

CEDAR CITY REGIONAL AIRPORT BOARD MEETING
SEPTEMBER 10, 2020

A regular meeting of the Cedar City Regional Airport Board was held on Thursday, September 10, 2020 at 8:00 AM in the Cedar City Regional Airport Conference Room located at 2560 West Aviation Way, Cedar City, Utah.

PRESENT:

Burt Poulsen, Chairman	Blaine Nay, Citizen
Jyl Shuler, Member	Glenn Deitz, BLM
Vaughn Montgomery, Member	Mike Mower, SUU
Maria Twitchell, Member	Kirt McDaniel, Aviation
John Appel, Member	Matt Lockhart, Citizen
Terri Hartley, Member	J.J. McGuire, Sphere One Aviation
Mike Bleak, Member	David Dyches, SUU
Nick Holt, Airport Manager	
Tyler Galetka, Airport Operations	
Kathy Dahl, Executive Secretary	

ABSENT/EXCUSED:

Mark Leavitt, Member

APPROVAL OF MINUTES

Shuler moved, Appel seconded, and motion carried unanimously that the minutes from the August 13, 2020 meeting be approved.

INFORMATIONAL ITEMS

- SkyWest – No one was present. Nick Holt, Airport Manager, reported that from August, 2020 to September, 2020, the enplanements almost doubled. Enplanements for SkyWest for August, 2020 were 677.
- T-O Engineers – No one was present.
- TSA – No one was present.
- BLM - Glenn Deitz from BLM reported that fire season during the months of August, 2020 and so far into September, 2020 has been slow considering how dry the vegetation is. We have been breaking records for energy release component and the burning index. Ground sources have been able to jump on the fires that have started and have kept them small. Typically, there are anywhere from 3 to 11 new starts on day. We do have a lot in individual assets and apparatus supporting the firefighting efforts in California, Oregon, Washington and Idaho. We still have the 2 single-engine air tankers and the air attack platform here in Cedar city and the Type-3 helicopter attack crew based out of St. George. We do plan on keeping these resources through the end of September, 2020 and have the ability to expand if the need arises. In answer to

query from Shuler, Deitz stated that for the past month over half of the fires have been human starts – unattended campfires, dragging chains, etc.

Deitz also reported that the BLM has not yet filled the Assistant Manager Position at the tanker base. They are still going through the hiring process and hope to have it filled sometime in the near future. It has been hard to find a qualified individual to fill the position.

- FBO – J.J. McGuire of Sphere One Aviation reported that things seem to be picking up. They have seen more jets coming into the airport. Fire season is slowing down, and SUU has also been slower, but with the new semester SUU is back to flying and is keeping the FBO busy.

McGuire reported she met with the Utah Air National Guard, and they are planning on moving some of their unit here to Cedar City. They have been discussing utilizing Sphere One's existing hangar for some of their helicopter fleet that will be based here as they are probably about 10 years away from building their own structure on the airport. When Sphere One gets their other hangar built, which will be 30,000 square feet, they will build it to suit the National Guard and they will utilize the entire hangar.

In answer to query from Shuler, Holt reported that right now according to the Airport Master Plan, commercial hangars could be constructed on the west side of the airfield. Currently, we have land across from the current National Guard building for the construction of corporate hangars, and also on the north end of the airport close to the tanker base.

- MSC Aerospace – No one was present.
- SUU – Mike Mower of SUU reported on the aviation program. The new semester started yesterday. They have 200 rotor students and 140 fixed wing students and expect to fly about 12,000 hours between now and December, 2020 when the semester ends. They are adding a couple of helicopters to their roster, a unique aircraft, a 4-blade, BO-105 aerobatic helicopter, and a Bell 407 that was used by the Delaware State Police. The Bell 407 will further SUU's commitment to the Iron County Sheriff's Department. It will be used for advanced training when not being used by the Sheriff's Department. The BO-105 will not be used for traditional students. The program will be geared toward putting experienced pilots in situations they can be trained to get out of, such as flying into a cloud. This helicopter is designed to flip over and will safely allow training in conditions that cannot be done in other aircraft. Mower stated that this is the only FAA certified aerobatic helicopter in the country. Mower also stated that they have also been talking with the army training program and the 160th Army Special Forces out of Fort Campbell about sending people for this training. The first group of pilots for this aerobatic training are scheduled in October, 2020. They

expect to have each group here for only 2-3 days. The number of hours SUU expects to put on this machine in a year is between 100-200 hours. Shuler wondered about some kind of hospitality and community welcome for those participating in this program. Mower stated that SUU's events planner is putting something together for this, working on a package deal that would include rental cars, hotels, etc. The specific training area will be out west.

