

LOGAN - CACHE AIRPORT AUTHORITY BOARD MEETING
MARCH 4, 2015
MINUTES

The Logan-Cache Airport Authority Board convened in a regular session on March 4, 2015 at 7:30 a.m. in the Cache County Historic Courthouse, County Council Chambers, 199 North Main, Logan, Utah.

ATTENDANCE

Members of the Airport Authority Board in Attendance:

John Kerr – Chairman
Craig W Buttars – Cache County Executive
Val K. Potter – Cache County Council
H. Craig Petersen – Logan City Mayor
Jeannie F. Simmonds – Logan City Council
Gar Walton
Bill Francis

Members of the Airport Authority Board Absent:

Also in Attendance:

Lee Ivie - Airport Manager
Aaron Dyches – Utah State University
Matt Bunnell – Utah State University
Andreas Wesemann – Utah State University
Desirée Malan – Utah State University
MaKena Schevenius – Utah State University
Brady Hansen – Logan City Fire Department
Stephen Blankenship – Mountain Ridge Helicopters
Nate Gnehm – Mountain Ridge Helicopters
Zan Murray – J-U-B Engineers
Janeen Allen

CALL TO ORDER

Chairman John Kerr called the meeting to order at 7:30 a.m.

ITEMS OF BUSINESS

Approval of Minutes

ACTION: Motion was made by Buttars and seconded by Walton to approve the minutes of February 4, 2015. The vote in favor was unanimous, 6-0 with 1 absent

ITEMS FOR DISCUSSION

Manager's Report – Lee Ivie (Attachment A)

Ivie presented his report which is part of these minutes as "Attachment A."

7:34 a.m. – Jeannie Simmonds Arrived

Relocation of Fisher Hangar – J-5 to J-7 (Attachment B)

Kerr said that there is a request from Ed Fisher to relocate his hangar from area J-5 to what will be known as J-7 because of a problem with surface water. A map of the area was shown to each of the board members. It is a part of these minutes as "Attachment B." Francis said that area has 8 to 10 feet of non-porous gray clay on the surface. Under that is about 10 feet of gravel bed under which is another 80 feet of gray clay. This is all sitting on top of an aquifer which pushes water up to the surface. Because of this surface water, hangars cannot be built unless there is some system developed to drain the water. A project to install an 8-inch pipe to drain the area would cost about \$25 a foot with a total cost estimated at \$25,000. Francis continued saying that is the only way he can see to make that area acceptable for hangars to be built. His main question is how to pay for the project.

Discussion followed regarding possible routes for the drain pipe to follow and the associated estimated costs. Kerr wondered if Logan City and Cache County would be willing to consider funding the project in much the same way as the parking lot that was recently installed. Potter said that those who build hangars in the area should contribute to the cost of the drainage project. Kerr wondered if installing a drain is any different than installing a taxiway in that those hangar owners who use the taxiway are the ones who help pay for it. He wondered if that same impact fee should be assessed to those who build hangars in the area that use the drain. The airport could provide the main drainage line, but the hangar owners would be required to build and pay for their own drains that would hook into the main drain.

ACTION: Motion was made by Francis to fund a main 8-inch drain pipe from the airport reserve account.

DISCUSSION ON MOTION: Simmonds said there should be some kind of reimbursement made by those hangar owners who end up hooking into the main pipe. Francis said it could be a required development fee. Potter thought there should be an engineering study to make sure that the 8-inch pipe will actually fix the problem

long-term. Kerr thought the inclusion of the engineering study was implied as part of the project. Francis said a thorough geotechnical study of the area could cost around \$50,000 to \$60,000.

MOTION FAILED FOR LACK OF A SECOND.

Kerr said it appears the board is not in a position to make a decision regarding Mr. Fisher's request until there is more information dealing with the surface water. Kerr asked Francis to inform Mr. Fisher of the situation. Potter suggested that the members of the board visit the area to see for themselves and ascertain the problem.

Proposal for Lease of Pastureland Property Owned by Airport (Attachment C)

A map of the proposed parcels for lease was projected for the board members to see. It is a part of these minutes as "Attachment C." Mr. Campbell is requesting a 10-year lease at \$150 per year for the parcel outlined in blue on the map with an additional 5-acre strip on the north side of 3700 North. Kerr added that Mr. Campbell will repair all of the fencing as part of the agreement.

