GRAND COUNTY AIRPORT BOARD
REGULAR MEETING
MINUTES

August 21, 2023 @ 5:00 p.m.
Grand County Commission Chambers, 125 E. Center Street
Moab, UT 84532

A. Call to Order

1. The meeting was called to order at 5:05 p.m.
2. Members present: Bill Winfield (County Rep.) and Jason Taylor (Moab City Rep.). On Zoom were: Jody Patterson, Laurel Catto, and Bill Hawley. Airport Director Tammy Howland was also present.
3. Members not present: Jenny Gleason (Travel Council Rep.), Norm Knapp, Shalee Bryant.
4. Others present: Director's Assistant Tara Collins, Eric Rivera of Armstrong Consultants, Bill Prather of Airport Garage Company, Keith MacBeth of Skydive Moab, and Randy Martin of Redtail Air.

B. General Business

5. Approve minutes of July 17, 2023 (Regular meeting)
   Motion by Jason to approve the minutes, seconded by Bill H., approved 4-0.

6. Safety Report / Director's Report – July 2023
   They did a re-test of the foam on the fire truck, and the most important components passed. They started new training through the County (Kantola). Some employees damaged the new truck, they bent the tail gate on the dump bed. They were counseled on using it correctly. We have a preemptive ICA with a company out of Grand Junction (HRL Compliance Solutions), for spill / hazmat cleanups. This is in addition to Redtail's planned response, it's a backup plan. On July 18, we had a windstorm with wind squalls of 55 mph. Someone left the doors open on the tuff shed we got for SkyWest, and the wind ripped it apart.

   The State did their annual pavement inspection, with a drone, for more accuracy than just a guy walking around. Our 139 Inspection went well. We had to correct one checklist item on the PAPI monitoring. We bought a refrigerator for the pilot's lounge (on clearance). Hangar B door broke again; Tammy will put into the 2024 budget to upgrade that door to a strap system. We got vending machines repaired in the terminal. We are also upgrading to newer machines. Tammy reviewed the flight schedule for August & September.

   Tammy said we're still in limbo with switching to Contour Airlines. SkyWest is on a 'holdover', not an extension. They will continue offering flights until our new AEAS is approved. She and Bill W. have been in contact with some Utah federal legislators to try to nudge it along. It's generally a 90-day wait after the contract is signed, before the new carrier can start operating. Jason noticed that the airport is busier this year than last year.

7. Airport Monthly Data Report - July 2023 & Virtower Data.
   Tammy said enplanements are higher than last year. We had 2,870 skydivers jumping. Tammy introduced Turo Car-Sharing on the chart, as a new source of revenue. Regarding Virtower, we got 4 additional sensors for free, which we can put in strategic places around the County. This would have helped that recent DWR helicopter accident on the La Sal mountains.

C. Citizens to be Heard – Keith talked about the lack of timely permitting for his special event, this year and last year. He isn't given enough time to advertise. He submitted his application for his September event in February, and he still does not know if he is granted permission. Jody expressed sympathy for his plight, and suggested the Board write a letter of concern about the Special Event process.

D. Discussion Items:
1. Invitation to Dedication of Operations Hangar to Bill Groff, with plaque. Thursday Sept. 14, 4:00-6:00 pm.

2. Garage discussion.
   Bill Prather told the board about his project. He owns the existing 3 garage buildings. He has a significant waiting list, so lots of demand. He offered to make the garages more visually pleasing, either with color, or by hiring artists to paint aircraft-related murals on the backside of the garages. Tammy said she's always looking for revenue generating enterprises. Bill H. thought the garages should be perpendicular to the highway, not parallel, for aesthetic reasons. Also he thought they should be placed past the pump house. Jason wondered whether we would have to level the hill by the pump house.

3. When a Tenant sells their hangar, is the incoming Tenant's term the remainder of the original lease term, or does it start over at 30 years.
   Tammy said this is moot, as it is spelled out in the contract, but maybe they should discuss this at a future meeting. Reversion to the airport is important, but we do want to make it fair and equitable for the hangar owners.

   The Board moved to Action items, then came back to these Discussion items.

4. Project Reports
   a. SRE Building – Received CO from building department. Waiting on contractor to fix flaws in the floor, waiting on garage doors to be operational.
   b. ALP Update – Open house August 23rd. Tammy said they will need to change the date on that.
   c. 2023 Fencing project – Bid accepted, but it came in way over the estimated cost. Because of that, they were able to work with the fencing company, and get the price lowered. This went through County Commission.
   d. Lot 118 Hangar – in permitting phase.

5. AEAS – still under review by DOT, SkyWest extension. This was covered earlier.

6. Voodoo Air – subtenant of Moab Heli X.
   They were operating out at the airport, and they did not have approval to do that. They lost their tenancy in Hangar 84, so we can deal with them later.

7. Update on SITLA Land Swap: Bill W. said that Chris Baird was to pursue that, but now Baird has left the County. Bill W. has a meeting with SITLA soon.

8. Dominion Energy installing new high-pressure gas line.
   Tammy is still working with Dominion on estimates and info.

9. 139 Fire Live fire burn training August 29, 30, 31. This will involve Vernal, Cedar City, and St. George airport personnel as well.

E. Action Items: Discussion and Consideration (some for Recommendation to County Commission with approvals subject to limitation)

1. Approving the Operating Agreement with Moab Heli X.
   There was discussion about the lease, in addition to the operating agreement. The terms of both should match. Right now, the OA is worded so that they can operate indefinitely. We will change the wording of the "Term" in the OA, so that it runs concurrently with the lease, and if the lease ends, the OA ends.

2. Rent Study: Clarify zone chart in AMCG report, discuss edits drawn on zone map by AB members, and decide on rent/fee changes for Fee Schedule updates. $0.30 for airside ground lease, what changes to landside lease rate, terminal space, and shuttle fees?
   The board members are good with the first part (zones), no more clarification needed. On the second part they decided to address the fee schedule items at a later meeting.

3. Move forward with drafting a lease agreement for digital (screen) advertising on 2 terminal walls, for Lions Back Resort (Curtis Wells requesting).
   Tammy explained that Curtis wants to do electronic advertising, and his company will provide their own monitors. The board wants to see the draft lease.

4. Approve scope of work for design work for Grant 46 AIP projects (4: Apron Expansion & Reconstruction, Taxiway Relocation, Taxilane Expansion).
   Motion by Bill H., seconded by Jason, approved 4-0.

F. Reports:

1. County Commission – Bill talked earlier about the SITLA land.
2. City of Moab – Jason now gone.
3. Travel Council – Jenny absent.
4. Solar Committee – Bill H. has nothing on that.
5. Tenant Updates – None.
6. Other reports for Airport Board

G. Future Considerations

Bill H. said that we should keep the Garage Co. on the hot plate. Jody said some submissions of drawings of locations would be helpful. Tammy said that where we eventually put new garages does not have to be reflected on the ALP. The ALP is not set in stone. Landside locations (especially non-aeronautical) are much more flexible than Airside.

Tammy and Keith discussed Taxiway expansion and infrastructure. Tammy encouraged Keith to write a letter of intent for the Board.

H. Closed Session, if necessary

I. Adjourn – The meeting was adjourned at 6:43 p.m.