

LOGAN - CACHE AIRPORT AUTHORITY BOARD MEETING
JUNE 6, 2024
MINUTES

The Logan-Cache Airport Authority Board convened in a regular session on Thursday, June 6, 2024 at 8:30 a.m. in the Cache County Historic Courthouse, County Council Chambers, 199 North Main, Logan, Utah.

ATTENDANCE

Members of the Airport Authority Board in Attendance:

John Kerr – Chair, At-large – Appointed by Airport Authority Board
Brett Hugie – Vice Chair, Appointed by Logan City
David Zook – Cache County Executive
Mayor Holly Daines – Logan City
Karl Ward – Cache County Council
Jeannie F. Simmonds – Logan City Council
Ryan Snow – Appointed by Cache County

Members of the Airport Authority Board Absent:

All members of the Board present

Also in Attendance:

Bob Low – Airport Manager
Taylor Sorensen – Cache County Attorney
Dirk Anderson – Cache County Executive Office
Shawn Milne – Regional Economic Development
Brett Robinson – Cache County Assessor
L. Alan Collins – (With Brett Robinson)
Julie Collins – (With Brett Robinson)
Robert LaCroix – Logan City Fire Department
Judd Hill – Armstrong/Lochner
Connor Butterfield – Armstrong/Lochner
Aaron Dyches – USU Aviation
Baron Wesemann – USU Aviation
Scott Weaver – Leading Edge Aviation
Nathan Capener – FAA
Kim Hall
Dan Boston
Robert Fonnesbeck
Janeen Allen – Minutes

1. CALL TO ORDER

Chairman John Kerr called the meeting to order at 8:30 a.m.

2. ACTION ITEMS

a. APPROVAL OF MINUTES – May 2, 2024

ACTION: Motion was made by Mayor Holly Daines and seconded by Executive David Zook to approve the minutes of May 2, 2024 as written. The vote in favor was unanimous, 6-0 (Brett Hugie absent for vote)

8:31 am – Brett Hugie arrived

3. MANAGER'S REPORT

Mr. Low reported that his two part-time employees have both moved to different jobs and he is now in the process of interviewing candidates to replace them.

He attended the Aeronautics conference and found it to be very informative.

Low noted that Hangar A-29 sold and the new lease is in place. Hangar C-4 is up for sale. Mayor Daines recommended looking at the current lease and revising if for future hangar owners.

Low concluded his report saying that the 139 inspection will be June 24-26.

4. DISCUSSION ITEMS

a. CONDOMINIUMIZATION OF HANGARS – BRETT ROBINSON

Brett Robinson addressed the board regarding the T-hangars at the airport (Attachment A). He asked them to consider condominiumizing the units.

Board members had questions about the procedure and consequence of moving in this direction. Executive Zook asked if the Land Use Authority needs to review and approve the action. Mayor Daines and Jeannie Simmonds agreed with this and suggested that the Land Use Authority review the proposal and bring back information to a future Authority Board meeting.

Alan Collins, representing Brett Robinson, provided additional information saying that the hangar owners would become a commercial association. The ground will be parceled which requires Land Use Authority approval.

Chairman Kerr noted that this is not unique. Most airports have this kind of development as a source of additional revenue.

Robinson added there are benefits to the airport in that the hangar operators would

become owners instead of renters and the hangars would be better maintained due to this ownership.

Zook suggested having the Airport Manager reach out to other airports that have this and bring back a report at a future meeting.

After more discussion, board members expressed hesitancy to make a decision before a review by the Land Use Authority. They requested more information before they make the decision.

b. MALSR LIGHTING / RADIO PROCEDURES – NATHAN CAPENER, FAA

Nathan Capener addressed the Authority Board. He is a technician and coordinator with the FAA servicing Logan. He explained that the MALSR (Medium Intensity Approach Light System with Runway Alignment) indicator lights at the end of the runway consist of incandescent bulbs that strobe to guide pilots to the middle of the runway.

He said an inordinate amount of bulbs are being used to maintain the lighting system. NOTAMs are issued if too many bulbs are out. The FAA is slow transitioning to LED lights and Capener said it won't begin replacement until 2026.

It was determined that double and triple clicks by pilots are causing the MALSR system to be engaged too frequently and the board decided that there should be training for the flight schools and pilots to eliminate the double click acknowledgement.

ACTION: Motion was made by Ryan Snow and seconded by Mayor Holly Daines to refer the issue to the Airport Manager to work out proposed training solution to bring to a future Airport Authority meeting. The vote in favor was unanimous, 7-0

c. UNION PACIFIC LEASE PROPOSAL

Jeannie Simmonds said she attended both meetings with the ombudsman regarding the right-of-way issue with Union Pacific. At the last meeting, John Kerr made a proposal to Union Pacific of \$750/year to which Union Pacific counter proposed \$17,000/year.

