

## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Mayor and City Council Members

**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Director of Community Development

**From:** Adam Thompson, Community Development Coordinator

**Date:** March 1, 2016

**Re:** Resolution updating Muscatine Municipal Airport t-hangar rental fees and updating t-hangar lease agreements

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#### INTRODUCTION / BACKGROUND:

T-hangar lease agreements were last updated in July, 2011; this was the last time fees were increased. The recommendation is to increase the middle row of hangars from \$85/month to \$100/month. This fee increase was planned for in the FYE 2017 Budget.

Since we are updating six t-hangar lease agreements staff would like to take this opportunity to update all lease agreements to include an annual escalator. This will allow us to better insure we are charging the appropriate lease fee without having to update and re-sign lease agreements every few years. Rental fees will be reviewed every 5 years and compared to other areas airport to make sure the fees are appropriately set.

This recommendation was unanimously supported by the airport advisory commission.

**RECOMMENDATION/RATIONALE:** It is staff's recommendation that City Council approve the resolution as submitted.

1. Resolution

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

**A RESOLUTION UPDATING MUSCATINE MUNICIPAL AIRPORT T-HANGAR RENTAL FEES AND UPDATING T-HANGAR LEASE AGREEMENTS.**

**WHEREAS**, t-hangar lease agreements were last updated July 2011; and

**WHEREAS**, the Airport Advisory Commission has reviewed and unanimously recommends the fee increase and lease agreement amendments; and

**WHEREAS**, the monthly rental fee for t-hangars #9, #10, #11, #12, #13 and #14 shall increase from \$85.00 per month to \$100.00 per month.

**WHEREAS**, all t-hangar lease agreements shall be amended to include an annual escalator of three percent (3%). This amendment annually increase t-hangar rental fees by three percent (3%). The first increase will be applied July 1, 2017.

**WHEREAS**, all t-hangar lease agreements shall be amended to include an evaluation of t-hangar rental fees every 5 years to insure rental fees are appropriate.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council for the City of Muscatine, Iowa, has reviewed and hereby approves the recommendation to increase monthly rental fee for the t-hangars specified above, add an annual fee escalator to all t-hangar lease agreements and to review the rental fee every 5 years.

**PASSED, APPROVED, AND ADOPTED** by the City Council for the City of Muscatine, Iowa, on this, the 3<sup>rd</sup> day of March, 2016.

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Diana L. Broderson, Mayor

ATTEST:

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Gregg Mandsager, City Clerk

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