In answer to questions relative to the effect of the pandemic on SUU's program, Mower stated that a lot of the smaller schools nation-wide have been closing down and those students are coming to SUU. It seems that just the larger collegiate programs are still running.

Also, in answer to questions about job placement, Mower reported that they have been able to place all graduates that meet the hour requirements. The work area is not necessarily with the airlines right now. A lot of jobs with cargo carriers are open on the fixed wing side, and the rotor pilots have been going to EMS operations or law enforcement. The demand for pilots is still out there.

With reference to the A&P program, Mower stated that it kicked off in January, 2020 and is moving forward. SUU received a grant from the state for retraining. There are 30 students in the program currently.

Shuler next asked about something she read referring to problems with the helicopters flying into the smaller communities, especially in Hurricane, Washington County, and Iron County Commissioner Cozzens trying to secure concrete pads to stop the issue. Mower stated that SUU has been looking into concrete pads and had been doing so long before the issue was raised in Hurricane. He stated that they are close to securing property out west where they could put 8 to 10 40 x 200-foot concrete strips where the helicopters could work on the maneuvers they are required to do. Having the training closer to the Cedar City Airport will allow the students to get more flying time instead of transit time back and forth. SUU hopes to have a few of these strips constructed by the end of the year. Mower also reminded the board that SUU does their best to mitigate the noise by altering their patterns.

- Aviation – Kirt McDaniel from Aviation reported they are working on closing out the runway project, AIP-35. They are working with the contractor on the punch list and getting the final painting completed this month.

AIRPORT MANAGER'S REPORT

- Projects Report
 - Waterline Repair – Holt reported that under the Exchange of Services Agreement with Schmidt Construction, we were able to get a waterline on the airport repaired that has been broken for quite a few years.

- M-B Broom – One of the dolly tires on the snow broom locked up, but it has been repaired. All the tires have been serviced to make sure the equipment is ready for the winter season. Also, a new broom head was ordered and has been received. It can be changed out if necessary, to make it through the winter season.
- Runway Project
 - MALSR Approach lights - Holt reported that the FAA portion of the project, the MALSR lights on the north end of the main runway, will be starting on September 28, 2020. FAA will have their engineers and contractors here to do the work. Work will be done during the night as they have to be up on the threshold of the runway. It is projected to take about a month to complete the work.
 - Asphalt Grooving – The asphalt grooving of the runway has been completed.
 - Asphalt Marking – The final paint markings on the main runway need to be completed. The projected date for the start of the work is October 10, 2020. It should take about 2 days and the runway will be closed during that time. A notice will be sent to all tenants when the date has been set, and the work can be phased so that one runway can be open during the painting process.
 - Runway 8/26 Seal Coat – Holt reported that with the remaining money in the state grate, we were able to complete the seal coat on the portion of Runway 8/26 that was not replaced.
- AIP-36 Grant – Holt reported that the Mayor signed the paperwork for our next grant project, and it has been sent back to FAA. Holt will be taking the project to the City Council for approval next week and needs a recommendation from the board. The project was bid out several months ago, and Mel Clark Construction was the low bid. The project will include replacing the asphalt on Taxiways Charlie and Charlie-1. This asphalt is over 50 years old and is the oldest on the airport. It will also pay for a seal coat of the helipad, redesign of some of the hold lines that do not meet FAA standards, and some changes to Taxiway Bravo. It also includes payment to Sphere One Aviation for their purchase and installation of the rotating beacon per agreement between the airport and Sphere One. Appel moved, Shuler seconded, and motion carried unanimously that the board recommend to the City Council that they approve the Grant funds for AIP-36 and also approve awarding the construction portion of the project to Mel Clark Construction.
- AARF Training – Holt reported that this past week we had a Part 139 fire contractor come to the airport to recertify the fire fighters. The event was held out on the east ramp. The certification is good for 12 months. Cedar City actually hosted this event with fire fighters from Cedar City, Vernal, Moab and St. George in attendance. This was a unique opportunity to partner with other

airports and get the training completed. We will host this activity probably every 4-5 years and it will rotate between the airports. The training facility in Salt Lake has closed and it is expensive to try and travel to where this training can be done.

