

City of Fayetteville Staff Review Form

2019-0684

Legistar File ID

11/5/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Summer Fallen

10/10/2019

AIRPORT SERVICES (760)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to approve T-Hangar lease agreements for 2020 at the current rental rate or as adjusted upward by the Airport Board for all T-Hangars rented at the Fayetteville Airport, Drake Field.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>NA</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF NOVEMBER 5, 2019

TO: Mayor Lioneld Jordan and Fayetteville City Council
THRU: Don Marr, Chief of Staff
FROM: Summer Fallen, Airport Services Manager
DATE: October 10, 2019
SUBJECT: T-Hangar Lease Approvals

RECOMMENDATION:

Staff requests a resolution to approve and allow the Mayor to sign all T-Hangar lease agreements for 2020 at the current rental rate or as adjusted upward by the Airport Board for all T-Hangar rented at the Fayetteville Airport, Drake Field.

BACKGROUND:

Drake Field operates 94 T-Hangar units which are designed to store single and twin-engine personal aircraft. The units are similar and feature the same amenities: electricity, lighting, and an electric bi-fold door.

DISCUSSION:

A standardized lease agreement format is used when the unit is leased. A copy of this lease agreement is attached.

BUDGET/STAFF IMPACT:

None. Revenue from T-Hangar Leases is budgeted. Rates are reviewed by the Airport Board every two years.

Attachments:

Staff Review Form
Staff Review Memo
T-Hangar Lease Agreement

HANGAR RENTAL AGREEMENT
Fayetteville Executive Airport, Drake Field
Lease Application and Accounting Information Form

Company or Individual Name:

Name of Company Representative (if applicable):

Home Address:

Mailing Address (if different):

Current Status of Corporation:
(Provide Copy of Certificate of Good Standing or other documentation)

Business and/or Services to Be Provided:
Phone/Work: Phone/Cell:
Phone/Home: Email:
Emergency Contact Name: Emerg Phone:
Social Security or Tax I.D No. Date of Birth:

Hangar Number: Aircraft Number: N

Effective Date: Aircraft Make/Model/Year:

Monthly Rental: \$ Aircraft Color Scheme: (Ex: White/Red)

Aircraft Type:

Person conducting the business and/or providing the service if different from above:
Name: Phone: E-mail:

Description of tools, equipment, services and inventory required to conduct proposed business and /or service: Please provide a description of the type of tools and equipment used, how services will be delivered to the customer, and types/amounts of materials to be stored including potentially hazardous materials

Hours of Operation: Total Number of Employees:

I, _____, agrees to provide the Airport with changes to current address, telephone, aircraft, and insurance information.

Would you like to be included in a T-Hangar Tenant Directory? Please check the information you would like to include in the Directory:

- | | | |
|---|---|---|
| <input type="checkbox"/> Name | <input type="checkbox"/> Email | <input type="checkbox"/> Address |
| <input type="checkbox"/> T-Hangar number | <input type="checkbox"/> Tail number | <input type="checkbox"/> Aircraft type |
| <input type="checkbox"/> Telephone # (home) | <input type="checkbox"/> Telephone # (work) | <input type="checkbox"/> Telephone # (cell) |

LEASE AGREEMENT

The City of Fayetteville, Fayetteville Executive Airport, Drake Field hereby leases to _____, a hangar for the above described aircraft on the following terms and conditions. This lease is intended for the private storage of an aircraft. It is not intended to be used for aircraft maintenance, storage of hazardous materials or storage of non-aviation materials.

