



County of El Dorado

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Legislation Details (With Text)

File #: 12-0402 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 3/26/2012 **In control:** Board of Supervisors

On agenda: 5/1/2012 **Final action:** 5/1/2012

Title: Department of Transportation recommending the Board consider the following:
1) Authorize the Chair to sign the termination letter for the County of El Dorado Airport Land Use Agreement for Hangars Lease No. 459-L0811 dated April 29, 2008 with Joe Stancil Jr. and Doralee A. Stancil for Hangar Space No. TP-24;
2) Authorize the Chair to sign the termination letter for the Ten Year Option for Airport Land Use Agreement for Hangars No. 125-L0611 dated December 13, 2005 with Mark McClone for Hangar Space No. H-27;
3) Authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars No. 12-53399 for Hangar Space No. TP-24 with BDQ Properties, LLC in an amount of \$1,736 per year for ten years with two additional ten-year lease options; and
4) Authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars No. 12-53401 for Hangar Space No. H-27 with Stancil Enterprises, Inc. and Sierra Investment Group, Inc. in the amount of \$1,241 per year for ten years with two additional ten-year lease options, both hangars located at the Placerville Airport. (4/5 vote required per Ordinance Code §3.08.021)

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Termination Letter - Stancil, 2. B - Termination Letter - McClone, 3. C - Approved CRS, 4. D - AGMT 12-53399 Lease Agreement, 5. E - Approved CRS, 6. F - AGMT 12-53401 Lease Agreement, 7. G - Transfer of Hangar Letter

Date	Ver.	Action By	Action	Result
5/1/2012	1	Board of Supervisors	Approved	Pass

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1) Authorize the Chair to sign the termination letter for the County of El Dorado Airport Land Use Agreement for Hangars Lease No. 459-L0811 dated April 29, 2008 with Joe Stancil Jr. and Doralee A. Stancil for Hangar Space No. TP-24;
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4) Authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars No. 12-53401 for Hangar Space No. H-27 with Stancil Enterprises, Inc. and Sierra Investment Group, Inc. in the amount of \$1,241 per year for ten years with two additional ten-year lease options, both hangars located at the Placerville Airport. (4/5 vote required per Ordinance Code §3.08.021)

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

Fiscal Impact/Change to Net County Cost:

The County will receive revenue of \$2,977 per year for a Rectangular hangar and equipment storage shed and an ASI Super "T" hangar at the Placerville Airport. The price per unit is set by Resolution 097-2010.

Reason for Recommendation:

Airport users with portable hangars must enter into a lease with the County for the use of Airport property in accordance with Ordinance Code Section 3.08.021. The Department of Transportation (Department) is requiring that tenants enter into the new County of El Dorado Airport Ground Lease for Portable Hangars (Lease Agreement). The new Lease Agreement contains the contractual language that is now required by the Federal Aviation Administration and the County. This language was approved by the Airport Committee and the Board on August 18, 2009.

Board of Supervisors Policy F-5 states: "The word "hangar" in the four categories refers to a privately-owned portable aircraft storage hangar constructed by a Lessee. That Lessee has entered into or holds an interest in an Airport Land Use Agreement for Portable Hangars (Lease) with the County of El Dorado for the hangar site." It further states: "When a hangar site becomes available, the person at the top of Category A list will be contacted. The person has a choice to accept a Lease or let it pass and remain in that position. The Lease would then be offered to the next person in Category A." These Lease Agreements are the result of the two Lessees exchanging existing hangars and, as a result, the hangars did not become available as vacancies. Ground lease assignment fees have been paid and staff verified that Change of Ownership Statements have been provided to the County Assessor's Office by the Lessees.

Action to be taken following Board approval:

1. The Board Chair will sign the two termination letters.
2. The Board Chair will sign the two originals of each of the two Lease Agreements.
3. The Clerk of the Board will return a copy of each of the termination letters and one fully executed original of each of the two Lease Agreements to the Department for transmittal to the Lessees.

Contact:

Robert S. Slater, P.E.

Assistant Director of Transportation

Concurrences: County Counsel and Risk Management