

## ACTION FORM BRYAN CITY COUNCIL

<b>DATE OF COUNCIL MEETING:</b> May 14, 2013		<b>DATE SUBMITTED:</b> May 1, 2013	
<b>DEPARTMENT OF ORIGIN:</b> Eco Development		<b>SUBMITTED BY:</b> Kevin Russell	
<b>MEETING TYPE:</b>	<b>CLASSIFICATION:</b>	<b>ORDINANCE:</b>	<b>STRATEGIC INITIATIVE:</b>
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> DIVERSITY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> EDUCATION
<input checked="" type="checkbox"/> REGULAR	<input checked="" type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> GROWTH
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> IMAGE
			<input type="checkbox"/> INFRASTRUCTURE
			<input type="checkbox"/> PUBLIC SAFETY
<b>AGENDA ITEM DESCRIPTION:</b> Consideration of a resolution setting lease rates at Coulter Airfield (Coulter) for two hangars for the purposes of aircraft storage and special events.			
<p><b>SUMMARY STATEMENT:</b> Two box hangars located at Coulter require City Council action to approve lease rates. The two hangars are hangar H3 and hangar C1 respectively. Currently, hangar H3 houses PHI Medical for their maintenance operations, Brazos Valley Flight Services maintenance operations, and a space for one ultra-light aircraft. The leases in this hangar were assumed when the City of Bryan took over the management of Coulter in 2010. These leases are now expiring. Thus, staff is proposing rates for hangar H3 of up to \$1,500.00 per month.</p> <p>Hangar C1 is the hangar that replaced the Quonset Hut destroyed in a fire. The proposed rate for C1 is up to \$2,000.00 per month.</p> <p>Setting these rates will allow the airport to enter into month to month leases with aircraft owners and maintenance operations and generate additional revenue for Coulter.</p> <p>Furthermore, airport staff has been approached on several occasions about renting the facilities for special events. Staff proposes an event rental fee of up to \$2,000.00 for the use of hangar C1. By setting this rate, staff can promote events and continue to work to make Coulter a community asset. In addition, aircraft storage and event rental of the facility will generate additional revenue for Coulter.</p>			
<b>STAFF ANALYSIS:</b>			
<p><b>A. PROS:</b> Approving the rate resolution will allow Coulter to generate additional revenue.</p> <p><b>B. CONS:</b> Approving the rate resolution may result in leases for these hangars, and therefore, the hangars will not be able to other potential users. Not approving the rate resolution will hinder the ability to enter into new leases for these two hangars and could result in losing current tenants.</p>			
<b>STAFF'S RECOMMENDATION (Including Rationale and Justification):</b> Staff recommends approving the lease rate resolution. Establishing lease rates assist Coulter in receiving the fully anticipated rent revenue since the assumption of leases in 2010 and provide an additional source of revenue that will help enrich the community that Coulter serves.			
<b>OPTIONS (In Suggested Order of Staff Preference):</b>			
<ol style="list-style-type: none"> <li>1. Approve the rate resolution.</li> <li>2. Modify the resolution, which may require consideration at a future City Council meeting.</li> <li>3. Deny the rate resolution and provide direction to staff.</li> </ol>			

<b>ATTACHMENTS:</b> rate resolution	
<b>FUNDING SOURCE:</b> N/A	
<b>APPROVALS:</b> Hugh R. Walker, 05/03/2013	
<b>APPROVED FOR SUBMITTAL: CITY ATTORNEY</b>	Janis K. Hampton, 05/06/2013
<b>APPROVED FOR SUBMITTAL: CITY MANAGER</b>	Kean Register 05/03/2013

Revised 11/08

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS, ESTABLISHING LEASE RATES FOR CITY-OWNED BOX HANGARS LOCATED AT COULTER AIRFIELD AIRPORT AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Bryan owns and operates Coulter Airfield Airport (the “Airport”); and

WHEREAS, the City of Bryan owns Box hangars at the Airport; and

WHEREAS, the City of Bryan recently completed construction of a new box hangar; and

WHEREAS, the City of Bryan wishes to designate the new hangar as “C-1”, as shown in Exhibit A; and

WHEREAS, Section 3-100 of the Bryan Code of Ordinances, provides that the City of Bryan may lease hangars at the Airport to private individuals, companies, or corporations; and

WHEREAS, the City of Bryan has the potential to lease C-1 on a short term basis for special events; and

WHEREAS, for the benefit of the City and the renters of these hangars, lease rates to be charged and collected for said facilities should be established; and

WHEREAS, market conditions affecting lease rates to be charged for Box hangars change periodically and it is in the best interest of the City to charge lease rates reflecting such market conditions as the City deems appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That the layout map attached as Exhibit A is hereby adopted, and in doing so, Hangar C-1 is hereby designated.

2.

That the lease rates to be charged and collected for the Box hangars listed below shall be as follows:

<u>Hangar</u>	<u>Monthly Lease</u>	<u>Lease Rate (per sq. ft.)</u>
H-3	\$1,500.00	.36
C-1	\$2,000.00	.38

3.

That the lease rates to be charged and collected for special events in C-1 shall be up to \$84.00 per hour, depending on market conditions and impact to airfield operations.

4.

That the new rates will be effective beginning \_\_\_\_\_, 2013.

ADOPTED BY VOTE OF THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS at a regular meeting held on the 14<sup>th</sup> day of May, 2013.

ATTEST:

CITY OF BRYAN

\_\_\_\_\_  
Mary Lynne Stratta, City Secretary

\_\_\_\_\_  
Jason P. Bienski, Mayor

APPROVED AS TO FORM

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Janis K. Hampton, City Attorney

Exhibit "A"