ACTION: Motion was made by Francis and seconded by Potter to approve the lease of designated pastureland to Mr. Wade Campbell. The vote in favor was unanimous, 7-0

Approval of Proposed 5K Run Route (Attachment D)

Andreas Wesemann from USU, along with Desirée Malan and MaKena Schevenius presented a proposal for a 5K Run at the airport in conjunction with the Community Day on July 18, 2015 to help fund their NIFA (National Intercollegiate Flying Association) team. Powerpoint slides were shown outlining the event including the route the runners would follow. The outline is a part of these minutes as "Attachment D." Kerr requested that they work closely with Mountain Ridge Helicopters so as not to impede any of their operations during that time. Ivie said he would also have to know specific times to close and open the runway which is required when he issues the NOTAM. Kerr said that Armstrong has requested that same time to be included in the week they are conducting an engineering survey on runway 10/28 so that it coincides with the time the runway is closed for the race.

ACTION: Motion was made by Potter and seconded by Simmonds to approve a 5K Runway Run as a fundraiser for the Utah State NIFA Team. The vote in favor was unanimous, 7-0

Committee Reports

Audit & Finance – Craig Buttars

No report.

Operations Committee

No report.

Capital Improvements - Bill Francis

No Report

Economic Development / Public Relations – Gar Walton

Walton said his committee is continuing to make preparations for the Community Day.

Open Items

Simmonds said that the Logan City Council will be reviewing and discussing the Airport Master Plan at the next City Council Meeting. She invited anyone interested to attend.

Next Meeting

The next meeting of the Airport Authority Board will be Wednesday, April 1, 2015 at 7:30 a.m.

Adjournment

The meeting adjourned at 8:32 a.m.

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DRAFT

**LOGAN – CACHE AIRPORT AUTHORITY BOARD
MARCH 4, 2015**

ATTACHMENT A



February 2015 Manager's Report

1. Airport Grounds, Buildings, and Vehicle Maintenance.

- 1. We have found a person who is willing to remove the Auto Car 10 wheel truck from the airport premise. Craig Thornley who has been working on the snow blower, and correcting the problems with that vehicle is interested in the old truck. At the present time I don't know what he is willing to pay for the truck, but I'm sure that an agreement of a fair price for that vehicle can be negotiated once he finishes the repair items on the snow blower.**
- 2. All major ruts in the safety areas of Runway 17/35 and the taxiways have been filled in. There are still some smaller ruts in these areas that are a result of tire imprints left by the snow blower that will have to be smoothed over. Once we get the tractor back from Valley Implement this matter can be corrected.**
- 3. I've ordered and received shipment of the herbicide that will be used for weed control along the edges of the paved surfaces at the airport. The county weed department will probably schedule two to three days in March for the application of this agent.**

2. Current AIP Projects.

- 1. FAA project # 3-49-0016-26 (High Intensity Runway Lights/PAPIs). The PAPI(s) on both ends of the runway were flight checked on February 20th, and a final inspection of the project was conducted on that same day. Everything checked out well with both the flight check and the final inspection. The PAPI(s) are back in service and I'm in the process of submitting all final pay requests for the project. Due to the change order items on this project, we have gone over the grant amount by nearly \$2,000.00. We will have to apply for a grant amendment with the Denver ADO. Armstrong Consultants is preparing the amendment that will need to be submitted to the FAA.**

3. Winter Ops.

No snow removal operations in February.

4. 139 Safety Inspection.

