

LOGAN - CACHE AIRPORT AUTHORITY BOARD MEETING
MINUTES
March 6, 2012

The Logan-Cache Airport Authority Board convened in a regular session on March 6, 2012 at 7:30 a.m. in the Cache County Council Chambers, County Historic Courthouse, 199 North Main, Logan, Utah.

ATTENDANCE

Members of the Airport Authority Board in Attendance:

Dean Quayle
Gar Walton
Mayor Randy Watts
Harry Ames
Val Potter
M. Lynn Lemon

Members of the Airport Authority Board Absent:

John Kerr

Others in Attendance:

Jeff Peterson – Logan City Fire Department
Zak Loosle – Utah Jet Center
Kim Nall – Leading Edge Aviation
Susan Crosbie – Utah State University
Zan Murray – J-U-B Engineering
Sean Heiner – Utah State University Aviation
Bryan Congdon – Harris Air
Jessica Parker – Mountain Ridge Helicopters
Brady Hansen – Logan City Fire Department
Bill Francis – Pilot
Sherm Buck
Janeen Allen

CALL TO ORDER

Val Potter, acting as chairman, called the meeting to order at 7:30 a.m.

REVIEW AND APPROVAL OF MINUTES

Potter asked for a motion to approve the minutes of February 7, 2012.

ACTION: Motion was made by Watts and seconded by Ames to approve the minutes of February 7, 2012. The vote in favor was unanimous, 6-0, with 1 absent.

ITEMS FOR DISCUSSION

Land Lease Proposal – Harry Ames

Review

Ames said that after the last board meeting, he received two requests for copies of the proposed lease, and has not received any response or feedback. He noted that the copy he sent out did not include the utility usage and/or hookup portion of the lease. Ames then read that portion of the lease to the board members and those present.

Lemon said that Kerr was concerned the liability requirements of the lease would be tough to meet. He asked Ames if Kerr had voiced these concerns to him, as well. Ames responded that Kerr had sent an email without any recommendations so he assumed that Kerr was satisfied with the lease as it stood. Francis, from the audience, commented that he knew several people who tried to access it on the website and couldn't do it. Ames said that it is not on the website; he sent it by email. He told Francis to have the people who couldn't access it, call him and he would be happy to send the document to them.

Lemon asked Ames if he knows what the difference in liability is between the current lease and the proposed lease. Ames said he will look it up during the meeting and find out.

Ames said he met with some bank representatives and, as a result, changed the total term of the lease to four five-year renewable portions. This was favorable to the banks to have that length of time in order to finance the loans. Ames concluded his review by asking for additional feedback especially concerning the liability requirements in the lease.

Watts asked if Bryce McEuen from Logan City has been involved in the lease process and suggested that be involved because of his expertise in liability issues. Watts said he would visit with McEuen and get his input regarding the lease agreement liability requirements.

Ames asked the board if it would be possible to make the proposed lease agreement effective immediately with the condition that they would revisit the liability issues and resolve them. Quayle said they should at least receive public input first. Walton suggested, too, that when the lease is final, it should be posted on the website. Lemon suggested putting the proposed lease on the website now so that the public can have access to it and give feedback for one month, and prepare a resolution to adopt the lease at the next Airport Authority board meeting. Potter asked how the board members felt about that suggestion. All board members agreed and it was decided to follow that suggestion.

Public Input

Potter asked if there was any public comment today regarding the proposed land lease. No one from the audience responded.

Resolution / Action

Action was postponed until the next board meeting allowing time for public input.

Request from Logan City for Disaster Training Exercise – Chief Jeff Peterson

Peterson said that they would like to bring together a number of plans, such as the Airport Plan and the Mass Casualty Incident Plan in a simulation of a mass casualty event at the airport on Saturday, June 2, 2012 from 10:00 a.m. to 12:00 p.m. The exercise will be a simulated charter flight crash. Peterson asked if the board would consent to their use of the abandoned runway to stage the event. They would also like to use the Airport Manager's Office and the building that houses the AARF truck as the Incident Command Post for the exercise.