Executive Zook wondered about using the assessed value.

County Attorney, Taylor Sorensen, said that the lease term is only for one year. He thinks the airport should ask for a longer lease period and also a limit to how they increase the amount. He noted that Union Pacific's original proposal was for \$60,000/year and they have come down significantly to the \$17,000/year amount.

The board members discussed options and alternative proposals including moving the fence which the FAA requires for Part 139 airports. However, it was determined that moving the fence could cost up to \$1 million.

ACTION: Motion was made by Jeannie Simmonds and seconded by Karl Ward to continue to work to form a response to Union Pacific. The vote in favor was unanimous, 7-0

d. CAPITAL PROJECTS SCHEDULE

Judd Hill presented the capital improvement projects schedule (Attachment B).

e. COMMITTEE REPORTS

(1) Working Committee: Brett Hugie

Hugie requested 3 more committee members to address certain areas identified by Dr. Jones. He would like a committee to look at leases and landing fees. The board discussed this and all expressed their willingness to serve, but also want to get people with the right expertise to be on the committee.

Mr. Zook expressed his opinion that there should be a public discussion in a public meeting setting as soon as it is deemed appropriate. A presentation of the report should be given. The public deserves to know.

Karl Ward said he is hesitant to have the report presented prematurely. He thinks the working committees should address the issues first.

Mr. Hugie said the goal should be to address the issues and come up with realistic solutions. He thinks the presentation should be a separate meeting than a regular Airport Authority Board meeting.

ACTION: Motion was made by David Zook and seconded by Ryan Snow to have Dr. Jones present the report in a public meeting. The vote in favor was 6-1, Nay: Karl Ward

f. ASSIGNMENTS: FOCUS GROUPS

The Board created a Focus Group consisting of Jeannie Simmonds, Karl Ward, and Ryan Snow to look at leases and landing fees.

g. OPEN ITEMS

Baron Wesemann said that the Division of Aeronautics has selected Utah State University to host next year's Aeronautical Conference. It will be held June 25-27, 2025.

He proposed having an Open House on Saturday, June 28, 2025. It wouldn't be part of the conference, but would be in conjunction with it. He asked for approval to form a committee to plan and advertise the Open House. It has been ten years since the last one.

ACTION: Motion was made by David Zook and seconded by Karl Ward to authorize the formation of a committee for an Open House on June 28, 2025 in connection with the Aeronautics Conference. The vote in favor was unanimous, 7-0