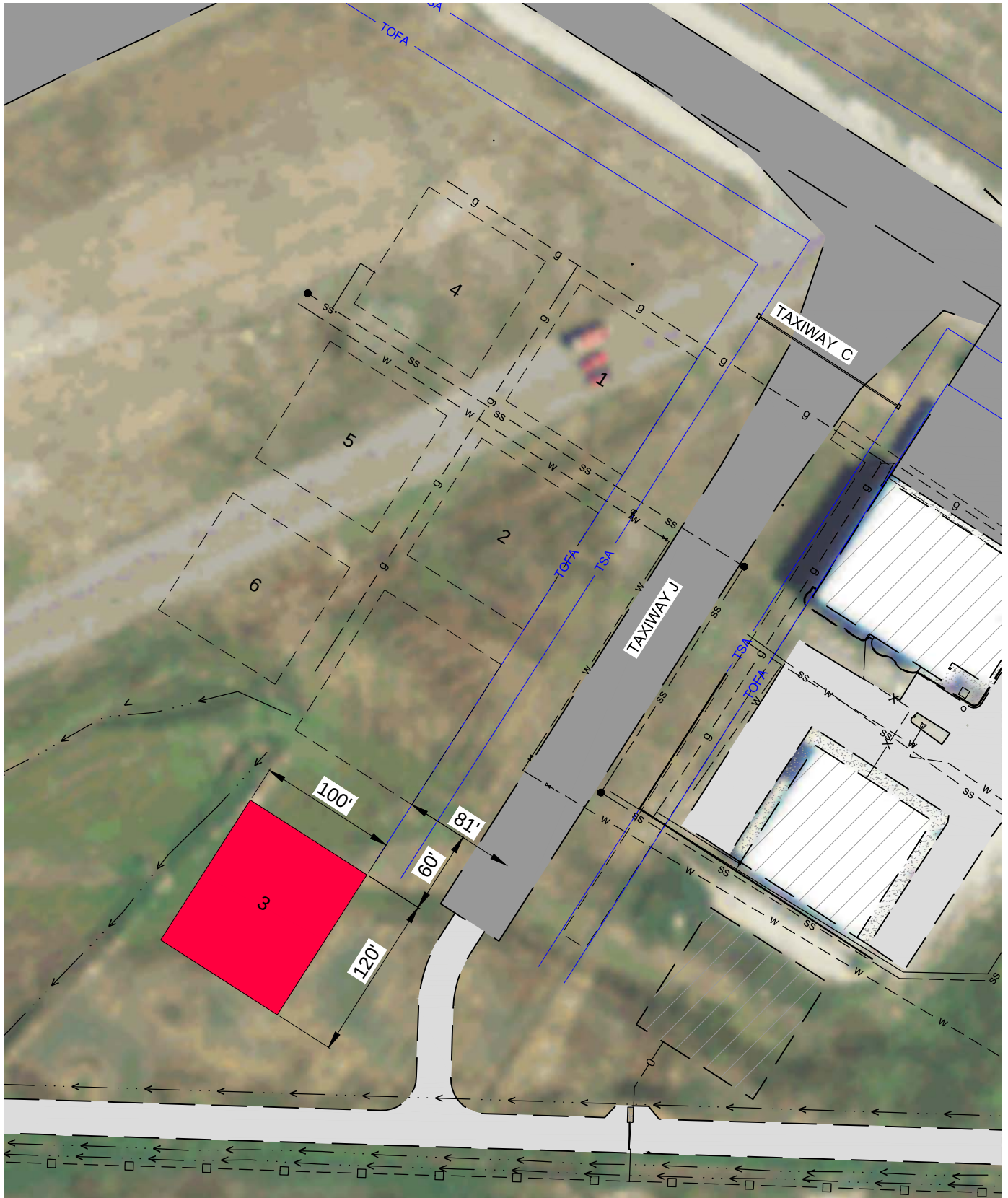
- 1. A new list of persons authorized to issue NOTAMs at Logan-Cache Airport has been sent to Lockheed Flight Service. Each person on that list has been trained on how to use the new NOTAM Manager site, and is registered as a site user. This will be a more effective way to submit NOTAMs by eliminating the NOTAM review from flight service prior to issuing the NOTAM. We are now a step ahead of the game because all part 139 airports will eventually have to make the transition from the E-NOTAM II system to NOTAM Manager.**
- 2. All of the changes to the Logan-Cache Airport 139 Cert. Manual that we are required to make have been made. Due to the length of the training curriculum certain portions of the document needs to be modified because of formatting problems. Janeen is working on correcting the problem. Once I receive this final draft back from her I can send it to the Renton WA. ADO for their approval. If approved and no further changes are needed, our airport will meet all requirements until the next inspection is conducted.**

5. UAOA Conference.

The spring UAOA Conference will be held March 11th through the 13th. In conjunction with the conference a joint planning meeting with the FAA, UDOT, and the Logan-Cache Airport Authority will take place at 5:45 p.m. on March 11th. This meeting will provide an opportunity for all parties to review our five year capital improvement list (CIP), and make any necessary changes.

