



County of El Dorado

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Legislation Details (With Text)

File #: 09-1500 **Version:** 2

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File created: 3/1/2010 **In control:** Board Of Supervisors

On agenda: 4/13/2010 **Final action:** 4/13/2010

Title: Transportation Department recommending the Board authorize the Chair to sign the 10-year Ground Lease for Portable Hangars with Harold E. Stephens, Trustee of the Stephens Family Trust Lease No. 09-52861, Steven C. Lesak Lease No. 09-52862, Peter Thomson Lease No. 09-52863, C. Stephen and Claudette Cowell and Laura Bryant Lease No. 09-52864, Wanda H. Nagel Lease No. 09-52865, Cynthia and James Mullett Lease No. 09-52866, Bill Boggess Lease No. 09-52867, Jim DeVore Lease No. 09-52868, Lawrence E. Alleman, Trustee of the Alleman Family Trust Lease No. 09-52869 at the Placerville Airport and Robert Jessup Lease No. 09-52870 at the Georgetown Airport. (4/5 vote required)

FUNDING: Placerville and Georgetown Airports Enterprise Fund - Fee Revenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Contract Routing Expired Leases, 2. B - Lease Agreement 09-52861, 3. C - Lease Agreement 09-52862, 4. D - Lease Agreement 09-52863, 5. E - Lease Agreement 09-52864, 6. F - Lease Agreement 09-52865, 7. G - Lease Agreement 09-52866, 8. H - Lease Agreement 09-52867, 9. I - Lease Agreement 09-52868, 10. J - Lease Agreement 09-52869, 11. K - Lease Agreement 09-52870

Date	Ver.	Action By	Action	Result
4/13/2010	2	Board Of Supervisors	Approved	Pass

Transportation Department recommending the Board authorize the Chair to sign the 10-year Ground Lease for Portable Hangars with Harold E. Stephens, Trustee of the Stephens Family Trust Lease No. 09-52861, Steven C. Lesak Lease No. 09-52862, Peter Thomson Lease No. 09-52863, C. Stephen and Claudette Cowell and Laura Bryant Lease No. 09-52864, Wanda H. Nagel Lease No. 09-52865, Cynthia and James Mullett Lease No. 09-52866, Bill Boggess Lease No. 09-52867, Jim DeVore Lease No. 09-52868, Lawrence E. Alleman, Trustee of the Alleman Family Trust Lease No. 09-52869 at the Placerville Airport and Robert Jessup Lease No. 09-52870 at the Georgetown Airport. (4/5 vote required)

FUNDING: Placerville and Georgetown Airports Enterprise Fund - Fee Revenue.

Fiscal Impact/Change to Net County Cost: None

The County will continue to receive annual revenue in the total amount of \$7,989.00 from these leases as set by Resolution 232-2004. There is no net cost to the County General Fund associated with this agenda item.

Background:

The former leases with the aforementioned parties/tenants have all expired. All of the tenants have continued to pay the annual amounts and are current on their liability insurance. The leases will be replaced with new 10 year Ground Leases. This will enable Airports to update the contractual language now being required by the Federal Aviation Administration and El Dorado County. The new

Ground Lease Agreement with the required new language was approved by the Airport Advisory Committee and the Board on August 18, 2009.

Since the transition of the Airports from General Services to DOT, the Airports had been working with the Airport Advisory Committee and County Counsel to create a new Ground Lease form. The negotiations were lengthy but necessary to create a lease that can be used for years to come. It was felt that even though leases had expired, it was necessary to wait until an updated lease was put into place before renewing those leases. The Airports have had to wait before submitting the new signed leases to the Board until all of the annual insurance certificates for calendar year 2010 had been obtained. We have now obtained all of the necessary insurance certificates and can now present the leases in a packaged presentation as requested by your Board. The Airports will be presenting another package of leases in several weeks.

Reason for Recommendation:

Airport users with portable hangars must enter into a ground lease with the County for the use of Airport property.

Action to be taken following Board approval:

1. The Board Chair will execute the Ground Lease Agreements.
2. The Clerk of the Board to return one fully-executed copy of each Ground Lease Agreement to DOT (Airports) for transmittal to Lessees.

District/Supervisor: III / Jack Sweeney and IV / Ron Briggs

Contact: James W. Ware P.E.
Director of Transportation

Concurrences: County Counsel and Risk Management