his hangar can be listed at U82 for the airport census.

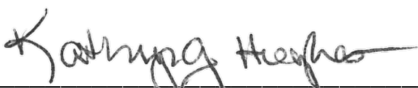
Hughes will submit her business permit application to the city.

In-kind donations will be tracked to support grant applications for the airport by J-U-B.

Hughes inquired with the Adams County Sheriff's office about conducting an exercise at the airport simulating an aircraft accident.

The next Commission meeting will be held Monday March 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