

DEPARTMENT: Public Works/Airport

BY: Dana Hertfelder  
PHONE: 966-5356

**RECOMMENDED ACTION AND JUSTIFICATION:**

Public Hearing regarding fees for ground lease, tie-downs and hangars at the Mariposa-Yosemite Airport; approval of the proposed fee schedule.

There are two sets of hangars at the airport whose construction was financed by loans issued by the State Department of Transportation Division of Aeronautics. The first loan in 1996 was used to construct 10 new metal T-hangars and purchase an already existing box hangar (Hangar #50) that was privately owned. The second loan in 2001 was used to construct 14 nested metal T-hangars and two smaller storage hangars.

These loans were issued with the premise that rental income from the hangars would be sufficient to cover the annual debt service on the loans and make a slight profit. We analyzed our current fees to see what adjustment would be necessary to maintain this (worksheet attached). Based on our review, we are recommending a fee increase of 6% (rounded to the nearest dollar). The current fees have been in place since January 1, 2004.

The proposed fees were presented to the Airport Advisory Committee on April 11, 2007. After review and discussion, the Committee voted 6 to 1 in favor of the proposed rates. The Committee suggested that the transient tie-down fee be at least \$5.00, as most other airports in the area charge that much or more. A discussion was also held concerning the possibility of having an annual fee increase tied to the Consumer Price Index (CPI) as opposed to periodic rate reviews. This might work well for airport fees and is an option that the Board could consider for future increases. The Consumer Price Index is widely used and accepted as a benchmark for periodic rate increases in a broad spectrum of business applications.

A letter was sent to all current airport users informing them of the Public Hearing date. Included with this letter was a copy of the proposed fee schedule for their information.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

The Board approved the current fees at the meeting of December 2, 2003 Res. No. 03-439.

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Do not approve the proposed fee schedule. Rental income from the CalTrans financed hangars would be insufficient to cover the annual debt service on the loans.

Approve fees other than those recommended.

Financial Impact? ( ) Yes (X) No	Current FY Cost:	Annual Recurring Cost: \$
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded		
Amount in Budget: \$ _____		List Attachments, number pages consecutively
Additional Funding Needed: \$ _____		1. Revenue Worksheet
Source:		2. Loan payment schedules
Internal Transfer _____		3. Proposed fee schedule
Unanticipated Revenue _____ 4/5's vote		4. Notice of public hearing
Transfer Between Funds _____ 4/5's vote		
Contingency _____ 4/5's vote		
( ) General ( ) Other		

**CLERK'S USE ONLY:**

Res. No.: 07-307 Ord. No. \_\_\_\_\_

Vote - Ayes: 5 Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

4) Approved  
4) 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

**COUNTY ADMINISTRATIVE OFFICER:**

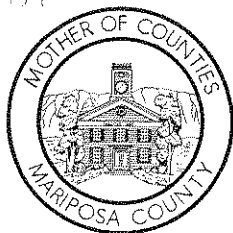
Requested Action Recommended

No Opinion

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CAO: 7/13

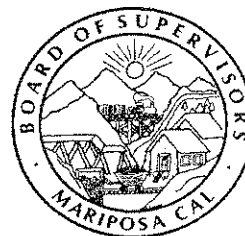


# COUNTY OF MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

JANET BIBBY, CHAIR  
LYLE TURPIN, VICE CHAIR  
BRAD ABORN  
DIANNE A. FRITZ  
BOB PICKARD

DISTRICT III  
DISTRICT II  
DISTRICT I  
DISTRICT IV  
DISTRICT V



## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

TO: DANA HERTFELDER, Public Works Director

FROM: MARGIE WILLIAMS, Clerk of the Board *MW*

SUBJECT: PUBLIC HEARING – Regarding Fees for Ground Lease, Tie-downs and Hangars at the Mariposa-Yosemite Airport and Approve the Fee Schedule

RESOLUTION 07-307

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on June 26, 2007

#### ACTION AND VOTE:

**10:02 a.m.** Dana Hertfelder, Public Works Director;

PUBLIC HEARING – Regarding Fees for Ground Lease, Tie-downs and Hangars at the Mariposa-Yosemite Airport and Approve the Fee Schedule

**BOARD ACTION:** Dana Hertfelder and Carl Casey/Public Works Administrator, presented the staff report and responded to a question from the Board relative to the recommended rate increase.

