

ACTION FORM

BRYAN CITY COUNCIL

Meeting Date (?) 02/09/2016

Subject Matter * (?) Grazing Lease
This must match rolling agenda entry

Department of Origin * COULTER AIRFIELD

Submitted By * James Brown

Type of Meeting * BCD Special Regular

Classification * Public Hearing Consent Statutory Regular

Ordinance * None First Read Second Read First & Only Read

Strategic Initiative * Public Safety Service
 Economic Development Infrastructure
 Quality of Life

Agenda Item Description * Consider adopting, by resolution, a grazing lease template for the purpose of leasing non-critical land of Coulter Field for agricultural grazing, and authorizing the City Manager to negotiate and execute said leases on behalf of the City of Bryan.

Summary Statement * The Airport Property consists of approximately 380 acres, most of which is designated as the Airport Operations Area (AOA). These are sensitive areas intended for landing, takeoff, and/or other surface maneuvering. Other than the AOA, the Airport also owns and maintains areas not as sensitive to ground operations, but are equally important to the overall functionality and safety of Coulter Field. These areas are known as Runway Protection Zones (RPZ). The RPZ areas are off the runway ends and enhance the protection of people and property on the ground. Adequate maintenance of the RPZ is one of the most important responsibilities for the airport. An RPZ must be kept clear of incompatible objects and activities so as not to disturb the runway approach.

In 2006, the City of Bryan, along with the help of TxDOT Aviation, purchased approximately 60 acres just beyond Runway 33 (RWY 33). This property is RWY 33's RPZ and has been maintained by Coulter Field since its purchase. The City of Bryan currently leases the 60 acres in the amount of \$300.00 annually for cattle grazing. Staff believes this rate is sufficient and reasonable, as the lessee also acts as a steward of our land, which includes maintaining fence lines, ensuring trees are kept trimmed and out of runway approach zones, and keeping the grass at a low enough level to deter unwanted wildlife from the property. This requirement of the lessee helps to mitigate operational cost of the airport, further helping the Coulter Field annual budget to become more revenue neutral.

The original lease was executed in 1985 and the form is in need of updating. This new template will be used for future grazing lease interests Coulter receives. The template provides for a monthly term, and automatically renews each subsequent month unless terminated by either party as per lease terms. The lessee must keep and maintain the land in a manner sufficient to comply with the requirements of an RPZ, as well as TxDOT Aviation's grant assurances.

Staff Analysis & Recommendation * Staff recommends approving this resolution that adopts a lease template for the purpose of leasing non-critical airport property for the sole purpose of cattle grazing, as outlined in the lease template.

By approving this resolution that adopts the grazing lease template, Coulter Airfield will be able to mitigate operational costs associated with the maintenance of non-critical land of the airport, which further supports the Coulter Field annual operational budget.

Options * (In Suggested Order of Staff Preference)

1. Approve the resolution adopting the lease template.
2. Modify this lease template, which could require consideration at a future City Council Meeting.
3. Do not approve this lease template.

Funding Source *

N/A

Attachments

Grazing Lease_Resolution.docx

19.53KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Grazing Lease Resolution, including Exhibit "A", Grazing Lease Template

Dept. Head Signature



Kevin Russell

**Deputy City Manager
Signature**



Hugh R. Walker

City Manager Signature



City Attorney Signature



Janis K. Hampton