



City of Muscatine



AGENDA ITEM SUMMARY

DATE: August 19, 2021

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Resolution to amend the Fixed Base Operator Lease for the Muscatine Municipal Airport

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to amend the Fixed Base Operator Lease for the Muscatine Municipal Airport. The proposed amendment would allow the Airport Advisory Commission to approve changes to the operating hours to best meet the needs of the airport and current conditions.

STAFF RECOMMENDATION

Staff recommends Council approve the amendment.

BACKGROUND/DISCUSSION

For more than 30 years the City of Muscatine has engaged the services of a professional Fixed Base Operator (FBO) to conduct airport operations through a lease agreement. The selection and terms of a lease are guided through federal regulations established by the Federal Aviation Administration and the Code of the State of Iowa. In June 2020, City Council approved the current lease contract with Carver Aero, LLC.

The lease is required to enable the continued of operation at the airport. This Amendment allows for the hours of operation to be altered with approval of the Airport Advisory Commission, creating more flexibility to adapt to current conditions, such as opening or closing to address consistently higher or lower usage of the facility. Carver Aero continues to provide reasonable on-call services during hours the facility is closed.

During the June 28 meeting of the Airport Advisory Commission it was recommended the Management Agreement and Fixed Base Operator Lease be amended to allow more flexibility in changing operating hours.

CITY FINANCIAL IMPACT

This action has no financial impact to the City's general fund.

ATTACHMENTS

1. Resolution
2. Amendment #1 to the Fixed Base Operator Lease

RESOLUTION NO. 2021-0303

**APPROVING AMENDMENT #1
CITY OF MUSCATINE
FIXED BASE OPERATOR LEASE
MUSCATINE MUNICIPAL AIRPORT**

WHEREAS, the City of Muscatine owns and operates the Muscatine Municipal Airport and approved a Fixed Based Operator Lease with Carver Aero, LLC, effective July 1, 2021; and

WHEREAS, the operator has requested increased flexibility to adapt operating hours to better support the needs of the Muscatine Municipal Airport; and

WHEREAS, the Airport Advisory Commission is in favor of amending the Fixed Based Operator Lease to facilitate changes to hours of operation;

NOW, THEREFORE, BE IT RESOLVED that the attached amendment to the Fixed Base Operator Lease is hereby approved.

BE IT FURTHER RESOLVED that:

- 1) This amendment authorizes the Airport Advisory Commission to approve changes to the lessee's hours of operation at the Muscatine Municipal Airport.
- 2) Lessee shall provide reasonable services when the facilities are closed through an on-call system.
- 3) All other terms of the Lease shall remain in effect.

PASSED, APPROVED, AND ADOPTED THIS 19th DAY OF August, 2021.

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

Diana Broderson, Mayor

ATTEST

Carol Webb, City Administrator

AMENDMENT #1

**CITY OF MUSCATINE
FIXED BASE OPERATOR LEASE
MUSCATINE MUNICIPAL AIRPORT**

AMENDMENTS. This amends the Lease entered into July 1, 2020, by and between the City of Muscatine and Carver Aero, LLC, all other terms remain in full force and effect with the exception of the following (amended new language is underlined):

ARTICLE IV(7). The FBO shall be open seven (7) days per week between the hours of 7:00 a.m. and 6:00 p.m., except on designated City holidays or if the Airport Advisory Commission approves such alternate hours. Airport Manager shall provide a reasonable response for requested services through an on-call system during approved closures of the Terminal Building.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date entered into on the date identified above.

APPROVED by City Council this 19th day of August, 2021.

Carver Aero, LLC

CITY OF MUSCATINE

Inga Carus

Diana Broderson, Mayor

Attest

Carol Webb, City Administrator