

DEPARTMENT: Public Works/Airport

BY: James J. Petropulos

PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:

Public hearing regarding fees for ground lease, tie-downs and hangars at the Mariposa/Yosemite airport, and resolution to adopt the proposed fee schedule.

There are two sets of hangars at the airport whose construction was financed by revenue generating loans issued by the State of California Department of Transportation (Caltrans) Division of Aeronautics. The loans were issued based on the premise that the revenue generated by rental fees would be enough to at least cover the cost of the annual payments on the loans. The loan documents specify an annual income from rental fees which is based on rates being raised by a certain percent each year. The first loan in 1996 was used to construct 10 new metal T-hangars and purchase an already existing box hangar that was privately owned. The second loan in 2001 was used to construct 14 metal T-hangars and 2 smaller storage hangars.

We reviewed the annual income projections from the loan documents and analyzed what rate adjustments would be necessary to stay in line with them (see attached worksheet). Based on our review, we are recommending a rate increase of roughly 2% over existing fees for the Caltrans financed hangars. We are also proposing to decrease the monthly rent on the County owned box hangar (#50) from \$330 per month to \$250 per month based on the Airport Manager's recommendation. The current rate for this hangar is out of line with what we are charging for all the others. The proposed rates for tie-downs and ground lease fees are also based on a 2% increase (rounded to the nearest dollar). We believe that the increase for tie-downs and ground lease fees is reasonable to cover the cost of inflation for general operation and maintenance costs associated with running the airport. We are not recommending any increase in rates for the four metal hangars on the north side of the runway. The proposed rate for the 3 new helipads is \$49 per month. This rate was based on the approximate square footage of ground space that a helicopter would take up, multiplied by the price per square foot charged for tie-downs.

At the meeting of November 12, 2003, the Airport Advisory Committee voted unanimously in favor of the proposed rate adjustments.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

At the Board meeting of July 24, 2001 the Board approved the current rate structure (Resolution No. 01-218), which was a 10% increase over the previous rates.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Do not approve the proposed fee schedule, which would cause a shortfall in revenue in future years for the first set of Caltrans financed hangars.
2. Approve different fees than those recommended.

Financial Impact? () Yes () No Current FY Cost: _____
Budgeted In Current FY? () Yes () No () Partially Funded

Annual Recurring Cost: \$ _____

Amount in Budget: \$ _____
Additional Funding Needed: \$ _____
Source:
Internal Transfer _____
Unanticipated Revenue _____ 4/5's vote
Transfer Between Funds _____ 4/5's vote
Contingency _____ 4/5's vote
() General () Other

List Attachments, number pages consecutively
1. Proposed rates _____
2. Revenue worksheet _____
3. Loan documents _____
4. Memo regarding hangar #50 _____
5. Notice of public hearing _____

CLERK'S USE ONLY:

Res. No. 03-439 Ord. No. _____
Vote - Ayes: _____ Noes: _____
Absent: _____

() Approved
 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: Pili

**MARIPOSA-YOSEMITE
AIRPORT RATES
FISCAL YEAR 2003-04**

	NO.	SIZE	SQ. FT.	HANGAR #	CURRENT	PROPOSED*
Tiedowns:						
Reserved tiedown	31	irregular	750		\$28.60 per month	\$29.00 per month
Transient tiedown	18	irregular	750		\$4.00 per night	\$4.00 per night
Dirt tiedown, north side	2				\$19.80 per month	\$20.00 per month
Helipads	3	50' x 50'	2500		not established	\$49.00 per month
Ground Lease Fees:						
Metal hangar, south side	1	42' x 36'	1512	44	\$58.30 per month	\$59.00 per month
Metal "T" hangar, south side	2	irregular	912	42, 43	\$35.20 per month	\$36.00 per month
Metal "T" hangar, south side	2	irregular	1060	36, 37	\$40.70 per month	\$42.00 per month
Metal hangar, south side	1	36' x 33'	1188	38	\$46.20 per month	\$47.00 per month
Wood hangar, north side	2	40' x 30'	1200	7, 8	\$26.40 per month	\$27.00 per month
New hangar, south side	4	42' x 36'	1512	48,49,51,52	\$33.00 per month	\$34.00 per month
New hangar, south side	1	42' x 54'	2268	56	\$49.50 per month	\$50.00 per month
New hangar, south side	3	60' x 54'	3240	53,54,55	\$71.50 per month	\$73.00 per month
Hangar Rentals:						
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	\$148.50 per month	\$152.00 per month
County Hangar	1	42' x 36'	1512	50	\$330.00 per month	\$250.00 per month
Nested metal "T" hangars	14	irregular	1105	57 thru 71	\$165.00 per month	\$168.00 per month
Storage hangar	1	irregular	553	57	\$84.00 per month	\$84.00 per month
Storage hangar	1	irregular	553	72	\$82.50 per month	\$84.00 per month
Total number of spaces	101					

*Effective date January 1, 2004

ATTACH #1

**MARIPOSA AIRPORT REVENUE WORKSHEET
CAL-TRANS FINANCED HANGARS
FISCAL YEAR 2003-04**

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

	CURRENT			PROPOSED		
	NO. OF HANGARS	MONTHLY RENT	MONTHLY INCOME	NO. OF HANGARS	MONTHLY RENT	MONTHLY INCOME
	10	\$148.50	\$1,485.00	10	\$152.00	\$1,520.00
	1	\$330.00	\$330.00	1	\$250.00	\$250.00
TOTAL			<u>\$21,780.00</u>			<u>\$21,240.00</u>
CAL-TRANS PROJECTED INCOME FY 03-04 <u>\$21,278.00</u>						
REVENUE EXCESS OR (SHORTFALL) <u>\$502.00</u>						