The public portion of the hearing was opened and input was provided by the following:

Paul Chapman stated he supports the increase and feels that it should be more so that the County is not subsidizing the Airport. He questioned whether it is appropriate for the hangars to be used for storage, and he referred to a recent newspaper story of a person with a boat and car in storage in a hangar.

Bob McHugh, hangar owner and aircraft owner and Association representative on the Committee, stated he does not see a problem with the increase and he feels it is reasonable. He stated he has a concern with the previous input that the Airport is a deficit for the County General Fund – he noted that the taxes for the aircraft and hangars are not credited back to the Airport budget. He feels this is an integral part of the transportation structure of the County and it brings income and people and business to the County.

Ken Melton agreed with Mr. McHugh, and he stated he feels that we also need to take into consideration the benefit of the fire helicopter, etc. He noted that he owns a hangar and is paying taxes on the hangar and the land and he feels the allocation of the taxes should be reviewed for consideration of crediting the Airport budget as he feels that the revenues should stay with the Airport.

Dick Hutchinson asked whether the County is using a hangar to store furniture for departments and for the Courts, etc.; and if so, whether the County is paying rent, and whether the Courts are paying for their portion of the storage costs. Carl Casey advised that there is a hangar being used by the Facilities Division for storage of furniture from all of the departments and the Facilities budget is being charged for the use.

The public portion of hearing was closed and the Board commenced with deliberations. Maria Liddle/Airport Operations Manager, responded to questions from the Board relative to inspection of the hangars by the Fire Marshall; and she advised that the person storing a boat and a car in a hangar, owns the hangar. Staff responded to a question from the Board relative to consideration of regular CPI increases.

(M)Fritz, (S)Turpin, Res. 07-307 was adopted approving the recommended increases effective July 1, 2007/Ayes: Unanimous. The hearing was closed.

Cc: Chris Ebie, Auditor  
Maria Liddle, Airport Operations Manager  
File

**MARIPOSA AIRPORT REVENUE WORKSHEET  
CAL-TRANS FINANCED HANGARS  
FISCAL YEAR 2006-07**

**LOAN #MPA-1-96-L-2  
10 METAL T-HANGARS AND 1 BOX HANGAR**

NO. OF HANGARS	CURRENT MONTHLY RENT	MONTHLY INCOME	ANNUAL INCOME	NO. OF HANGARS	PROPOSED MONTHLY RENT	% INCREASE	MONTHLY INCOME	ANNUAL INCOME
10	\$152.00	\$1,520.00	\$18,240.00	10	\$161.00	6.0%	\$1,610.00	\$19,320.00
1	\$250.00	\$250.00	\$3,000.00	1	\$265.00	6.0%	\$265.00	\$3,180.00
<b>TOTAL</b>			<u>\$21,240.00</u>					<u>\$22,500.00</u>
CAL-TRANS PROJECTED INCOME FY 06-07			\$23,251.00	REVENUE EXCESS OR (SHORTFALL)				<u>(\$751.00)</u>

**LOAN #MPA-1-01-L-3  
14 NESTED METAL T-HANGARS  
2 STORAGE HANGARS**

NO. OF HANGARS	CURRENT MONTHLY RENT	MONTHLY INCOME	ANNUAL INCOME	NO. OF HANGARS	PROPOSED MONTHLY RENT	% INCREASE	MONTHLY INCOME	ANNUAL INCOME
14	\$168.00	\$2,352.00	\$28,224.00	14	\$178.00	6.0%	\$2,492.00	\$29,904.00
1	\$84.00	\$84.00	\$1,008.00	1	\$89.00	6.0%	\$89.00	\$1,068.00
1	\$84.00	\$84.00	\$1,008.00	1	\$89.00	6.0%	\$89.00	\$1,068.00
<b>TOTAL</b>			<u>\$30,240.00</u>					<u>\$32,040.00</u>
CAL-TRANS PROJECTED INCOME FY 06-07			\$28,846.00	REVENUE EXCESS OR (SHORTFALL)				<u>\$3,194.00</u>
COMBINED CAL-TRANS PROJECTED INCOME FY 06-07			\$52,097.00	COMBINED PROPOSED REVENUE				<u>\$54,540.00</u>
COMBINED REVENUE EXCESS OR (SHORTFALL)								<u>\$2,443.00</u>