**LOGAN – CACHE AIRPORT AUTHORITY BOARD
MARCH 4, 2015**

ATTACHMENT B



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SCALE IN FEET



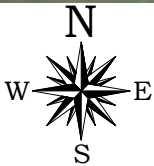
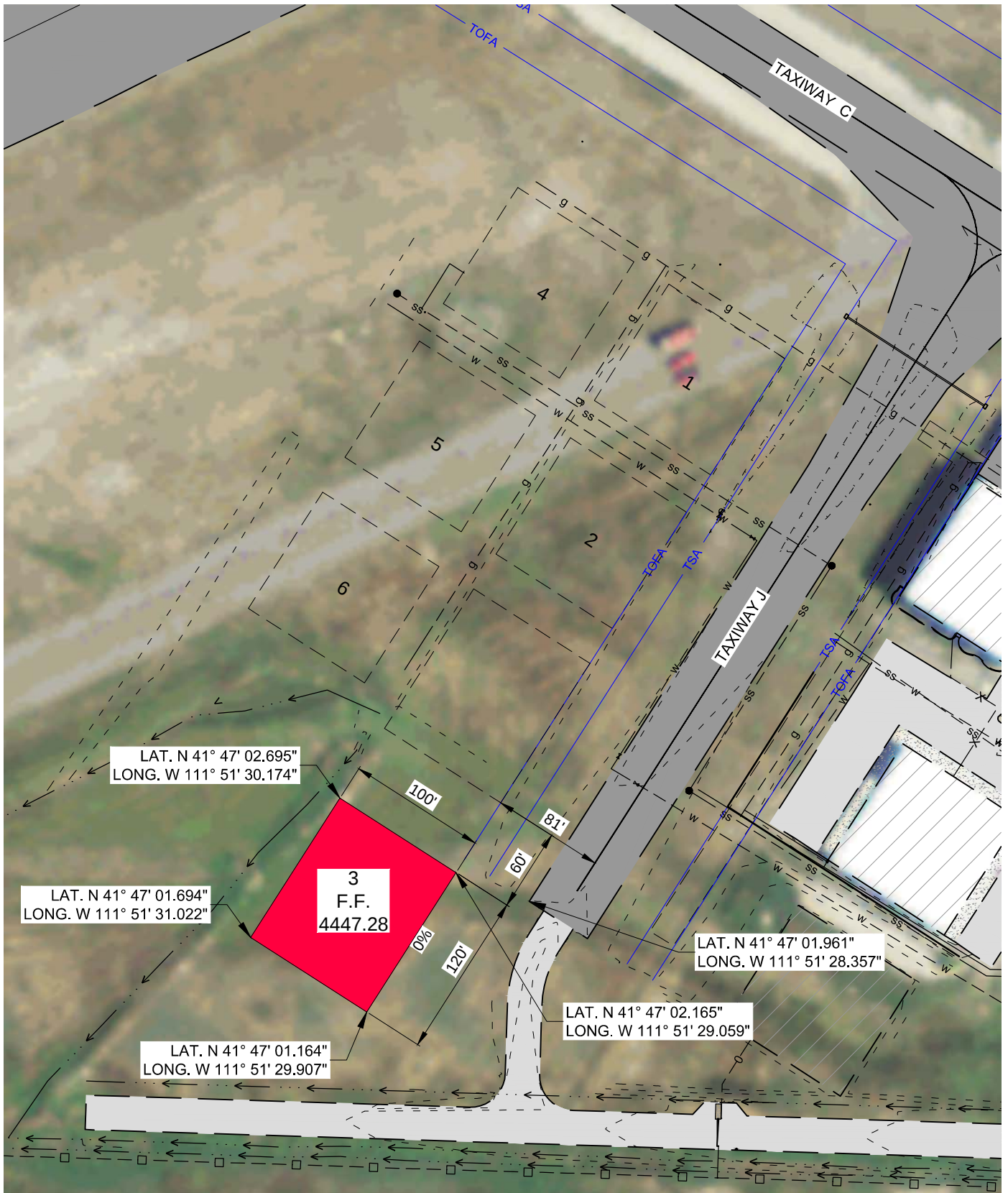
ARMSTRONG
PLANNING ENGINEERING CONSTRUCTION