4. NEXT SCHEDULED BOARD MEETING

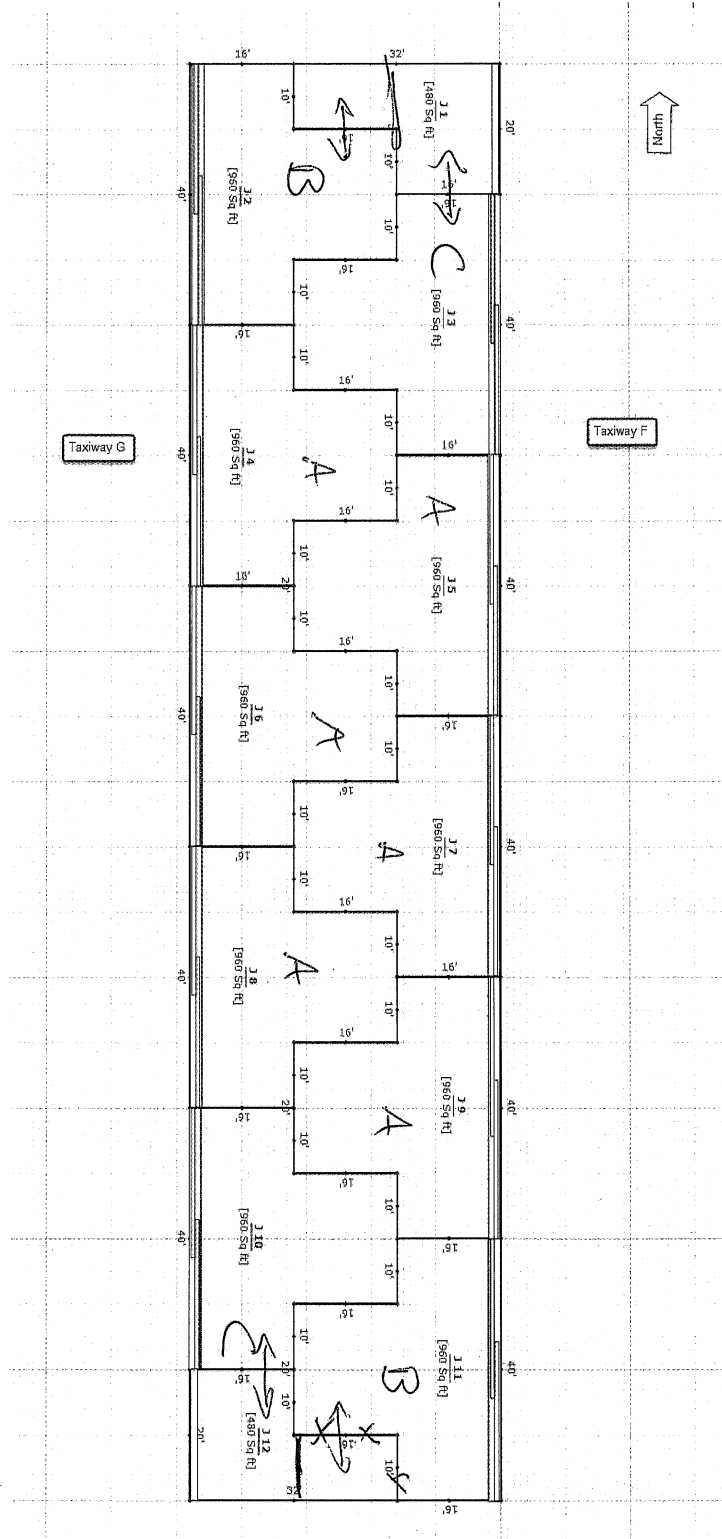
Thursday, July 11, 2024 at 8:30 a.m. – Cache Historic Courthouse, Council Chambers

5. ADJOURNMENT

The meeting adjourned at 10:14 a.m.

LOGAN – CACHE AIRPORT AUTHORITY BOARD
JUNE 6, 2024

ATTACHMENT A

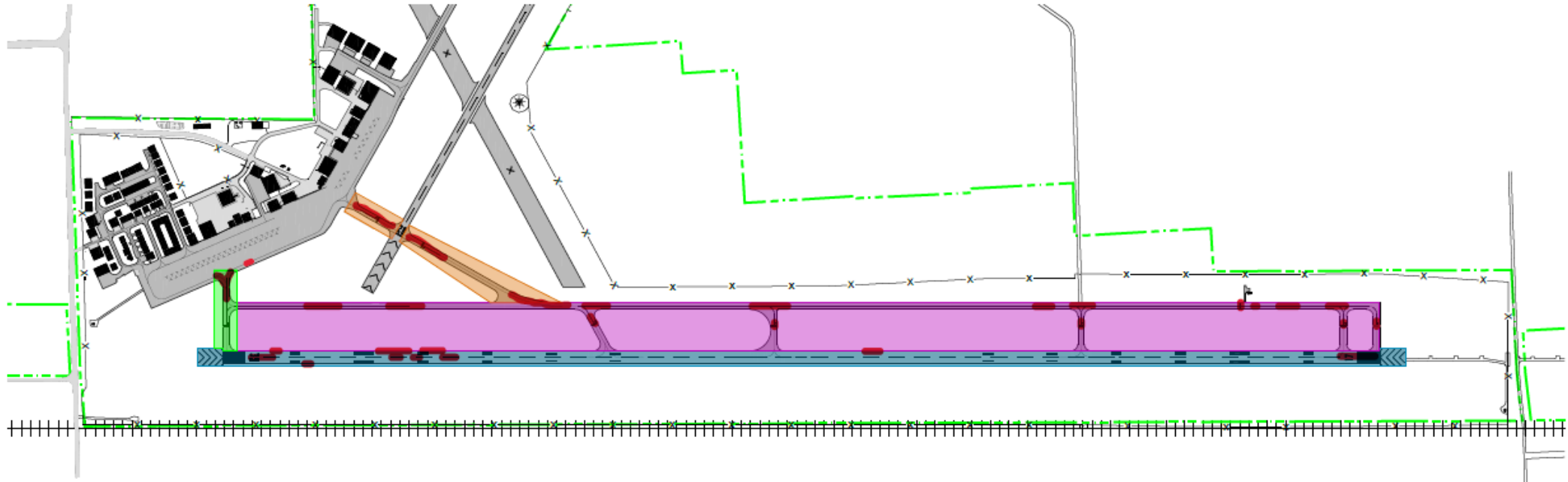


LOGAN – CACHE AIRPORT AUTHORITY BOARD
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ATTACHMENT B

[Export to Excel](#)[Export to PDF](#)

