

<b>Meeting Date (?)</b>	02/23/2016
<b>Subject Matter* (?)</b>	Coulter Grazing Lease Template <small>This must match rolling agenda entry</small>
<b>Department of Origin*</b>	COULTER AIRFIELD
<b>Submitted By*</b>	James Brown
<b>Type of Meeting*</b>	<input type="radio"/> BCD <input type="radio"/> Special <input checked="" type="radio"/> Regular
<b>Classification*</b>	<input type="radio"/> Public Hearing <input type="radio"/> Consent <input checked="" type="radio"/> Statutory <input type="radio"/> Regular
<b>Ordinance*</b>	<input checked="" type="radio"/> None <input type="radio"/> First Read <input type="radio"/> Second Read <input type="radio"/> First & Only Read
<b>Strategic Initiative*</b>	<input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Service <input checked="" type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Quality of Life
<b>Agenda Item Description*</b>	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.
<b>Summary Statement*</b>	<p>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.</p> <p>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.</p> <p>The original "grazing 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 requirements of an RPZ, as well as TxDOT Aviation's grant assurances.</p>
<b>Staff Analysis &amp; Recommendation*</b>	<p>Staff recommends approving this resolution to adopt 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. The lessee acts a steward of the airport 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 airport property. This requirement of the lessee helps to mitigate operational cost of the airport, further helping the Coulter Airfield annual budget to become more revenue neutral.</p> <p>By approving this resolution, a grazing lease template is adopted and Coulter Field will be better 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.</p>
<b>Options*</b>	(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, and continue maintaining Coulter Field property from the operational budget.
<b>Funding Source*</b>	NA

**Attachments**

Coulter Grazing Lease Template\_Resolution.docx

19.61KB

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

1. Resolution including Grazing Lease Template (Exhibit A)

**Dept. Head Signature**



*Kevin Russell*

**Deputy City Manager  
Signature**



*Hugh R. Walker*

**City Manager Signature**



**City Attorney Signature**



*Janis K. Hampton*