



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
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COUNCIL MEMORANDUM NO. 93-56


From: Deputy Administrator
Date: June 17, 1993
Subject: Airport Lease Application

Mr. Ray Block has presented the attached application for lease of lot six (6) at the Wasilla Airport. WMC 7.16.120 provides for airport lease applications to be reviewed by the Planning and Utilities Commission and recommendations be forwarded to the City Council.

~~Highlights of the proposal include performing some airport management activities on behalf of the City in exchange for a reduced lease rate. Also, construction of the 60' x 70' hangar is contingent on approval of an SBS loan. The applicant has requested relief from the \$2,000,000 liability insurance (cost at \$5,000) requirements and to provide \$500,000 insurance (cost \$1,711).~~

~~Administration believes the value of airport management activities offered by the applicant would at least equal the \$2,000 in reduced lease fees as requested. The presence of an on-site representative plus the availability of aircraft repair service at the airfield would be a significant improvement and incentive to other potential lease applicants.~~

The Planning and Utilities Commission recommends approval. Administration recommends approval of the application and requests Council authorization to complete negotiations for lease of Lot 6 generally as requested.



Robert E. Harris
Deputy Administrator

APPROVED
DATE: 6/28/93
BY: [Signature]



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CITY OF WASILLA PLANNING AND UTILITIES COMMISSION

REGULAR MEETING AGENDA DATE: 06/15/93 TIME: 7:00 P.M.

1. CALL TO ORDER

Chairman Tapscott called the meeting to order at 7:05 P.M.

2. ROLL CALL

COMMISSIONERS:

Ms. Chase - P
Mr. Hartrick - P
Mr. Kelly - P
Mr. Kohring - A-EX
Mr. Moor - P
Mr. Tapscott - P
Mr. Wicker - A-EX

STAFF:

Mayor John Stein - A
Bob Harris - A
Marilyn Stewart-Planning Clerk-P
Dawn Webster - P
George Cannelos - P
Lance Wilber - A
Gordon Lewis - A

3. APPROVAL OF AGENDA

The agenda was approved with the following change: Under New Business Item B. Roads and Streets Reclassification, George Cannelos, postponed to WP&UC Meeting July 13, 1993.

4. REGULAR MEETING MINUTES OF 05/25/93

The minutes were approved as presented.

5. PERSONS TO BE HEARD

None.

- L. Create a hill for sledding and a view point.
- M. Utilize view when placing buildings and structures and keep the corridor view pleasing.
- N. Build RV parking as pull through spaces for convenience.
- O. Avoid conflicts with residential parking and intersections.
- P. Install adequate lighting and signage on trails and on highway and around buildings and displays.
- Q. Build barriers such as fences, hedges and poles to help keep 4-wheel vehicles out.
- R. Nelson Ave. should be paved behind the area.
- S. Consider buying adjacent lands to control building around the park area.
- T. Obtain and retain clear title to the land.
- U. Plan for long term, develop in phases and stick with it.

8. NEW BUSINESS

A. Airport Lease Application

Raymond J. Block of Rays Aircraft, Inc. submitted an application for Airport Property Lease to erect an aircraft servicing and maintenance building including aircraft tie down and storage. Mr. Block has agreed to perform some airport management activities on behalf of the City in exchange for a reduced lease rate.