Department of Transportation  
Aeronautics Program  
Airport Loan Program  
Revenue Generating Loans

AIRPORT: Mariposa-Yosemite

Date of Worksheet: 2/25/97

Loan # Mpa-1-96-L-2

Number of Hangars	11	Cost per Hangar	\$15,555
Monthly Rent - Initial	\$135	Local Contribution	0
Annual Rent Increase	3.00 %	Total Loan Amount	\$171,100
Monthly Rent, 12th Yr	\$187	Interest Rate	5.5094 %
		Years of Loan	12

YEAR	- - Annual Payment to DOA - -			Annual	- Accumulated Cost -	
	Principal	Interest	TOTAL	Income	Annual	Total
1	\$7,820	\$9,426.58	\$17,247	\$17,820	(\$573)	(\$573)
2	9,008	8,995.75	18,004	18,355	(351)	(924)
3	10,196	8,499.46	18,695	18,905	(210)	(1,134)
4	11,385	7,937.72	19,323	19,472	(150)	(1,284)
5	12,573	7,310.47	19,883	20,057	(173)	(1,457)
6	13,761	6,617.78	20,379	20,658	(279)	(1,736)
7	14,949	5,859.63	20,809	21,278	(469)	(2,206)
8	16,137	5,036.03	21,173	21,916	(743)	(2,949)
9	17,326	4,146.98	21,473	22,574	(1,101)	(4,050)
10 FY06-07	18,514	3,192.42	21,706	<u>23,251</u>	(1,545)	(5,595)
11	19,702	2,172.41	21,874	23,949	(2,074)	(7,669)
12	19,729	1,086.95	20,816	24,667	(3,851)	(11,520)
13	0	0.00	0	0	0	0
14	0	0.00	0	0	0	0
15	0	0.00	0	0	0	0
16	0	0.00	0	0	0	0
17	0	0.00	0	0	0	0
18	0	0.00	0	0	0	0
19	0	0.00	0	0	0	0
20	0	0.00	0	0	0	0
21	0	0.00	0	0	0	0
22	0	0.00	0	0	0	0
23	0	0.00	0	0	0	0
24	0	0.00	0	0	0	0
25	0	0.00	0	0	0	0
<b>Total</b>	<b>\$171,100</b>	<b>70,282.18</b>	<b>\$241,382</b>	<b>\$252,902</b>	<b>(\$11,520)</b>	

Airport making money

**Department of Transportation**  
**Aeronautics Program**  
**Airport Loan Program**  
**Revenue Generating Loan - Hangars**

Airport: **Mariposa-Yosemite**

Date of Worksheet: **12/21/01**

Loan # **Mpa-1-01-L-3**

Cost per Hangar . . . . **\$17,214**  
 Local Contribution . . . **0**

Number of Hangars	<b>14</b>	Total Loan Amount	<b>\$241,000</b>
Monthly Rent - Initial	<b>\$165</b>	Interest Rate . . . . .	<b>4.7875 %</b>
Annual Rent Increase	<b>1.00 %</b>	Years of Loan . . . . .	<b>17</b>
Monthly Rent, 17th Yr	<b>\$193</b>		

Date of SCO Warrant: enter when known

Year	Annual Payment to Caltrans			Annual Income	Accumulated Profit/(Loss)	
	Principal	Interest	Total		Annual	Total
1	\$9,640	\$11,538	\$21,178	\$27,720	\$6,542	\$6,542
2	9,640	11,076	20,716	27,997	7,281	13,823
3	9,640	10,615	20,255	28,277	8,022	21,845
4	10,424	10,153	20,577	28,560	7,983	29,828
FY 06-07 5	11,258	9,654	20,912	28,846	7,933	37,761
6	12,092	9,115	21,207	29,134	7,927	45,688
7	12,926	8,536	21,462	29,425	7,963	53,651
8	13,760	7,918	21,678	29,720	8,042	61,693
9	14,593	7,259	21,852	30,017	8,165	69,858
10	15,427	6,560	21,987	30,317	8,330	78,188
11	16,261	5,822	22,083	30,620	8,538	86,725
12	17,095	5,043	22,138	30,926	8,788	95,513
13	17,929	4,225	22,154	31,236	9,082	104,595
14	18,763	3,366	22,129	31,548	9,419	114,014
15	19,597	2,468	22,065	31,863	9,798	123,812
16	20,431	1,530	21,961	32,182	10,221	134,033
17	11,524	552	12,076	32,504	20,428	154,462
18	0	0	0	0	0	0
<b>Total</b>	<b>\$241,000</b>	<b>\$115,430</b>	<b>\$356,430</b>	<b>\$510,892</b>	<b>\$154,462</b>	