- World Link Hangar Inquiry – Holt reported that he has received an inquiry from World Link to construct an 80 x 80 hangar. It would be in the area that is master planned for that size of hangar. This was one of the main reasons for the waterline repair. The construction could potentially happen next spring.
- Action Items
 - SUU Lease Agreement – SUU is in the process of purchasing the hangar currently owned by Tom Greninger of World Link Aviation and also leasing the property adjacent to the hangar. This would be a new standard lease at 30¢ per square foot. Mower, with SUU, stated that this hangar would be used to house a couple of their larger helicopters and several other helicopters. This would then allow them to house their aircraft that have been stored out on the ramp in one of their other hangars. They are also looking at constructing a building to house a flight simulator they are acquiring from Fort Rucker. Hartley moved, Montgomery seconded, and motion carried unanimously that the board approve this standard lease to SUU.
 - Schmidt Exchange of Services Agreement Extension – Holt reported that the current 5-year Exchange of Services Agreement with Schmidt Construction is up for renewal. There are 3 5-year renewal extensions in the agreement and Schmidt would like to exercise the first renewal option. The exchange agreement allows Schmidt to dump clean fill and construction materials in an area on the west side of the airport in exchange for their doing in-kind work on the airport up to \$50,000 over the 5-year period. Along with other projects, we utilized this agreement to repair the waterline previously discussed. Holt has also asked Schmidt to do some clean up around the monument across from the Armory. This agreement has worked well for both parties, and Holt would like the board to approve the first 5-year extension. Shuler moved, Poulsen seconded, and motion carried unanimously that the board approved the first 5-year extension of the Services and Exchange Agreement with Schmidt Construction per the conditions outlined in the original agreement.
 - Airport Rules and Regulations Update – Parking – Holt reported to the board that he would like to add an additional amendment to the parking section of the Airport Rules and Regulations regarding not only vehicles, but trailers and other personal property abandoned on airport property. The clause would read: "Vehicles, trailers, and/or personal property abandoned on the airport property for longer than 30 days will be disposed of or removed from the

airport at the owner's expense." Holt stated that as long as a vehicle, trailer, etc. is registered and legal and looks usable, airport staff won't bother them, but this would aid the airport staff in keeping the parking lots and airport property from collecting debris. Shuler stated that airport staff could possibly look at posting some type of signs on the airport fence regarding this. Poulsen moved, Appel seconded, and motion carried unanimously that the board recommend to the Cedar City Council to approve this amendment to the Airport Rules and Regulations.

- Other Business

- Lease Extensions - The board again discussed the proposed increase for the extension of leases on the airport. Holt stated he has discussed this with the city's legal counsel and the FAA and is still trying to do the right thing. The city's legal counsel has given him direction to contact each individual lease holder because it is written in the lease that we will negotiate with each individual. Holt is concerned with negotiating due to the federal regulations we have in place. It would be difficult to negotiate and be fair and equal with everyone. There is also a concern that at the end of the lease the hangar reverts to the city or the hangar owner must remove the hangar from the city property. Several tenants have requested a change in this to allow the lessee to extend the lease if they have made a major improvement to the property instead of having it revert to the city. Appel requested that Holt also look into the possibility of having an option for a commercial lease rate versus an independent hangar owner lease rate.

Holt stated that the federal regulations state the leases have to be fair and equitable for all lessees. The new hangars that are being purchased or leased are going at the fair market rate and charged according to the current city airport fee schedule. There is a Consumer Price Index (CPI) built in, but it does not keep up with the fair market value. Holt proposed to the FAA that they give us a 20-year period to get all leases up to the current market value. FAA did not agree with this saying it was too long of a time and that this needs to be done within the next 5 years. In checking other airports and their fee structures, Holt said that this is probably what we will do.

- Civil Air Patrol – Appel reported that the Civil Air Patrol on the airfield is holding an open house tonight, September 10, 2020 from 6:00 – 9:00 PM at their squadron building on Aviation Way. They are partnering with St. George and will have a plane from St. George here tonight. They hope to have a plane in their hangar here at the airport by the end of the year.

As there was nothing further, meeting adjourned at 8:43 AM.