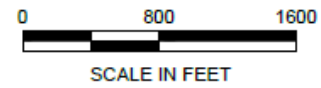
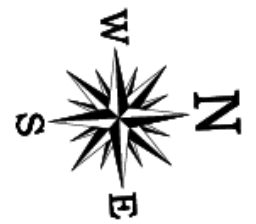
	Airport ID	Associated City	State Project Number	Title	Requested Year	Requested Amount	Status	Allocated Year	Allocated Amount	National Priority	Airport Priority	
357	LGU	LOGAN		Sponsor-funded Vehicle Parking around terminal (Approved FY22)	2023	\$400,000.00	Open	2023	\$400,000.00	0		▲
34	LGU	LOGAN		Zero Emissions - Electric Truck and Charger	2024	\$228,971.56	Application Underway	2023	\$202,569.00	0		
786	LGU	LOGAN		Reconstruct Taxiway C	2024	\$750,000.00	Pending Verification/Scoring	2025	\$750,000.00	0		
359	LGU	LOGAN	TBD	Paint for Runway and Taxiway project	2025	\$148,230.00	Application Underway	2025	\$148,230.00	0		
106	LGU	LOGAN		Snow Removal Equipment	2025	\$201,920.00	Pending Verification/Scoring	2025	\$201,919.90	0		
114	LGU	LOGAN		Taxilane I Construction	2025	\$1,125,456.00	Pending Verification/Scoring	2025	\$1,125,455.14	0		
003	LGU	LOGAN		Pavement Preservation	2026	\$222,222.00	Pending Verification/Scoring	2026	\$232,778.00	0		
110	LGU	LOGAN		SRE Building	2027	\$656,516.00	Pending Verification/Scoring	2027	\$655,412.00	0		
027	LGU	LOGAN		Taxiway Bravo (Design)	2029	\$315,508.00	Application Underway	2029, 2030	\$5,351,428.00	0		
084	LGU	LOGAN		Replace Directional Signs	2023	\$198,244.06	Pending Verification/Scoring			0		
028	LGU	LOGAN		Taxiway Bravo (Construction) - Combined funding in Design CI	2030	\$5,020,412.00	Begin Application			0		



LEGEND

- RUNWAY 17/35
- TAXIWAY B
- TAXIWAY D
- TAXIWAY A

RED Areas specifically noted by airport management



RUNWAY 17/35
 WHITE: 57,478 SQ.FT.
 YELLOW: 5,209 SQ.FT.

TAXIWAY B
 BLACK: 3,735 SQ.FT.
 RED: 1,005 SQ.FT.
 WHITE: 297 SQ.FT.
 YELLOW: 7,186 SQ.FT.

TAXIWAY D
 BLACK: 1,216 SQ.FT.
 RED: 213 SQ.FT.
 WHITE: 88 SQ.FT.
 YELLOW: 1,380 SQ.FT.

TAXIWAY A
 BLACK: 752 SQ.FT.
 RED: 111 SQ.FT.
 WHITE: 39 SQ.FT.
 YELLOW: 784 SQ.FT.

LOGAN-CACHE AIRPORT
LOGAN, UTAH

RUNWAY 17/35

A LOCHNER COMPANY

**Logan-Cache
Pavement Markings
UDOT Estimate**

SCHEDULE I- Paint Maintenance; Runway 17/35						3/21/2024
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COSTS	ESTIMATED TOTAL COSTS
1	C-105	Mobilization	1	LS	\$9,776.25	\$9,776.25
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	P-101a	Marking Removal (15% estimated)	9,405.0	SF	\$1.00	\$9,405.00
4	P-101b	Rubber Removal	30,000	SF	\$0.35	\$10,500.00
5	P-620a	Marking	62,700	SF	\$1.10	\$68,970.00
6	P-620a	Reflective Media	3,762	Lbs	\$1.20	\$4,514.40
SCHEDULE I TOTAL						\$98,651.25

SCHEDULE II- Paint Maintenance; Taxiway B						
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COSTS	ESTIMATED TOTAL COSTS
1	C-105	Mobilization	1	LS	\$1,684.38	\$1,684.38
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	P-101a	Marking Removal (15% estimated)	1,837.5	SF	\$1.00	\$1,837.50
4	P-101b	Rubber Removal	0	SF	\$0.30	\$0.00
5	P-620a	Marking	12,250	SF	\$1.10	\$13,475.00
6	P-620a	Reflective Media	735	Lbs	\$1.20	\$882.00
SCHEDULE II TOTAL						\$17,878.88

