

PAROWAN CITY AIRPORT BOARD
JULY 1, 2024 – 4:00 PM
PAROWAN CITY OFFICES – 35 EAST 100 NORTH

Members Present: Pat Wall (Chairman), Dave Norwood, Dave Cowen, David Harris (City Council Representative)

Members Absent: Del Tanner, Luke Carlson

Staff Present: Dan Jessen (City Manager), Heather Shurtleff (Deputy Recorder)

Call to Order

The meeting commenced with Pat Wall indicating the start of the session at 4:04 PM.

Approval of Minutes – June 3, 2024

The approval of the minutes from the previous meeting dated June 3, 2024, was brought to the table. Dave Cowen moved to approve the minutes. Dave Norwood seconded the motion. All members present voted in favor of the motion. The motion carried. The minutes were approved.

Conflicts or Personal Interest Declaration

The floor was opened to declare any potential conflict of personal interest regarding the agenda. Concerns about hangar ownership conflicts were addressed, where it was noted that future implications could suggest otherwise. The conversation established that the present matters would not directly affect current hangar owners, implying future constructions are the primary concern. No conflict was declared by any board members.

Methodology to Calculate Area for New Contracts

A detailed discussion centered around the methodology for calculating lease rates, aiming mostly at determining the appropriate approach for hangar footage computation and pricing.

Lease Rate Calculations

The board members discussed a document which detailed calculating lease rates, noting the need to include front footage necessary for fire suppression. Discussions touched on the current rate of 25¢ for improved land (utilities and/or building(s) present), more than the initial 15¢ for unimproved ground. Debate ensued around the implications for improved versus unimproved lands, referencing practices in Cedar City.

Utilities and Development Impact

It emerged that there were challenges in implementing adequate utility frameworks for potential expansions in hangars. Opportunities for future infrastructure development were considered dependent on obtaining funds and calculated upgrades. Considerations included using grant-aid for utility improvements, and the commercial viability affected by utility readiness was made explicit.

Licensing Agreements and Septic System Feasibility

The conversation explored the cost bearings between individual lessees and the city's obligations to utilities, touching on adverse outcomes entailed in letting private owners implement inadequately. They also considered costs incurred due to variable levels of utility availability. Concerns enveloped fair charging structures and a potential footprint-based lease agreement model.

Planning and Documentation Requirements

The exchange continued regarding some historical issues concerning previous developments. Queries relating to correct placement and assessments of hangar properties on a plat were evaluated too. In response, proximity to fences, taxiways, and procedural oversight discrepancies in earlier planning as well, were reviewed relative to contemporary expectations versus prior outcomes.

Participants also expressed the necessity to establish definitive terms on exclusivity agreements, future responsibilities on utility delineations, and individual or city-overseeing developments.

"Methods of calculating area and pricing for new contracts were proposed."

"Concern expressed over entrance agreements and developmental transparency prevailed."

Staff and Member Comments

Emergent utility-based challenges continued to be discussed, focusing on the condition of roads affected by heavy traffic. Options examined included repair consolidations or potential advisories requisite for task shortfalls to minimize the situational decay due to extensive haulage routes.

During the Glider Festival, a glider crashed to the ground. The pilot was rushed to the hospital and he was fine.

The reflectors that were installed aren't good for gliders, they are too close together and too tall per Dave Norwood.

Dan Jessen went to the glider dinner and heard nothing but good comments.

Public Comments

No public comments.

Adjourn

The meeting concluded with the floor open for an adjournment motion.

David Cowen moved to adjourn. Dave Norwood seconded the motion.

The meeting adjourned at 5:03 PM

9/9/2024

Date Minutes Were Approved