

# THE CITY OF



# OWATONNA

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**TO:** Honorable Mayor and City Council Members, City Administrator  
**FROM:** Dave Beaver, Airport Manager  
**DATE:** January 27, 2021  
**RE:** 2021 Airport Rates and Charges Schedule

**Purpose:**

To approve the implementation of the 2021 airport rates and charges.

**Background:**

The Airport Commission has reviewed and recommends approval of the 2021 Airport Rates and Charges Schedule. A number of cost and market based factors were considered including a review of rates currently being charged at other airports in the area and region. The Airport Commission determined the rates to be comparably within the range and consistent with these findings and recommended adjustments as needed. The Airport Commission also moved to review annually.

As part of the T-Hangar rate review, a significant increase is proposed for the five end garage units situated on the ends of the three T-Hangar buildings. These are smaller units not suitable for aircraft storage. The use of these five smaller units has evolved over time to now include the accommodation of more non-aeronautical public storage. Therefore, a more market per square foot rate based on similar local facilities for like storage is proposed.

Upon approval, the rate structure will take effect for all hangar and facility lease renewals and new agreements unless deviated from by Council action.

**Budget Impact:**

Airport leases will be adjusted at renewals according to approved schedule with combined facility, land lease, and service revenues projected to increase.

**Recommendation:**

Staff recommends approval.



## RATES AND CHARGES SCHEDULE

Adopted \_\_\_\_\_  
 Effective \_\_\_\_\_

Description	2020	2021
<b>T-Hangar Rental</b>		
T-Hangar #1 (2001 Building)		
Full Size Units	\$160/month	\$170.00/month
Half Units (\$0.30/SF)	\$110/month	\$210.00/month
Large End Bay	\$400/month	\$400.00/month
T-Hangar #2 (2005 Building)		
Full Size Units	\$160/month	\$170.00/month
Half Units (\$0.30/SF)	\$110.00/month	\$210.00/month
T-Hangar #3 (1995 Building)		
Full Size Units (North Facing)	\$125.00/month	\$130.00/month
Full Size Units (South Facing)	\$135.00/month	\$145.00/month
Half Units (\$0.30/SF)	\$110.00/month	\$210.00/month
<b>Common Heated Hanger</b>		
Based on Aircraft Footprint (LxW)	\$0.31/SF monthly	\$0.31/SF monthly (\$3.75 annual)
<b>Private Hangar Land Lease</b>		
Non-Commercial Standard Lot	\$0.15/SF annual	\$0.17/SF annual
Commercial Lot	\$0.28/SF annual	\$0.28/SF annual
<b>Commercial Terminal Office Space</b>	\$8.00/SF annual	\$8.00/SF annual
<b>Airport Farm Land Lease Rate</b>	\$225.00/acre	\$215.00/acre
<b>Keys</b>		
Issuance	\$0.00	\$0.00
Lost Key (new)	\$25.00	\$25.00
Re-Core	\$0.00	\$40.00
<b>Aerial Applicator Permit Fee</b>	\$0.00/applicant	\$200.00/applicant (waived w/100gal.)

Services (Southern MN Flight Center)

**Aviation Fuel**

100LL	\$4.34/gallon	Determined by Load
Jet A	\$3.59/gallon	Determined by Load

**Aviation Oil**

Phillips XC20W-50	\$6.26/qt.	Cost + 15%
Aeroshell 15W-50	\$8.27/qt.	Cost + 15%
Aeroshell W100	\$8.27/qt.	Cost + 15%

**Heated Hangar (Daily Rate)**

Single Engine	\$50.00	\$50.00
Light Twin (Baron, C-310, Seneca)	\$75.00	\$75.00
Cabin Twin (Airstair Type)	\$100.00	\$100.00
Turbo-Prop (King Air 90, Cheyenne)	\$125.00	\$125.00
Turbo-Prop (King Air 200, PC12)	\$150.00	\$150.00
Jet	\$175.00	\$175.00

**Un-Heated Hangar (Daily Rate)**

Single Engine	\$25.00	\$25.00
Twin Engine	\$50.00	\$50.00

**Facility Fee Current and Proposed**

<u>Aircraft Type (Typical Aircraft Class Description)</u>	<u>Facility Fee</u>	<u>Minimum Gallons</u>
Turbo Prop. (King Air, Cessna 425, Cessna 441, Piper Cheyenne, Pilatus, etc.):	\$30.00	30 gal.
Light Jet (Up to 8 Pas. Capacity– CJ1, Lear 35, Beechjet, Cit. Encore, etc.):	\$60.00	60 gal.
Medium Jet (9-11 Pas.Capacity – Lear 60, Cit. Sovereign, Hawker 800, etc.):	\$80.00	80 gal.
Heavy Jet (12+ Pas. Capacity – Challenger, Falcon 50, 900, G4/G5, G. Exp., etc.):	\$100.00	100 gal.

**Ice/Coffee (facility amenities)**

With Paid Facility Fee	Included	Included
Without Paid Facility Fee		
Ice	\$0.00/bag	\$1.50/bag

**Ramp Fees**

Tie Downs		
Less than 30 days	\$0.00	\$0.00
More than 30 days	\$25.00/month	\$25.00/month
Electrical Plug-In	\$15.00	\$15.00/daily

**Call-In Fees (After Hours)**

\$50.00	\$50.00 (waived with 200 gallons)
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**Conference Room**

General	\$0.00	\$0.00 up to 4 hours + \$0.00 each additional hour
Tenants and airport organizations	\$0.00	\$0.00

**Catering**

Processing Order Request	+15% of order total	+15% of order total
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