



THE CITY OF **MADRAS**

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City of Madras
Airport-Industrial Site Committee
General Aviation Building
2028 NW Airport Way

February 18, 2016
4 P.M.

MINUTES

I. CALL TO ORDER

Meeting was called to order at 4:00 by Chair Royce Embanks on February 18, 2016 at the General Aviation Building 2028 NW Airport Way

MEMBERS PRESENT

Tom Hansen
Ed Fuller
Bill Randolph
Royce Embanks
Gordon Nicholson
Janet Brown
Mike Folkestad
Tom Gray
Mike Ahern
Tom Brown

STAFF MEMBERS PRESENT

Jeff Hurd, Public Works Director
Gus Burrell, City Administrator
Michele Quinn, Public Works Administrative Assistant

II. CONSENT AGENDA

- A. Approval of agenda
- B. Approval of minutes for the November 19, 2015 meeting

A motion was made by Janet Brown; seconded Tom Brown to approve the November 19, 2015 Consent agenda motion carried unanimously.

III. Visitor Comments

None

IV. New Business

A. Doug Shepard sale of hangar to Richard Macy

Chair Royce Embanks asked if anyone would like to discuss this any further?

Janet Brown asked about this being one of the old leases and we are supposed to correct them over time by FAA requirements. Does the lease correct with Richard Macy buying it? Will the hangar go to a fair market lease rate?

Gus Burril said these leases are interrupted to be perpetual.

Janet Brown asked even when the leases sell?

Gus Burril said I am not aware of any changes this has come through several times and it doesn't trigger anything that the City can do. The only way we can step in is if this person is in bad standings.

The Committee discussed the lease and that FAA requires we lease the land at fair market value.

Gus Burril read the lease for the Committee

The Committee continued to discuss the terms of the lease and the income that is generated. The lease was not written with the City in mind it was very poorly written. The only way the City may have some leverage to change the lease would be if they wanted to upgrade the hangars. The City has control if the hangars are being misused and not being used to store aircraft.

A motion to recommend was made by Tom Brown; seconded Mike Ahern to approve the Doug Shepard sale of bay #4 in hangar #3 to Richard Macy motion carried unanimously.

V. Project Updates

A. Madras Municipal Airport West Access Road Project

Jeff Hurd told the Committee that we are getting close we have 90% plans, we should have final plans by next week. We are at an agreement with Daimler on the lease we are waiting for it to come by executed; we are within two weeks of signing. So we are about a month out for us to start clearing.

B. Grass Runway

Jeff Hurd told the Committee that the agreement has been signed between Aero Air and the City. Aero Air will need to provide the City with some provisions on what they are going to build, verify where they are going to tie into the runway, how they are going to tie into the runway, where the irrigation system is going to go, and how it is going to be routed. We have been working with Lee Baggett and North Unit Irrigation. We have set

up to transfer 8.6 acres of irrigation from the Woodworth farm up to the airport. This will allow them to pull North Units irrigation for the runway, but with the spotted frog issue who knows what will happen. The primary source will be from North Unit but in the event we have some extra water from the North Wastewater Plant we can send them some water.

The Committee discussed how the spotted frog issue will affect the grass runway along with the golf course and all the surrounding farmers. There was continued discussion on the spotted frog controversy and how it will affect the economy not only here in Madras but all of Central Oregon.

VI. ADDITIONAL DISCUSSION.

Tom Gray asked about the OMSI meeting and how it will affect the airport?
The Committee discussed the eclipse and the plan to have an event coordinator.

VII. ADJOURN

Meeting Adjourned at 4:43

Respectfully Submitted



Michele Quinn
Public Works Administrative Assistant