COLORADO: 970.242.0101 ARIZONA: 602.803.7079 NEW MEXICO: 505.508.2192
www.armstrongconsultants.com

LOGAN-CACHE AIRPORT
LOGAN, UTAH

TAXIWAY J HANGAR 3 EXHIBIT

SCALE: SEE BAR SCALE	DATE: 02/2015
DRAWN: LKB	FILE: 8888-Taxiway J Hangar 3
CHK'D: JBM	JOB NO.: N/A



0 50 100
SCALE IN FEET



ARMSTRONG
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LOGAN-CACHE AIRPORT
LOGAN, UTAH

TAXIWAY J HANGAR 3 EXHIBIT

SCALE: SEE BAR SCALE	DATE: 02/2015
DRAWN: LKB	FILE: 8888-Taxiway J Hangar 3
CHK'D: JBM	JOB NO.: N/A

**LOGAN – CACHE AIRPORT AUTHORITY BOARD
MARCH 4, 2015**

ATTACHMENT C

Dianne K. and Wade C. Campbell
69 E. 100 N.
Smithfield, UT 84335
435-764-8597 (wade)
435-225-7007 (Dianne)

Lee Ivie, Logan-Cache Airport Authority Board,

We would like to propose to set up at least a 5 year lease for 2 separate areas of pasture land. One parcel is approx 18 acres and other parcel is approx 5 acres (which are portions of parcel# 04-062-0050 owned by the logan-cache airport authority)

We would maintain and improve fences and gates on the pasture boundaries as well as conduct weed control and use seeding and mowing of the property to enhance the growth potential of the pasture ground.

We would propose paying \$150/yr for the pasture lease. This amount is to be paid every year the lease is active with payment made by May 1st (or other date that can be agreed upon) of that year.

These 2 separate pastures are in rough shape with both having several issues:
The larger pasture has been badly overgrazed and fence lines on the west and north sides will need complete renovation and other improvements to safely keep animals in the pasture. The smaller pasture has waist high weeds with the perimeter fence line nearly non-existent on the west side. Water is also unreliable starting in mid-summer through fall in the larger pasture and would require us not using the land during drier times. These pastures would be used to graze horses on during the times that the pasture is suitable for use.

This is our proposal. We would be interested in further discussion as needed.

Thank you,

Wade C. Campbell
Dianne K. Campbell

LEASE AGREEMENT
Farming/Grazing on Airport Ground

This agreement is made and entered into this 1st day of May 2015, by and between the Logan-Cache Airport Authority (Lessor), and Dianne K. and Wade C. Campbell (Lessee).

The Lessor is the owner of the real property described below:
Property parcel as depicted in the attached diagram Tax No. 04-026-0005
Consisting of 33.81 Acres.

(Please see " Map Exhibit " attached hereto and made a part hereof)

The Lessee desires to lease the property which the Lessor owns and use the same for grazing of livestock. Lessee acknowledges that the property is located outside of the airport wildlife fencing but is still subject to Federal Aviation Administration regulations and restrictions.

In consideration of the mutual terms and conditions contained in this agreement, the parties hereto do hereby agree as follows:

A. Lease

The Lessor will lease the property to the Lessee subject to the following terms and conditions:

1. All fencing on the property must be repaired or installed by the Lessee, in a manner satisfactory to the Airport Director/Manager, so as to prevent livestock from leaving the leased land perimeter.
2. Lessee will be required to conduct annual spraying operations to control the growth of noxious weeds on the leased property.
3. The lease will be terminated upon notice if the terms and conditions stated above are not met.

B. Term

1. The Lessee will pay \$900.00 annually for leased property, and the initial term of this lease shall be for the period May 1, 2015 through April 30, 2020.
2. Annual rent payments shall be payable in advance and due on or before May 1st of each year during the term of this lease. Lessee agrees to pay a late charge of Ten (10%) percent of the amount due for any amount not received within (30) days of date due.
3. After the initial term, this agreement may be renewed on a month to month basis by written notice given at least one (1) month prior to termination.
4. This agreement may be terminated by either party upon written notice given at least one (1) month prior to termination.

