

**PAROWAN CITY AIRPORT BOARD MEETING
MONDAY- MAY 9, 2022
PAROWAN CITY OFFICES – 35 EAST 100 NORTH – 4:00 PM**

MEMBERS PRESENT: Pat Wall (Chairman), Jim Shurtleff (Council Representative), Dave Norwood, Dave Cowen, Don Horton

MEMBERS ABSENT: None

STAFF PRESENT: Cleve Matheson (City Manager), Mollie Halterman (Mayor), Heather Shurtleff (Deputy Recorder)

PUBLIC PRESENT: Mick Lauer (Parowan Airport FBO), Matthew Jakus, Doug Fox

CALL TO ORDER: The meeting was called to order at 4:00 PM by Pat Wall.

DOES ANYONE HAVE ANY CONFLICTS OR PERSONAL INTEREST IN ANY MATTER ON THE AGENDA WHICH NEEDS TO BE DECLARED? Pat Wall, Dave Norwood and Dave Cowen all declared that they are hangar owners at the Parowan Airport.

APPROVAL OF MINUTES: Jim Shurtleff moved to approve the minutes of March 7, 2022 as written. Dave Cowen seconded the motion. All board members voted in favor of the motion. The motion carried. The minutes were approved.

Jim Shurtleff moved to approve the minutes of March 23, 2022 (Special Airport Board Meeting) as written. Don Horton seconded the motion. All board members voted in favor of the motion. The motion carried. The minutes were approved.

LEASE AGREEMENT DISCUSSION: Cleve Matheson started by saying there was the potential for a whole new bunch of hangar owners and now seemed like a good time to take a look at the hangar leases to see if any updates were needed. The board talked about looking at the property rental values compared with other airports of similar size, like Beaver, Hurricane, Richfield and Bryce Canyon.

Cleve Matheson talked about any changes that should be made for the new Parowan City Fee Schedule beginning July 1, 2022. Mr. Matheson also said those changes would be by resolution so the changes could happen anytime. A discussion ensued.

Cleve Matheson also talked about the possibility of an “entrance fee” for those on the other side of the fence from the airport. The board briefly discussed the issue.

Dave Norwood talked about the airport leases not being updated for a long time. Heather Shurtleff said it was approximately 9 years ago when the price per front foot went from

\$3.00 to \$5.00. Mick Lauer and Cleve Matheson spoke with the board, saying that this was just the beginning of the lease update conversation.

Mick Lauer asked if billing off of front footage was fair; if a hangar was 40 feet wide at the front and 100 feet long would that billing be appropriate. Mr. Lauer wondered if the billing should be based on total square footage.

There was a discussion about hangars with non-aviation related contents; should the City not allow that use anymore, given the need and demand for hangars for aviation purposes.

Dave Norwood talked about the rationale for billing based on front footage. No matter the size of the hangar the land was the same depth; the depth of the hangar had never been an issue.

Pat Wall said in Section 5 of the lease agreement it talked about a 15 foot rear setback. The new hangars would need to abide by that, so there would be 30 feet between the backs of the hangars for a road if needed.

The board discussed the City, in the past, ignoring what was contained in the hangars to a point because the City was encouraging people to build hangars at the airport. Cleve Matheson didn't know if the FAA would let the City turn a blind eye to what the hangars were being used for now. Mr. Matheson said he didn't want to be heavy handed, but was looking to update the hangar situation.

Mick Lauer talked about expectations with the new hangars going in. There may be mandates for checking hangars each year for things like not storing fuel and having fire extinguishers. The FAA didn't do hangar inspections, those were left up to the airport managers.

Pat Wall asked if a 90 day period to look at the hangar leases would be reasonable and Cleve Matheson answered yes. Mr. Matheson suggested opening up the dialog at the Airport Board meeting in June. The City Council would want to hear what the Airport Board thought to make sure the rates were reasonable and fair for the lessees and the City, and also to make sure FAA regulations were being followed. Don Horton said the lease was a marketing tool as well, as the new hangar owners would want to know up front what they were getting into. Mr. Wall said the hangar footprint would more than double over the next few years, and it made sense to do any updates now.

Don Horton moved to have some updates to the City Council by August. Jim Shurtleff seconded the motion. All members voted in favor of the motion. The motion carried.

PUBLIC COMMENTS: Matthew Jakus was a Parowan Airport hangar owner, and talked about AIP (Airport Improvement Program) and wondered if anything Parowan did as an airport related to that. Mr. Jakus also said improvement money came with strings attached.

Doug Fox arrived at 4:31 PM.

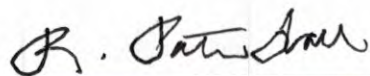
Matthew Jakus worried about strict changes creating an unfriendly environment at the airport. Cleve Matheson assured Mr. Jakus that wasn't the point of the updates.

STAFF COMMENTS: The board discussed properties neighboring the airport.

Cleve Matheson talked about waiting to hear from Delapaz. A discussion ensued. Armstrong Consultants would look at any drawings. Mr. Matheson said any drawings would also have to pass through the City, and Mr. Matheson would bring that information to the Airport Board.

The Glider Festival would be June 13 – 24, 2022. Mick Lauer was always happy to educate people who were concerned about the noise conditions at the airport and Mr. Lauer made sure the pilots followed the rules as well. Mr. Lauer talked about Air Med (Life Flight) coming into the airport at any time of day and that was appropriate and good.

ADJOURN: Dave Norwood moved to adjourn the meeting, with Don Horton seconding the motion. All members voted in favor. Meeting adjourned at 4:38 PM.



Pat Wall, Chairman

3/4/2023



Heather Shurtleff, Deputy Recorder

MINUTES APPROVED 6/6/2022