1. AIRPORT RULES AND ACCESS:

- A.** _____ shall abide by “The Minimum Standards for Fayetteville Executive Airport, Drake Field”, City of Fayetteville codes and ordinances, county, state, federal Statutes, Federal Aviation Regulations, and environmental laws.
- B.** Hazardous activities such as, but not limited to: smoking, welding, use of spark producing devices (i.e. grinders), painting, doping, open fuel lines or the application of hazardous substances are expressly prohibited.
- C.** _____ shall keep the aircraft storage space clean and free of grease, oil, paper and other debris. All flammables must be stored in a metal container with a tight fitting lid with sump capability at minimum or any other approved containment device. Combustible liquids such as lube oil may be stored in small quantities. (See Airport’s Minimum Standards). No additional label is necessary if company label already indicates flammable liquid or type liquid contained. Flammable storage (other than inside the aircraft fuel storage tank) is limited to a maximum of 10 gallons in each Hangar unit. The premises covered by this Agreement shall not be used for the storage of explosive substances or items.
- D.** Aircraft shall be removed from a hangar for any activity involving fueling or defueling.
- E.** The Airport and its designated agents may enter hangars at any time for inspection. Only locks provided by the Airport may be used on hangar doors.
- F.** Flying Clubs shall provide copies of the flying club bylaws, current insurance documents, and current membership roster to be submitted annually to the Airport Administration Office.

2. RENT:

- A.** A security deposit of \$100.00 is due and payable upon commencement of the lease. The City may use the entire security deposit, or any portion thereof, to cure a default in the terms of the lease, as compensation for damages to the hangar beyond normal wear and tear, for cleaning of the premises, or for replacement of locks or other equipment necessary to secure the premises. Any amount not used for these purposes shall be refunded within sixty (60) days after termination of the tenancy and delivery of possession to the City.
- B.** The hangar rent is invoiced in advance and shall be due on the first day of each month. _____ further agrees to pay upon demand any excise or other tax on the leasehold interest.
- C.** The non-payment of rent may be grounds for termination of this Agreement. _____ will also be subject to a late fee for delinquent rental payment. Delinquent accounts will be sent to a collection agency in accordance with City of Fayetteville’s collection/termination policies after 90 days.
- D.** The rent stated above is subject to periodic adjustment by the Airport Board. Notice of increase shall be sent out at least thirty days prior to the increase.

3.STRUCTURAL MODIFICATIONS:

A. No structural or electrical modifications, painting, or alterations will be made to the storage space without the prior written approval of the Airport Services Manager.

B. _____ shall not attach any hoisting, winching or holding mechanism to any part of the storage space, or pass any such mechanism over the beams or braces thereof.

4.ELECTRICAL APPLIANCES:

A. Limited electrical appliances are allowed in a hangar including portable fans, televisions, refrigerators, radios, dehumidifiers, engine heaters, powered tow bars, battery trickle chargers, and small air compressors. Prohibited appliances include, but are not limited to, air conditioners, electric heaters, hot plates, heat lamps, and stoves. Any appliance not having an explosion-proof motor which generates a glow, flame, or spark must be elevated at least eighteen (18) inches above the floor. No appliances, except refrigerators, dehumidifiers, battery trickle chargers and engine heaters, may remain connected to any electrical receptacle when the hangar is not occupied.

B. _____ shall not overload electrical circuits. Hangar electrical circuits are designed for 20 amps.

5.MOTOR VEHICLES:

A. Vehicles shall be driven on the airport only by a licensed driver in accordance with policy established in the Airport's Minimum Standards. _____ shall maintain currency of registration as well as limits of liability and property damage insurance, as mandated by the State of Arkansas, on its vehicle. _____ will exercise all controls and restraints necessary as to its employees, agents, and invitees so as to comply with this Agreement.

B. Vehicles must be located so as not to block aircraft access route between any hangars, as per the Airport's Minimum Standards. Vehicles will be parked in accordance with the airport parking plan, signage and pavement markings.

6.ENGINE OPERATION: No aircraft engine shall be operated inside a hangar or in a negligent manner so that the propeller or exhaust blast may cause injury to persons or damage to property.