C. Master Plan

1. The livestock grazing shall not interfere with the major purposes of the Logan-Cache Airport and its Master Plan.
2. This agreement shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States relative to the operation or maintenance of the airport if such agreement is required as a condition precedent to the obtaining or expenditure of the federal funds for the development and use of the airport.

D. Prohibition Against Assignment

This agreement may not be assigned without the prior written consent of the Lessor.

E. Default

In the event Lessee fails to comply with the provisions of this agreement, the Lessor shall have the right, after (10) days notice to Lessee of such default or failure to comply, and upon the failure of Lessee to cure the default, to terminate this agreement.

F. Notice

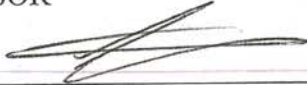
Notice shall be sent by first class mail to the address listed below:

Lessor: Logan-Cache Airport Authority
Attn: Lee Ivie
199 North Main
Logan, Utah 84321

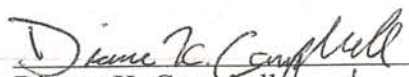
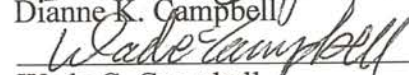
Lessee: Dianne K. and Wade C. Campbell
69 East 100 North
Smithfield, Utah 84335
(435) 764-8597
(435) 225-7007

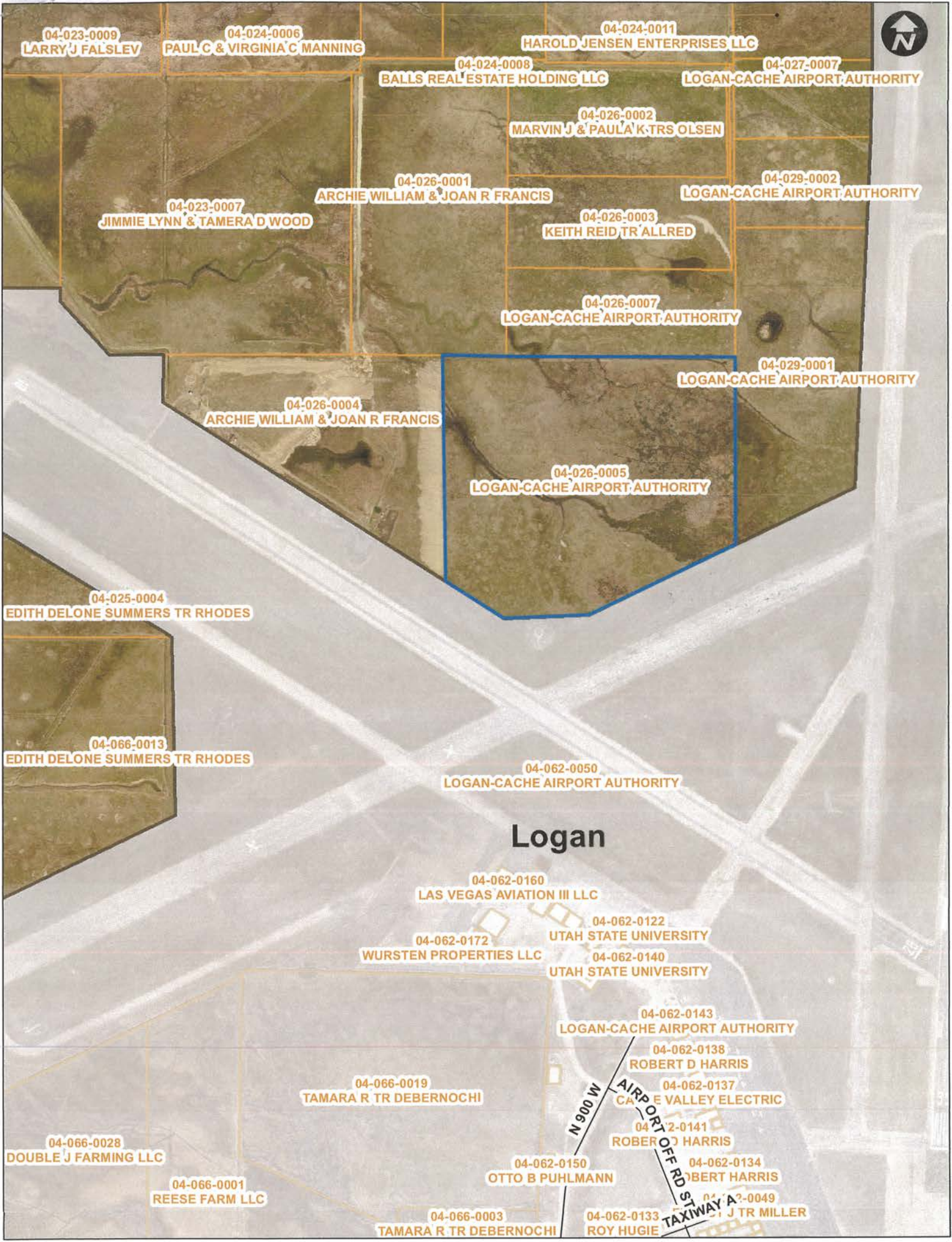
In witness thereof, the parties have executed this agreement in duplicate, each of which shall be deemed an original, on the 25 th day of March, 2015.