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

	CURRENT			PROPOSED		
	NO. OF HANGARS	MONTHLY RENT	MONTHLY INCOME	NO. OF HANGARS	MONTHLY RENT	MONTHLY INCOME
	14	\$165.00	\$2,310.00	14	\$168.00	\$2,352.00
	1	\$84.00	\$84.00	1	\$84.00	\$84.00
	1	\$82.50	\$82.50	1	\$84.00	\$84.00
TOTAL			<u>\$29,718.00</u>			<u>\$30,240.00</u>
CAL-TRANS PROJECTED INCOME FY 03-04 <u>\$27,997.00</u>						
REVENUE EXCESS OR (SHORTFALL) <u>\$1,721.00</u>						

COMBINED CAL-TRANS PROJECTED INCOME FY 03-04	<u>\$49,275.00</u>
COMBINED PROPOSED REVENUE	<u>\$51,480.00</u>
COMBINED REVENUE EXCESS OR (SHORTFALL)	<u>\$2,205.00</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
Monthly Rent - Initial \$135
Annual Rent Increase 3.00 %
Monthly Rent, 12th Yr \$187

Cost per Hangar \$15,555
Local Contribution 0
Total Loan Amount \$171,100
Interest Rate 5.5094 %
Years of Loan 12

YEAR	- - Annual Payment to DOA - -			Annual Income	- Accumulated Cost -		
	Principal	Interest	TOTAL		- Cost or (Profit) - Annual	Total	
FY							
1	97-98	\$7,820	\$9,426.58	\$17,247	\$17,820	(\$573)	(\$573)
2	98-99	9,008	8,995.75	18,004	18,355	(351)	(924)
3	99-00	10,196	8,499.46	18,695	18,905	(210)	(1,134)
4	00-01	11,385	7,937.72	19,323	19,472	(150)	(1,284)
5	01-02	12,573	7,310.47	19,883	20,057	(173)	(1,457)
6	02-03	13,761	6,617.78	20,379	20,658	(279)	(1,736)
7	03-04	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		18,514	3,192.42	21,706	23,251	(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

Total		\$171,100	70,282.18	\$241,382	\$252,902	(\$11,520)	

Airport making money



COUNTY of MARIPOSA

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

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MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JIM PETROPULOS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: PUBLIC HEARING RELATIVE TO MARIPOSA/YOSEMITE AIRPORT
GROUND LEASES, TIE-DOWNS, AND HANGARS AND RESOLUTION APPROVING
PROPOSED FEE SCHEDULE
Resolution No. 03-439

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on December 2, 2003

ACTION AND VOTE:

10:06 a.m. Jim Petropulos, Public Works Director;

PUBLIC HEARING Relative to Fees for Ground Leases, Tie-Downs, and Hangars at the Mariposa/Yosemite Airport; and Adopt a Resolution Approving the Proposed Fee Schedule

BOARD ACTION: Supervisor Balmain excused himself from the Board for this item as he rents a hangar. Jim Petropulos presented the staff report, and he advised that the Airport Advisory Committee unanimously supported this proposal. He also advised of a subsequent email that was received relative to the fee increase. He responded to questions from the Board relative to the reasons for different fees for the various hangars. Carl Casey/PWD-Fiscal Officer, advised that most of the rates are based on the square footage size of the hangar. He noted that some hangars are privately owned and there is only a ground lease. He also noted that some of the accesses are not paved and those rates are different. Staff responded to questions from the Board as to whether the door for hangar No. 50 could be altered so that it could be used for aircraft and relative to use of the storage hangars. Carl reviewed how the proposed rates were reached, and he advised of a correction to the list of hangars to reflect No. 58 versus 57 for the nested metal T-hangars. Jim responded to a question from the Board and advised of the comparison of the rates to other areas.

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

Ron Obernolte stated he rents a hangar and paid his rent even when the Airport was closed for the improvement construction, and he suggested that there be a break in the rent. He stated he feels the AWAS is still not operative. Jim Petropulos advised that the AWAS is operational. Ron questioned whether there is a profit/loss statement available for the Airport operations that justify the fee increase; and he commented on sources of revenue generated by the Airport operations; i.e., personal property tax assessments on the

aircraft, fuel sales, and rental of facilities to the fire personnel. He asked about the status of the penalties imposed on the recent contractor for the improvement project. He asked if there is a contract to clean the facility, and he noted that the restrooms were locked recently. He stated he feels that the \$4.00 transient tie-down fee is low versus other areas. He stated he feels the new hangars should have pavement around them to avoid the dirt problems.

Paul Chapman commented on the solid waste fee increase action taken the previous week, and he stated people support the Airport. He also noted that the rate for the storage hangar is less than rates for other storage facilities.

The public portion of the hearing was closed and the Board commenced with deliberations. Carl Casey responded to the input provided relative to the revenue and expenses for the Airport. Staff responded to questions from the Board relative to maintenance of the Airport; relative to keeping the outside restroom unlocked; property tax assessments for the hangars and not the tie-downs; considering an increase in the transient tie-town rate; relative to fuel rates; relative to the balance and interest rates on the hangar loans; and relative to the email from Julia Richard and whether she attended the Airport Advisory Committee meeting. (M)Parker, (S)Stetson, Res. 03-439 was adopted approving the recommended fee schedule. Public Works was asked to prepare a response to the email from Julia Richard. Ayes: Stetson, Bibby, Parker; Pickard; Excused: Balmain. The hearing was closed.

cc: Ken Hawkins, Auditor
File