**MARIPOSA-YOSEMITE  
AIRPORT RATES  
FISCAL YEAR 2006-07**

	<u>NO.</u>	<u>SIZE</u>	<u>SQ. FT.</u>	<u>HANGAR #</u>	<u>CURRENT</u>	<u>PROPOSED*</u>
<b>Tiedowns:</b>						
Reserved tiedown	31	irregular	750		\$29.00 per month	\$31.00 per month
Transient tiedown	18	irregular	750		\$4.00 per night	\$5.00 per night
Dirt tiedown, north side	2				\$20.00 per month	\$21.00 per month
Helipads	3	50' x 50'	2500		\$49.00 per month	\$52.00 per month
<b>Ground Lease Fees:</b>						
Metal hangar, south side	1	42' x 36'	1512	44	\$59.00 per month	\$63.00 per month
Metal "T" hangar, south side	2	irregular	912	42, 43	\$36.00 per month	\$38.00 per month
Metal "T" hangar, south side	2	irregular	1060	36, 37	\$42.00 per month	\$45.00 per month
Metal hangar, south side	1	36' x 33'	1188	38	\$47.00 per month	\$50.00 per month
Wood hangar, north side	2	40' x 30'	1200	7, 8	\$27.00 per month	\$29.00 per month
<b>Hangar Rentals:</b>						
New hangar, south side	4	42' x 36'	1512	48,49,51,52	\$34.00 per month	\$36.00 per month
New hangar, south side	1	42' x 54'	2268	56	\$50.00 per month	\$53.00 per month
New hangar, south side	3	60' x 54'	3240	53,54,55	\$73.00 per month	\$77.00 per month
<b>Hangar Rentals:</b>						
Old metal hangar, northside	4	40' x 30'	1200	1,2,3,4	\$88.00 per month	\$88.00 per month
New metal "T" hangars	10	irregular	1080	21-23,26-28 31,34,39,40	\$152.00 per month	\$161.00 per month
County Hangar	1	42' x 36'	1512	50	\$250.00 per month	\$265.00 per month
Nested metal "T" hangars	14	irregular	1105	58 thru 71	\$168.00 per month	\$178.00 per month
Storage hangar	1	irregular	553	57	\$84.00 per month	\$89.00 per month
Storage hangar	1	irregular	553	72	\$84.00 per month	\$89.00 per month
<b>Total Number Of Spaces:</b>	<b>101</b>					

\*Effective date July 1, 2007

Revised 3/26/07  
MBP





Certificate of Publication

C.C.P. 2015.5

THURSDAY, MAY 10, 2007 PAGE B-9

PUBLIC HEARING NOTICE

On Tuesday, June 26, 2007 at 10:00 a.m. the Mariposa County Board of Supervisors will conduct a public hearing in the Board Chambers of the Government Center at 5100 Bullion Street, Mariposa, California, to consider a proposed rate increase for fees charged at the Mariposa/Yosemite Airport.

Any member of the general public may appear at the hearing and be heard or provide written input.

Information on the proposed fees is available at the Public Works Department at 4639 Ben Hur Road, Mariposa, CA, 95338, phone number (209) 966-5356.

Dana Hertfelder
Public Works Director

5/10/07:1C

STATE OF CALIFORNIA )

) ss.

COUNTY OF MARIPOSA )

I, the undersigned, state:

I am the publisher and principal clerk of the Mariposa Gazette and Miner, an established weekly newspaper of general circulation, within the Town and County of Mariposa, State of California, within the provision of Chapter 1 Division 7 of Title 1 of the California Government Code, and which newspaper has been printed and published weekly in the Town of Mariposa, County of Mariposa, State of California, continuously since the year 1854; that I am a citizen of the United States, over the age of 18 years, and a resident of the County aforesaid; that the notice, of which the annexed is a printed copy, has been published in each regular issue of said newspaper and not in any supplement thereof on the following dates, to wit:

5/10/07

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature (R.D. Tucker, Publisher)

Date 2007

5