Peterson described the simulation as having eighty people on the plane. They will simulate transportation of fifty people local hospitals and others to hospitals outside the county. He said both local hospitals will be involved and exercising their mass casualty plans, as well.

Walton said, as a member of the Civil Air Patrol, he would be willing to volunteer anything they can do to enhance the exercise. Peterson said he most definitely would welcome any help the Civil Air Patrol can contribute. Board members agreed unanimously to allow access to the abandoned runway for the event. Lemon asked if FEMA and the state are involved. Peterson said that it is actually a localized event. Lemon said that the first week in June is usually when they have the airport open house, so there will need to be some coordination in order to avoid having the events at the same time.

Airport Overlay Update – Zan Murray

Murray said he had received an email shortly after the last board meeting with some concerns expressed by Hyde Park City with regard to utility accesses and other items in the annexed property on the west side of the airport. Councilman Kelly's main concern was the ability to service the annexed area on the west side of the airport. Murray said that Hyde Park is looking for a proposal or agreement that would allow them to service water, sewer and utilities to the western side of the annexation property.

Murray said he is aware that there was much discussion years ago regarding this access and wondered if there were any agreements made at that time. He said he has viewed the area and has some suggestions for allowing utility access to the property. He noted that along 4200 North, there is a gap of land between the fenced-in part of the airport and the actual roadway on the south that would provide an appropriate corridor to put any and all types of utilities in. He wondered if that option is one the board would like to present to Hyde Park City in order to get the utilities to the annexed property.

Lemon said they spent years negotiating with Hyde Park City when the airport expanded the runway. In the end, there was a separate agreement drawn up between

the county and Hyde Park City where the county agreed to pay for a road to be put in between 3700 North and 4200 North on the east side (about 200 West). There was also an agreement between Hyde Park and the Airport Authority which would allow them to take their utilities across on the north side of the 4200 North road. Lemon said there was another agreement between Hyde Park and Logan City that Logan wouldn't annex the property north from 3700 North and on the west side. Lemon continued that the county agreement was signed in October 2001 and the Airport Authority Board agreement was adopted in November or December 2001. He assumes the Logan City agreement would be dated around that same time. Lemon said that negotiations began in 1999 and finally concluded at the end of 2001 with these three agreements, but he knows they are in place and therefore, the issues should already be resolved. Murray noted that with a new Mayor and council members in Hyde Park, we might just need to make them aware of the agreements that are already in place.

It was determined by the board that we would work to find the agreement between Hyde Park and the Airport Authority Board and also the agreement between Hyde Park and Logan City so that they could be presented to Hyde Park and resolve the issue.

Committee Reports

Audit & Finance – Lynn Lemon

Lemon said the committee has not met, so there is no report.

Operations Committee - Dean Quayle

Quayle said that they haven't met and are still waiting for a new airport manager before moving forward.

Capital Improvements – Harry Ames

Ames pointed out page 9 in the proposed lease and Exhibit D as pertaining to the liability issues. He read that portion to the board. Francis and Ames engaged in a discussion over the cost of this hangar insurance in addition to aircraft insurance.

Buck made a comment from the audience that the time and money spent in drawing up the new lease is way overdone and is too cost prohibitive. He thinks we should go back to a 2 to 3 page agreement and simplify the process. He said that most people are responsible and that the huge lease is treating them like children who can't take responsibility for themselves. Potter asked Buck to review the lease and provide feedback before the next meeting so that we can resolve the concerns he has.

Economic Development / Public Relations – Gar Walton

Walton said they are working on the packet of information for new businesses.

Commercial and Charter Air Service – Bruce Bishop

No report.

Open Items

No more items were brought before the board.

Next Meeting

The next meeting of the Airport Authority Board will be April 3, 2012 commencing at 7:30 a.m. in the Historic Courthouse Council Chambers, 199 North Main, Logan, Utah 84321.

Adjournment

The meeting was adjourned at 8:18 a.m.