LESSOR

By: 
Lee Ivie
Airport Director/Manager
Logan-Cache Airport

LESSEE


Dianne K. Campbell

Wade C. Campbell



04-023-0009
LARRY J FALSLEV

04-024-0006
PAUL C & VIRGINIA C MANNING

04-024-0011
HAROLD JENSEN ENTERPRISES LLC

04-024-0008
BALLS REAL ESTATE HOLDING LLC

04-027-0007
LOGAN-CACHE AIRPORT AUTHORITY

04-023-0007
JIMMIE LYNN & TAMARA D WOOD

04-026-0001
ARCHIE WILLIAM & JOAN R FRANCIS

04-026-0002
MARVIN J & PAULA K TRS OLSEN

04-029-0002
LOGAN-CACHE AIRPORT AUTHORITY

04-026-0003
KEITH REID TR ALLRED

04-026-0007
LOGAN-CACHE AIRPORT AUTHORITY

04-026-0004
ARCHIE WILLIAM & JOAN R FRANCIS

04-029-0001
LOGAN-CACHE AIRPORT AUTHORITY

04-026-0005
LOGAN-CACHE AIRPORT AUTHORITY

04-025-0004
EDITH DELONE SUMMERS TR RHODES

04-066-0013
EDITH DELONE SUMMERS TR RHODES

04-062-0050
LOGAN-CACHE AIRPORT AUTHORITY

Logan

04-062-0160
LAS VEGAS AVIATION III LLC

04-062-0172
WURSTEN PROPERTIES LLC

04-062-0122
UTAH STATE UNIVERSITY

04-062-0140
UTAH STATE UNIVERSITY

04-062-0143
LOGAN-CACHE AIRPORT AUTHORITY

04-062-0138
ROBERT D HARRIS

04-062-0137
CANYON VALLEY ELECTRIC

04-062-0141
ROBERT J HARRIS

04-062-0134
ROBERT HARRIS

04-062-0133
ROY HUGIE

04-062-0150
OTTO B PUHLMANN

04-066-0019
TAMARA R TR DEBERNOCHI

04-066-0028
DOUBLE J FARMING LLC

04-066-0001
REESE FARM LLC

04-066-0003
TAMARA R TR DEBERNOCHI

N 900 W

AIRPORT OFF RD

TAXIWAY A

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Two sections of property depicted in the attached diagram being outlined in blue, which are both part of a larger Section of property referenced by Tax No. 04-062-0050. The two sections are a.) 19.3 acres west of the airport wildlife fence, and south of the W. 3700 N. road, and b.) 7.16 acres west of the airport wildlife fence, and north of the W. 3700 N. road.