SCHEDULE III- Paint Maintenance Taxiway D						
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COSTS	ESTIMATED TOTAL COSTS
1	C-105	Mobilization	1	LS	\$398.75	\$398.75
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	P-101a	Marking Removal (15% estimated)	435.0	SF	\$1.00	\$435.00
4	P-101b	Rubber Removal	0	SF	\$0.30	\$0.00
5	P-620a	Marking	2,900	SF	\$1.10	\$3,190.00
6	P-620a	Reflective Media	174	Lbs	\$1.20	\$208.80
SCHEDULE III TOTAL						\$4,232.55

SCHEDULE IV- Paint Maintenance Taxiway A						
ITEM NO.	FAA ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT COSTS	ESTIMATED TOTAL COSTS
1	C-105	Mobilization	1	LS	\$232.38	\$232.38
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	P-101a	Marking Removal (15% estimated)	253.5	SF	\$1.00	\$253.50
4	P-101b	Rubber Removal	0	SF	\$0.30	\$0.00
5	P-620a	Marking	1,690	SF	\$1.10	\$1,859.00
6	P-620a	Reflective Media	101	Lbs	\$1.20	\$121.68
SCHEDULE IV TOTAL						\$2,466.56

Estimated Construction	\$123,229.23
Design/Bid/Inspect	\$25,000.00
Total Estimate	\$148,229.23




ARMSTRONG
A LOCHNER COMPANY

Schedule I: Reconstruct Taxiway C (25'x 2700') (In-place Recycled Base)

ITEM NO.	Spec.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COSTS	TOTAL COSTS
1	C-105	Mobilization	1	LS	\$ 60,987.85	\$ 60,987.85
2	S-6	Watering	Incidental	Incidental	Incidental	Incidental
3	C-100	Contractor Quality Control Program (CQCP)	1	LS	\$ 20,000.00	\$ 20,000.00
4	C-102	Temporary Slope Drains, Benches, Dikes, Dams, and Sediment Basins	Incidental	Incidental	Incidental	Incidental
5	C-110	Method of Estimating Percentage of Material with Limits (PWL)	Incidental	Incidental	Incidental	Incidental
5	P-101	Pavement Removal	7,500	SY	\$ 15.00	\$ 112,500.00
6	P-152a	Excavation	2,500	CY	\$ 22.00	\$ 55,000.00
7	P152b	Soft Spot (25% of Paved Area)	1,875	SY	\$ 35.00	\$ 65,625.00

8	P-207	In-place Full Depth Recycling (FDR) Asphalt Aggregate Base Course	7,500	SY	\$ 12.00	\$ 90,000.00
9	P-401a	Asphalt Surface Course	1,186	TON	\$ 110.00	\$ 130,460.00
10	P-401b	Bituminous Material	83	TON	\$ 750.00	\$ 62,250.00
11	P-602	Emulsified Asphalt Prime Coat	9	TON	\$ 700.00	\$ 6,300.00
12	P-603	Emulsified Asphalt Tack Coat	9	TON	\$ 700.00	\$ 6,300.00
13	P-610	Structural Portland Cement Concrete	Incidental	Incidental	Incidental	Incidental
14	P-620a	Marking	2,000	SF	\$ 2.00	\$ 4,000.00
15	P-620b	Temporary Marking	2,000	SF	\$ 1.00	\$ 2,000.00
TOTAL \$						615,422.85

Engineering and Inspection Fees	\$ 153,855.71
Project Cost	\$ 769,278.56

DELIVERABLES

WORK PROCESSES



GRANT OFFER AND TASK ORDER

SCOPING AND GRANT COORDINATION

ESTABLISH TECHNICAL ADVISORY COMMITTEE (TAC)

ESTABLISH PUBLIC OUTREACH PROGRAM

TAC KICKOFF

INVENTORY

WORKING PAPERS (WP)

FORECASTS

WP #1

FACILITY REQUIREMENTS

WP #2

DEVELOPMENT ALTERNATIVES

WP #3

TAC PUBLIC OP

SELECT PREFERRED ALTERNATIVE(S)

KEY

FINANCIAL PLAN AND ACIP

AIRPORT LAYOUT PLANS (ALP)

WP #4 AND DRAFT ALP

FAA AIRSPACE REVIEW

DRAFT REPORT AND DRAWINGS

TAC DRA

FINAL DOCUMENTS

FINAL REPORT AND DRAWINGS

PROJECT CLOSEOUT

