

DEPARTMENT: Public Works

By: Michael Edwards
Public Works Director

966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes__ No X)

Public Hearing Regarding Proposed Increase of Monthly Ground Lease Fees at Mariposa-Yosemite Airport

OPTION 1--STAFF PROPOSAL

Proposed fees, cost per month:

	<u>Existing</u>	<u>Proposed</u>
Reserved tiedown	\$ 25	\$ 26
Unimproved tiedown	\$ 12	\$ 15
Private hangar ground lease	\$ 12 flat	\$ 15 per 750 square feet of occupied ground space*
Non-reserved tiedown	\$ 18	Eliminate

* Standard tiedown area is 750 square feet. Private hangars on airport property have been paying \$12 per month, regardless of the size of the hangar.

Transient tiedowns will remain at \$2.50 per night. Staff proposes allowing all based aircraft to have RESERVED spaces and eliminating the non-reserved tiedown.

(SEE ATTACHMENT 1 FOR DETAIL)

OPTION 2--Airport Advisory Committee Proposal

Proposed fees, cost per month:

	<u>1996</u>	<u>1997</u>	<u>1998</u>
Reserved tiedown	\$ 25	\$ 25	\$ 26
Transient tiedown	\$ 25 **		
Unimproved tiedown	\$ 12	\$ 12	\$ 15
Private hangar ground lease	VARIES	\$ 12 per 750 sq ft	\$ 15 per 750 sq ft
Non-reserved tiedown	Eliminate		

** Transient use would pay \$2.50 per night. After ten nights, the space would become "reserved", and the aircraft would be paid up for the month once the fee paid exceeded the reserved tiedown rental.

(SEE ATTACHMENT 2 FOR DETAIL)

The Airport Advisory Committee (AAC) reviewed the staff figures, and recommends a modification of this fee increase, spread over three years as shown on ATTACHMENT 2. Their proposal minimizes the immediate, very large cost impact on the larger hangars.

The fee increase is needed to help pay for improved management, operations, and services at the airport. Alternatively, the increase could be used to partially offset the General Fund contribution to the airport.

The proposed ground lease fees under the private hangars at the airport will be brought more into line with market value of the airport land, based on comparison with other neighboring airports. Tiedowns will also be brought to a price similar to other airports.

THE EXISTING FEES ARE SET, COLLECTED, AND RETAINED BY THE FIXED-BASE OPERATOR/MANAGER. The current FBO has agreed to allow any incremental revenue from fee increases to be retained by the County. Once the contract is ended, these proposed fees will be collected and retained by the County. Other arrangements may be made to attract an independent Fixed-Based Operator.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

Management and improvements at the Mariposa-Yosemite airport were discussed at previous meetings on June 6, September 12, 19 & 25. On October 24, 1995, the Board directed staff to return with more information regarding management. On December 5, 1995, the Board directed staff to proceed with a public hearing to consider both staff and AAC proposals on fees.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

No action. If additional revenue is not raised at the airport, improvement will be more difficult.

<p>COSTS: (X) Not Applicable</p> <p>A. Budgeted current FY \$ _____</p> <p>B. Total anticipated costs \$ _____</p> <p>C. Required additional funding \$ _____</p> <p>D. Internal transfers \$ _____</p> <p>SOURCE: () 4/5th Vote Required</p> <hr/> <p>A. Unanticipated revenues \$ _____</p> <p>B. Reserve for contingencies \$ _____</p> <p>C. Source description: _____</p> <p>Balance in Reserve Contingencies, _____</p> <p>if approved: \$ _____</p>	<p>SPECIAL INSTRUCTIONS: List the attachments and number the pages consecutively:</p> <p>1. Notice of Hearing _____</p> <p>2. Option 1: Staff Proposal for land fees at airport _____</p> <p>_____</p> <p><u>Option 2: Airport Advisory Committee Recommendation for land fees at airport</u></p> <p>_____</p>
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CLERK'S USE ONLY

Res. No.: 96-77 Ord. No. _____

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

Approved () Denied

(X) Minute Order Attached () No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____

ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California

By: _____
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

Recommended

Not Recommended

For Policy Determination

Submitted with Comment

Returned for Further Action

Comment: _____

A.O. Initials: MW

MARIPOSA GAZETTE:
FAX: 966-3384

PLEASE PUBLISH THURSDAY, February 15, 1996

**AIRPORT FEES
NOTICE OF PUBLIC HEARING**

The Mariposa County Board of Supervisors will hold a public hearing regarding setting of ground lease and tie-down fees at the Mariposa/Yosemite Airport. The hearing will be held on Tuesday, February 27, 1996, at 10 AM, in the Board hearing room, Courthouse, Jones Street, Mariposa, CA. The proposed fees are posted at the airport. Contact Gwen Foster (209) 966-5356 if you have any questions regarding this hearing, or would like more information on the proposed fees.

[approx 75 words]

Please send bill to:

Mariposa County Public Works
4639 Ben Hur Road
Mariposa, CA 95338
(209) 966-5356
FAX: 966-2828

THANK YOU !