(Please see " Map Exhibit " attached hereto and made a part hereof)

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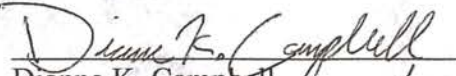
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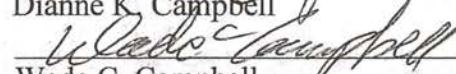
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Wade C. Campbell



VINCENT L HANSEN

HPD LLC

04-019-0010

J & M LAND HOLDINGS LLC

04-014-0006

STEVEN D TR CHAMBERS

04-019-0014

TURTLE MOUNTAIN LLC

04-024-0004
JARED A RAY

04-024-0005
BILL EVANS

04-027-0001

STEVEN D TR CHAMBERS

04-062-0050

LOGAN-CACHE AIRPORT AUTHORITY

04-027-0013

J & M LAND HOLDINGS LLC

04-024-0009

KELLY SCOTT TR CRONQUIST

04-062-0083

OREGON SHORT LINE RAILROAD

04-024-0008

BALLS REAL ESTATE HOLDING LLC

04-024-0010

HAROLD JENSEN ENTERPRISES LLC

04-024-0011

HAROLD JENSEN ENTERPRISES LLC

04-027-0007

LOGAN-CACHE AIRPORT AUTHORITY

04-026-0002

MARVIN J & PAULA K TRS OLSEN

04-029-0001

LOGAN-CACHE AIRPORT AUTHORITY

04-026-0007

LOGAN-CACHE AIRPORT AUTHORITY

04-029-0002

LOGAN-CACHE AIRPORT AUTHORITY

04-026-0003

KEITH REID TR ALLRED

04-027-0010

LYNN F TR JAMES

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LYNN F TR JAMES

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**LOGAN – CACHE AIRPORT AUTHORITY BOARD
MARCH 4, 2015**

ATTACHMENT D

RUNWAY RUN 5K PROPOSAL
UTAH STATE NIFA TEAM

To whom it may concern,

We are proposing to provide a unique opportunity for Utah State University students and the community to participate in a Runway Run 5K held at Logan Cache Airport. This is to raise money for our Utah State NIFA team to compete at the 2015 SAFECON.

What is NIFA? National Intercollegiate Flying Association.

As being part of Utah State Aviation, we strive to succeed and honor our mission statement, to “prepare, educate, and enhance the professional development of student skills, attitudes and knowledge . . . in real world aviation.” The National Intercollegiate Flying Association (NIFA) holds a prominent annual competition within the aviation community called SAFECON. SAFECON allows its competitors and our students to “advance in their aviation education” living up to Utah State’s objective. We are applying ourselves in both time and effort to reach our overall aspiration to win this year’s competition. However, due to limited funds, our training has been restricted to ground events only. Fees pertaining to training, registration, travel and competition costs, add up to total of \$8500.00 beyond what we already have. These financial restrictions will inhibit our flight training as well as our involvement in the competition. It is because of these high costs that we request support to help fund our University’s flight team.

The plan is to have the start and finish of the race on the Utah State University Ramp. The run will utilize Taxi Way Charlie, Runway 10-28, the closed Runway and the closed taxiway as the areas being used during the event. This will ensure Main Runway 35-17, Taxiway Bravo, Taxiway Delta, and Taxiway Alpha (up to intersection of Taxiway Delta) is not used for runners during the 5K.

Runway 10-28 will already be closed for Armstrong research and surveillance. Also, the abandoned runway intersects with Runway 10-28, which will make it necessary for the Runway to be closed for the 5K run.

The Run will start at 7:00am and finish no later than 9:00am. This will allow for parking and other things pertaining to the open house starting at 10:00am to operate as normal.

It is also included in our plan for the Runway Run to attract a significant amount of people to the Airport Open House.

We will have volunteers along the route to ensure runners do not stray away from the intended areas used for the Run.

We are looking forward to your response,

Utah State NIFA Team

12264

AIRPORT DIAGRAM

AL-663 (FAA)

LOGAN-CACHE (L/GU)

LOGAN, UTAH

ASOS
135.275
CTAF/UNICOM
122.8



MAG 12.5° E
 JANUARY 2010
 ANNUAL RATE OF CHANGE
 0.1° W

41°48'N

SW-4, 09 JAN 2014 to 06 FEB 2014

41°47'N

111°32'W

AIRPORT DIAGRAM

12264

ELEV
4440

109.8°

3005 X 75'

RWY 10-28
 S-12
 RWY 17-35
 S-24, D-68



4493

111°51'W

LOGAN, UTAH

LOGAN-CACHE (L/GU)

ELEV
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