7.PROPERTY DAMAGE/PERSONAL INJURY: Aircraft and other personal property are stored at _____'s sole risk. Any insurance protecting _____'s personal property against fire, theft or damage must be provided by _____. _____ agrees to save the Airport Harmless from any and all liability by reason of the storage or maintenance of said aircraft upon the Fayetteville Executive Airport, Drake Field, or from injury or damage caused to any persons or property by reason of the operations of said aircraft. Insurance requirement shall be in accordance with the Airport's Minimum Standards and a current Certificate of Insurance shall be on file at the Airport Administration Office. This clause shall not be construed to waive that tort immunity as set forth under Arkansas Law.

8.AIRCRAFT MAINTENANCE: Maintenance repair work that requires open flame, use of spark producing devices (i.e. grinders), welding, or the use of flammable liquids is not in this Aircraft Storage Hangar. Opening fuel cells and fuel lines is not permitted in a storage hangar.

9. NO COMMERCIAL ACTIVITY: No commercial or revenue-producing activities shall be conducted or permitted from any aircraft storage space without written approval of the Airport Services Manager.

10. NO ASSIGNMENT: The aircraft storage space designated above is rented on a month-to-month basis for aircraft storage only. Such space may not be sublet, assigned or otherwise transferred without the prior written approval of the Airport Services Manager. Only the aircraft identified in this Agreement may be stored in this hangar.

11. TERMINATION:

- A. This Agreement shall be deemed a “month-to-month” tenancy and may be terminated by either party upon giving thirty (30) days notice to the other in writing, prior to the end of any such rental period.
- B. This Agreement may be terminated by the Airport upon ten (10) days written notice for any violation of the terms or conditions of this Agreement.

12. NOTICE: Any Notice or consent required by this Agreement shall be sufficient if sent by Certified Mail, return receipt requested, postage paid, to the following address for the City/Airport, or for the tenant, the last known address or copy thereof may be posted upon the entryway door of the above mentioned hangar.

CITY OF FAYETTEVILLE

Airport Administration Office
4500 S. School Ave., Suite F
Fayetteville, AR 72701
Phone: 479-718-7642

13. If _____ fails to make any payment due hereunder within ten (10) days of the date on which such payment is due, the City of Fayetteville may, at its option, terminate this agreement and take possession of such of _____ personal property as is reasonably necessary to secure payment of the amount due and unpaid.

14. Upon expiration or other termination of this lease, _____’s rights to use of the demised premises shall cease, and _____ shall vacate the premises without unreasonable delay.

All fixtures, improvements, equipment, and other property brought, installed, erected or placed by _____ on the demised premises shall be deemed to be personalty and shall remain the property of _____. _____ shall have the right at any time during the term of this agreement, to remove any or all of such property from the Airport, subject, however, to _____’s obligations to repair all damages, if any, resulting from such removal. Any and all property not removed by _____ prior to the expiration of this lease shall thereupon become the property of the City of Fayetteville and title thereto shall thereupon vest in the City of Fayetteville.

15. All covenants, conditions and provisions in this agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties hereto.

_____: I have received a copy of “The Minimum Standards for the Fayetteville Municipal Airport Drake Field” _____. (initial)

Mandatory Acknowledgment “By signing this application, acknowledge that I am ultimately responsible for the payment of any and all sums of money arising as a result of this grant of temporary credit.”

Signature of Responsible Party

Title Date

APPROVED:

THE CITY OF FAYETTEVILLE:

Airport Services Manager Date

Lioneld Jordan, Mayor Date

ATTEST:

Sondra Smith,
City Clerk and Treasurer

**Attachment "A" to Hangar Rental Agreement
For Execution by Partners in Aircraft**

I agree to be bound by the terms and conditions of the hangar Rental Agreement

Effective _____(day/month/year) for Hangar # _____

Lessee Name: _____

Partner #1: _____

Address _____

Signature: _____

Partner #2: _____

Address _____

Signature: _____

Partner #3: _____

Address _____

Signature: _____

Partner #4 _____

Address _____

Signature: _____