

SUMMARY MINUTES OF THE REGULAR MEETING OF THE COTTONWOOD AIRPORT COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA, HELD JULY 15, 2009 AT THE CITY COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

Chairman Gradijan called the meeting to order at 6:00 p.m.

Roll call was taken as follows:

Commission Members Present

Aleck Gradijan, Chairman
Jim Moeny, Vice-Chairman
Michael Casebier, Commission Member
Bill Tinnin, Commission Member
Allyson Waak, Commission Member

Staff Members Present

Tim Costello, Public Works Director
Doug Bartosh, City Manager
Barb Herrick, Administrative Coordinator

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Gradijan led the Pledge of Allegiance.

ELECT A CHAIRMAN FOR NEXT ONE-YEAR TERM

Chairman Gradijan opened the discussion and asked for nominations for the next one-year term for the Airport Commission chairman. Mr. Moeny nominated Mr. Gradijan and Mr. Tinnin seconded the nomination. A vote was taken and it was unanimous in favor.

ELECT A VICE-CHAIRMAN FOR NEXT ONE-YEAR TERM

Chairman Gradijan asked for nominations for the vice-chairman. Mr. Tinnin nominated Jim Moeny and Mr. Casebier seconded the motion. The vote was unanimous in favor.

APPROVAL OF MINUTES

Mr. Gradijan asked for comments or corrections to the minutes of the Special Meeting of the Airport Commission held on June 8, 2009. There were no comments regarding the minutes. Vice-Chairman Moeny moved to accept the minutes as presented and Ms. Waak seconded the motion. The vote was in favor of the approval of the minutes as written.

BRIEF SUMMARY OF CURRENT EVENTS

Mr. Costello informed the Commission that there had been three tours at the airport by a group of young adults. Mr. Costello wanted to thank the following pilots for their time and effort to show their aircraft, give talks on aviation, and interact with the groups: Larry Minch, John Altizer, Ron Burden, Dick Lucas, and Karl Priggee. Morgan Scott, Staff Engineer, conducted the tours. It was indicated that the groups all enjoyed their tours. Mr. Gradijan thought it was a great idea, and we should maybe follow up with having future tours for the schools.

Mr. Costello gave a brief update on the Apron Pavement Preservation Project and informed the commission that the FAA wanted more information and we are still waiting for the grant offer from the FAA. We are hoping for a start date in September and it should take approximately a week to complete.

The City Council selected two new members for a two-year term, and the members are Bill Tinnin and Michael Casebier.

Mr. Costello noted that there was a fuel issue over the July 4 weekend. He went on to explain that the two-speed valve was not working properly and we were left with slow-speed pumping of the fuel. The situation was corrected the following week.

The Airport Commission was informed that Casey Rooney is back at work and will probably be at our next meeting.

CALL TO THE PUBLIC

There were no comments from the public.

UNFINISHED BUSINESS

Monthly Fuel Usage

Mr. Costello provided a graph that represented the entire history of fuel sold using the self-fueling system. After reviewing the chart, the consensus was that the fuel sales were trending upward. Chairman Gradijan commented that it looks like there is an average of about 5000 gallons a month being sold.

Update on "Request for Information" for a restaurant/snack bar

As a follow-up from the last meeting, Mr. Costello stated that we placed an ad in the Verde Independent and we have received four calls so far. The ad has also been submitted to the Chamber of Commerce. Mr. Costello noted that the inquiries wanted to know what the city will offer and also what would they have to be responsible for.

Mr. Gradijan stated that the city really doesn't want to be in the restaurant business so it would be good to find someone with the skills to make the business run.

Update on FBO pre-advertisement

Mr. Costello noted that an ad was placed in the Trade-A-Plane publication to generate interest in the FBO position. At this time, we have received five replies from interested parties. The ad will also be placed in other publications, such as Barnstormers.com.

NEW BUSINESS

Discussion and possible action regarding Skydive land lease contract

Red Rock Skydiving, LLC reviewed the land lease agreement and they had seven points that they wished to negotiate. Chairman Gradijan addressed Mr. Priggee and asked if he would like to make any comments. Mr. Priggee indicated that he did not have any comments.

Chairman Gradijan then asked the commission members if they had any comments. Mr. Moeny inquired if the skydive building was city owned. Mr. Priggee stated that it was their building.

Mr. Costello noted that the lease was for the land only and the area to be leased is approximately 60' x 55'.

Mr. Casebier felt that the request for unrestricted water usage should be quantified because the water does have value.

Mr. Bartosh commented that it would be difficult to provide unrestricted water usage because it is contrary to our ordinance and it would have to have City Council approval.

Mr. Costello stated that staff could supply reclaimed water, but the skydive operation would have to pay the going rate for the water. He noted that there is a line available to the location, but there would have to be modifications. The current rate for reclaimed water is 92 cents per thousand gallons.

Chairman Gradijan asked for any additional comments and Mr. Priggee declined.

Chairman Gradijan summarized by stating that we would keep the same term as the original lease, increasing the rent \$25 a month, and an escalator clause that would amount to about \$2.50 a month. As a basis for comparison, Mr. Gradijan stated that the cheapest rent at the airport is the open tie-down space that consists of three chains to hold the plane and no other improvements and that cost is four (4) cents per square foot. He went on to say that the skydive operator has 3300 square feet at a rental cost of 3.8 cents per square foot, he has 4.1 acres for free (drop zone) and an access road that is exclusive for his business even though it was not built for that purpose. The 2% increase is what is paid by all renters at the airport and it is a rate that

the city has established.

Mr. Moeny stated that he felt the increase of \$25 a month was fair and he believes the escalator clause should stay. Mr. Moeny also noted that he agrees with staff on the rest of the recommendations.

Mr. Gradijan indicated that he felt that the recommendations that staff has made are well thought out with logic behind them, and we should let staff do their job.

Mr. Gradijan again asked for comments from the Priggee's, and they declined.

Chairman Gradijan then noted that the issue was closed.

SET FUTURE AGENDA ITEMS

No items were noted at this time

ADJOURNMENT

Mr. Casebier made the motion for adjournment. Mr. Moeny seconded the motion. The vote was unanimous and the meeting was adjourned at 6:28 p.m.