

HAYWARD CITY COUNCIL

RESOLUTION NO. 19-

Introduced by Council Member _____

RESOLUTION AMENDING THE MASTER FEE SCHEDULE AND APPROVING AIRPORT RATES AND CHARGES

WHEREAS, Section 15273 of the California Environmental Quality Act Guidelines states that CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares and other charges by public agencies which the public agency finds are for the purpose of:

1. Meeting operating expenses, including employee wage rates and fringe benefits,
2. Purchasing or leasing supplies, equipment or materials,
3. Meeting financial reserve needs and requirements, or
4. Obtaining funds for capital projects necessary to maintain service within existing service areas.

WHEREAS, the City Council finds and determines that this action is exempt from CEQA based on the foregoing provisions; and

WHEREAS, a study conducted in 2017 indicated that rental rates for Airport-owned standard sized hangars were below market rate by up to 51%; and

WHEREAS, the same study conducted in 2017 indicated that rental rates for Airport-owned hangars other than standard sized were below market rate by between 0% and 26%; and

WHEREAS, the City approved a 10% rate increase for FY 2018 and initially considered City staff's recommendation for increasing all hangar rates by 10% per year for subsequent four years to bring hangar rents closer to market rates; and

WHEREAS, hangar tenants expressed concerns about the proposed future increases and requested a more gradual approach; and

WHEREAS, the City Council Airport Committee has recommended a 10% rate increase for FY 2019; and

WHEREAS, City staff met with hangar tenants to arrive at an equitable and fair resolution to address this matter; and

WHEREAS, after a series of meetings from April through November 2018, the City developed a rate structure that lessens the impact of the increases on the tenants, while allowing for the Airport to meet its rents-funded annual operating expenses, including needed capital improvements, over the next four years; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby amends the Master Fee Schedule and approves the Airport rates and charges as shown in the attached Exhibit "A", effective April 1, 2019, and July 1 of all subsequent years.

BE IT FURTHER RESOLVED that the rental rates for the next four fiscal years for all hangar types, are as shown:

<u>Hangar Type</u>	<u>Rental Rate by Fiscal Year</u>			
	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Row "A" T-Hangars	\$273	\$280	\$287	\$294
Standard T-Hangars	\$393	\$412	\$433	\$455
Large T-Hangars	\$526	\$539	\$553	\$566
Executive	\$912	\$935	\$958	\$982
Executive I Hangars	\$1,262	\$1,294	\$1,326	\$1,359
Executive II Hangars	\$1,377	\$1,411	\$1,447	\$1,483

BE IT FURTHER RESOLVED that all language pertaining to CPI and market adjustments as noted under Airport Services, Sections A.1.f and A.1.g of the FY 2019 Master Fee Schedule, are hereby rescinded through FY 2022.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2019

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

Engineering and Transportation Services

A. AIRPORT SERVICES

1 Monthly and Daily Fees for Aircraft Parking and Storage.

Aircraft Hangar Waiting List Application Refundable Deposit of \$100.00

	<u>Monthly Charges</u>
a. Hangar Space	
(1) Row "A" T-Hangars	\$273.00
(2) Standard T-Hangars	\$393.00
(3) Large T-Hangars	\$526.00
(4) Exec	\$912.00
(5) Executive I Hangars	\$1,262.00
(6) Executive II Hangars	\$1,377.00
b. Hangar Storage Rooms	
(1) Small	\$71.00
(2) Medium	\$99.00
(3) Large	\$191.00
(4) Extra Large	\$244.00
(5) Office Spaces	\$650.00
c. Tie Downs (Aircraft Gross Weight/Wing Span)	
(1) Single Engine 3,500 lb. and Single Engine Helicopters	\$60.00
(2) Twin Engine 12,500 lb. less than 50 ft and Twin-Engine Helicopters	\$75.00
(3) 12,501 - 25,000 lb. more than 50 ft	\$108.00
(4) 25,001 - 75,000 lb.	\$161.00
(5) Excess of 75,000 lbs.	\$216.00
d. Transient Overnight Tie Downs (Aircraft Gross Weight/Wing Span)	
First Four (4) Hours Free	
	<u>Daily Charge</u>
(1) Single Engine 3,500 lb. less than 40 ft	\$6.00
(2) Twin Engine 12,500 lb. less than 50 ft and all Helicopters	\$8.00
(3) 12,501 - 25,000 lb. more than 50 ft	\$12.00
(4) 25,001 - 75,000 lb.	\$23.00
(5) Excess of 75,000 lbs.	\$29.00
(6) Lighter-than air Airships	\$20.00