OPTION 2

**PROPOSED INCREASE OF MONTHLY GROUND LEASE FEES
at MARIPOSA-YOSEMITE AIRPORT**

RECOMMENDED BY AIRPORT ADVISORY COMMITTEE

	# of spaces:	current rent/mont size	approx. sq feet	PROPOSED INDIVIDUAL GROUND LEASE FEE			MONTHLY REVENUE TO AIRPORT		
				PER MONTH		1998	1996	1997	1998
				1996	1997				
Reserved Tiedown (34)	34	\$25	750	\$25	\$25	\$26	\$850	\$884	
Transient tiedown (15)	15	\$18	750	\$25	\$25	\$26	\$375	\$390	
HANGARS ON "IMPROVED APRON":				\$0.033/F	\$0.035/FT		\$0.033/F	\$0.035/F	
49 metal hangar, southside	1	\$12 36x42	1512	\$24	\$50	\$53	\$24	\$50	
42, 43 metal T hangars, southside (2)	2	\$12 irregular	912	\$18	\$30	\$32	\$36	\$60	
36, 38 metal T hangars, southside (2)	2	\$12 irregular	1060	\$18	\$35	\$37	\$36	\$70	
37 metal hangar, southside	1	\$12 36x33	1188	\$18	\$39	\$42	\$18	\$39	
7, 8 wood hangar, northside	2	\$12 30 x 40	1200	\$24	\$40	\$42	\$48	\$79	
HANGARS ON "UNIMPROVED" APRON:				\$0.016/F	\$0.020/FT		\$0.016/F	\$0.020/F	
45-49 new hangars, southside (5)	5	\$12 36x42	1512	\$18	\$24	\$30	\$90	\$121	
53 new hangars, southside (1)	1	\$12 42 X 54	2268	\$18	\$36	\$45	\$18	\$36	
50-52 new hangars, southside (3)	3	\$12 60 x 54	3240	\$24	\$52	\$65	\$72	\$156	
COUNTY HANGARS	3	\$75		\$75	\$77	\$80	\$225	\$231	

assumes 100 % occupancy:

total monthly revenue \$1,792 \$2,067 \$2,222
total annual revenue \$21,504 \$24,807 \$26,658

ATTACHMENT 3

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: MIKE EDWARDS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: RESOLUTION NO. 96-77

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,
ADOPTED THIS Order on February 27, 1996

ACTION AND VOTE:

10:18 a.m. Mike Edwards, Public Works Director;

A) PUBLIC HEARING Regarding Proposed Increase of Monthly Ground Lease Fees at Mariposa-Yosemite Airport
BOARD ACTION: Mike Edwards presented staff report; reviewed options for flat rate and square footage basis; explained improved versus unimproved space; and reviewed staff's recommendation for fee increases, and the Airport Advisory Committee's recommendation to phase the proposed increases. Jeff Green, County Counsel, responded to question from the Board relative to affect the proposed increase would have on the "Hangar 9 Group" and their agreement with the County. Mike Edwards and Gwen Foster/PWD-Junior Civil Engineer, responded to questions from the Board relative to hangar sizes and differences between the staff and Committee's proposal in fees and revenue. Public portion of the hearing was opened. Input was received from the following: Forbes Simpson asked about the graded dirt apron being considered improved space. Eric Gourley, Chairman of the Airport Advisory Committee, commented on the Committee's recommendation for phasing in the fee increases, and noted improvements to the radio and lighting systems by the pilots that have been donated to the County. Chris Kendall, CKC Laboratory, noted the impact fee increases would have on business costs. Forbes Simpson asked if there is a tax assessment for possessory interest of reserved tiedown spaces and for hangars owned by the County. Gary Estep, Assessor, responded and advised that tax assessments for possessory interest for the reserved tiedown spaces and County-owned hangars are the responsibility of the fixed-base operator pursuant to the management agreement with the County. Public portion of the hearing was closed and Board commenced with deliberations. Discussion was held relative to the fee proposal, transient use, reserved space availability, and implementation date. Eric Gourley responded to question from the

Board relative to the transient fee and agreement relative to Airport policies. Following further discussion relative to reaching a consensus between staff's and the Committee's fee proposal, Board concurred with reopening the public portion of the hearing. Input was provided by the following: Bill Leidenroth, ultralight pilot, stated he felt more transient and permanent spaces were needed. Eric Gourley expressed concern that the proposed fee structure would take away from the transient use and encourage reserved use; and urged the Board to support the Committee's recommendations. Chris Kendall commented on ground improvements and fees proposed for the "Hangar 9 Group". Bill Foschaar expressed concern with the proposal to allow transient space to become reserved after it is used for so many nights and having the pilot sign an agreement for the month when this use occurs - the space could remain empty for the remainder of the month; and stated he feels the transient fee should be higher than permanent space fees. George Cordingly stated he feels it is important to have a cap on the transient tiedown fees, and cited an example of friends that came up to have upholstery work done and it was almost a month that they stayed at the Airport; and stated he agrees with phasing the increase in fees. Public portion of the hearing was closed, and Board commenced with deliberations again. Eric Gourley responded to question from the Board relative to the proposed fee increases and timeframe for implementation. (M)Parker, (S)Taber, Res. 96-77 adopted: 1) ground lease fee increases as recommended by the Advisory Committee for 1996 are to be effective July 1, 1996; 2) ground lease fee increases recommended by the Advisory Committee for 1998 are to be effective July 1, 1997; 3) transient fee issue was referred back to staff and Advisory Committee for further review and recommendation; and 4) tiedown fee increases are approved as recommended by staff/Ayes: Unanimous. Hearing was closed.

cc: Ken Hawkins, Auditor
Jeff Green, County Counsel
File