- e. Effective July 1, 1997 a late charge of \$15.00 or 5% of the monthly rent per month, whichever is greater, shall be assessed if rent is not paid within ten (10) days of its due date (does not apply to daily rent).
- f. ~~Beginning July 1, 1999 and continuing every other year (biennially) on odd numbered years (e.g., July 2001, July 2003), all aircraft parking and storage charges, (excluding outside tiedowns), for the ensuing twenty-four (24) month period shall be adjusted proportionally upward seventy-five percent (75%) of the percentage increase in the All Urban Consumers Price Index (CPI) for the San Francisco-Oakland-San Jose area of the United States Department of Labor, Bureau of Labor Statistics, from December to two (2) years prior to December of the applicable year. The computed adjusted rates shall be rounded to the nearest dollar.~~
- g. ~~Every four (4) years, staff will conduct a market analysis to ensure that hangar rents are consistent with the prevailing market rates. If analysis demonstrates that hangar rents require modification, such shall be accomplished during the next hangar adjustment period. Such rates shall be charged unless otherwise directed by Council.~~
- h. Effective July 1, 1997, if the service of a member firm of the California Association of Photocopies and Process Servers must be utilized, a \$50 fee shall be charged to the individual or business necessitating said process service.
- i. The City shall charge a fee equal to the sum of the following: Five cents for each gallon of petroleum products delivered during the previous calendar month from the Leased Premises, or an amount equal to a 3 percent of the gross receipts (including fuel and gasoline taxes for which Lessee sold fuel products during the previous calendar month on or from the Airport, whichever amount is greater.
- j. All month-to-month Airport leases shall include a security deposit equal to one month's rent.

2 Permits

	<u>Annual</u>
a. Airport Annual Business Permit	\$120.00
b. Taxiway Access Permit	\$786.00

3 Airport Land Values

Airport Land Value is on file in the Airport Administration Office and available for review.

4	Gate Access Cards			
	Initial Issue for Airport Tenants			Free
	Initial Issue for non-direct Airport Tenants			\$35.00
	Replacement			\$25.00
5	Hangar Padlock Keys			
	Duplicate Key			\$5.00
	Re-key Padlocks			\$35.00
6	Chocks and Chains Replacement			\$60.00
7	Landing Fee			
	Commercial aircraft operations (shall include landings of all non-based general aviation aircraft that conduct air taxi, charter or cargo operations under FAR Part 121 or Part 135) based on maximum certificated gross landing weight:			
		Per Landing	Daily	Monthly
	0 - 3,500 pounds	\$2	\$5	\$13
	3,501 - 6,250 pounds	\$4	\$10	\$26
	6,251 - 12,500 pounds	\$8	\$20	\$52
	12,501 - 25,000 pounds	\$16	\$40	\$104
	25,001 - 50,000 pounds	\$32	\$80	\$208
	50,001 pounds and above	\$64	\$160	\$416
8	Hangar Exchange			
	Administration Fee for Exchange between Tenants (each Tenant)			\$60.00
	Administration Fee for Exchange into Vacant Hangar			\$60.00
9	Tie-Down Exchange			
	Administration Fee to Exchange tie-down spaces			\$25.00
10	Vacated Hangar Cleanup			
	Cleanup and disposal of items, minimum charge of 2 hours			\$150.00
	Additional hours, hourly rate			\$75.00
11	Ramp Sweeping Services, hourly rate			\$90.00

12	Maintenance Staff Service Charge per hour	\$75.00	Plus, materials
13	Airport Administration Building Meeting Room		
	Non-profit Aviation organization charging no fee to the public	No Charge	
		\$	
	For-profit Aviation organization charging a fee to the public	200.00	/day
14	Airport Project Administration Fee	\$5,000	