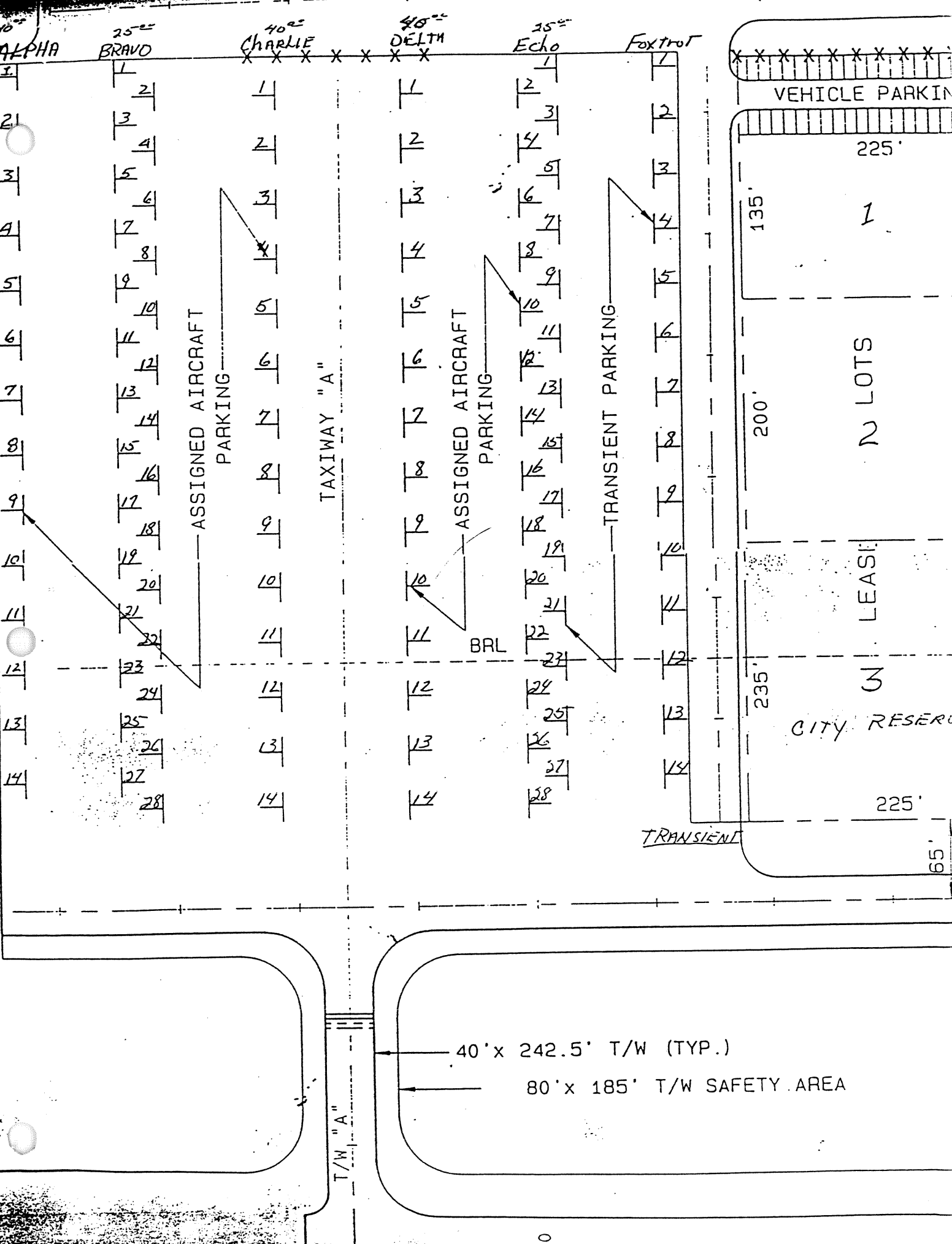
Motion/Second: Chase/Moor

To recommend approval of the application for Airport Lease by Raymond J. Block of Rays Aircraft Services, Inc. with the condition that Administration check with the BBB regarding Mr. Block's reliability.

Passed unanimously.

B. Roads and Streets Reclassification, George Cannelos

Postponed to WP&UC meeting of July 13, 1993.



25' BRAVO

40' CHARLIE

40' DELTA

25' Echo

Foxtrot

ASSIGNED AIRCRAFT
PARKING

TAXIWAY "A"

ASSIGNED AIRCRAFT
PARKING

TRANSIENT PARKING

BRL

135'

200'

235'

VEHICLE PARKING

2 LOTS

1 LEASING

3

CITY RESERVE

225'

TRANSIENT

65'

40' x 242.5' T/W (TYP.)

80' x 185' T/W SAFETY AREA

T/W "A"

APPLICATION

AIRPORT PROPERTY LEASE

(1) Name of Applicant Raymond J. Block (Scoville Corp)
Name of Business Rays Aircraft Service Inc.
Phone Number Work 373-4022 Home 745-4022
Mailing Address HCO2 Box 7037
Palmer, Alaska 99645

(2) Application is for Lease Lot Number 6
If you will accept other lot(s) please list the number(s)
9

(3) If applicant is a corporation or partnership, list principals

Name <u>Raymond J. Block</u>	Name <u>Linda E. Block</u>
Address <u>HCO2 Box 7037</u> <u>Palmer, Alaska 99645</u>	Address <u>HCO2 Box 7037</u> <u>Palmer, Alaska 99645</u>
Phone <u>745-4022, 373-4022</u>	Phone <u>745-4022</u>

Name _____	Name _____
Address _____	Address _____
Phone _____	Phone _____

(4) Describe specific type of business activities to be conducted on the lease property

Aircraft Servicing and Maintenance

Aircraft Tiedown & Storage

- (5) Attach a scale drawing of the requested lot and depict the location and size, including heights of any buildings proposed to be constructed or placed on the leased lot.
Note: Some lots have a B.R.L. (Building Restriction Line) beyond which no portion of a building may extend.

Depict the proposed location of sewer and water facilities, if any.

- (6) Describe the type of structure, the dollar value and type of materials proposed for the structure.

the structure will be a 60x70 steel hangar
with a 20x70 wood frame beams attached for
office, storage, utilities and an assembly room.
the approximate value of the completed structure
will be \$150,000.00 contingent on SBA loan.
If the loan doesn't go through only the
16x20 wood frame building will be constructed for
an office.

- (7) Date construction is estimated to commence July 1, 1993
Date construction is estimated to be complete Sept 30, 1993
(Maximum of two years to complete)

- (8) Provide a written business plan including capital investments, services to be provided and number of employees.

WASILLA AIRPORT
BUSINESS PLAN FOR
RAY'S AIRCRAFT SERVICE, INC.

Scoville Corporation, DBA/Ray's Aircraft Service, Inc. has been in the Mat-Su area for 14 years and has a large local clientele. We have been operating at the old Wasilla Airport since July of 1990 and have grown from one employee to three employees in 1992. Business has dropped off due to closure of the old airport and we only have two employees as of now. After completing our move to the new Wasilla Airport, we expect to return to the old level of business with three employees and eventually grow to five or six employees. This will be especially true if access to Jacobsen Lake can be provided thereby giving us the capabilities to service and maintain float planes. Also there probably would be several float plane owners who would tie up for the winter at the new airport if they had access.

We are currently applying for a small business loan to purchase the hangar we are currently occupying at the old Wasilla Airport and move it to the new airport. We will be providing full aircraft maintenance services to the general public.

The president of Ray's Aircraft Services, Inc., Ray Block, has been a licensed airframe and powerplant mechanic for 21 years and an authorized inspector for 15 years. He has operated Ray's Aircraft in the Mat-Su for the last 14 years.

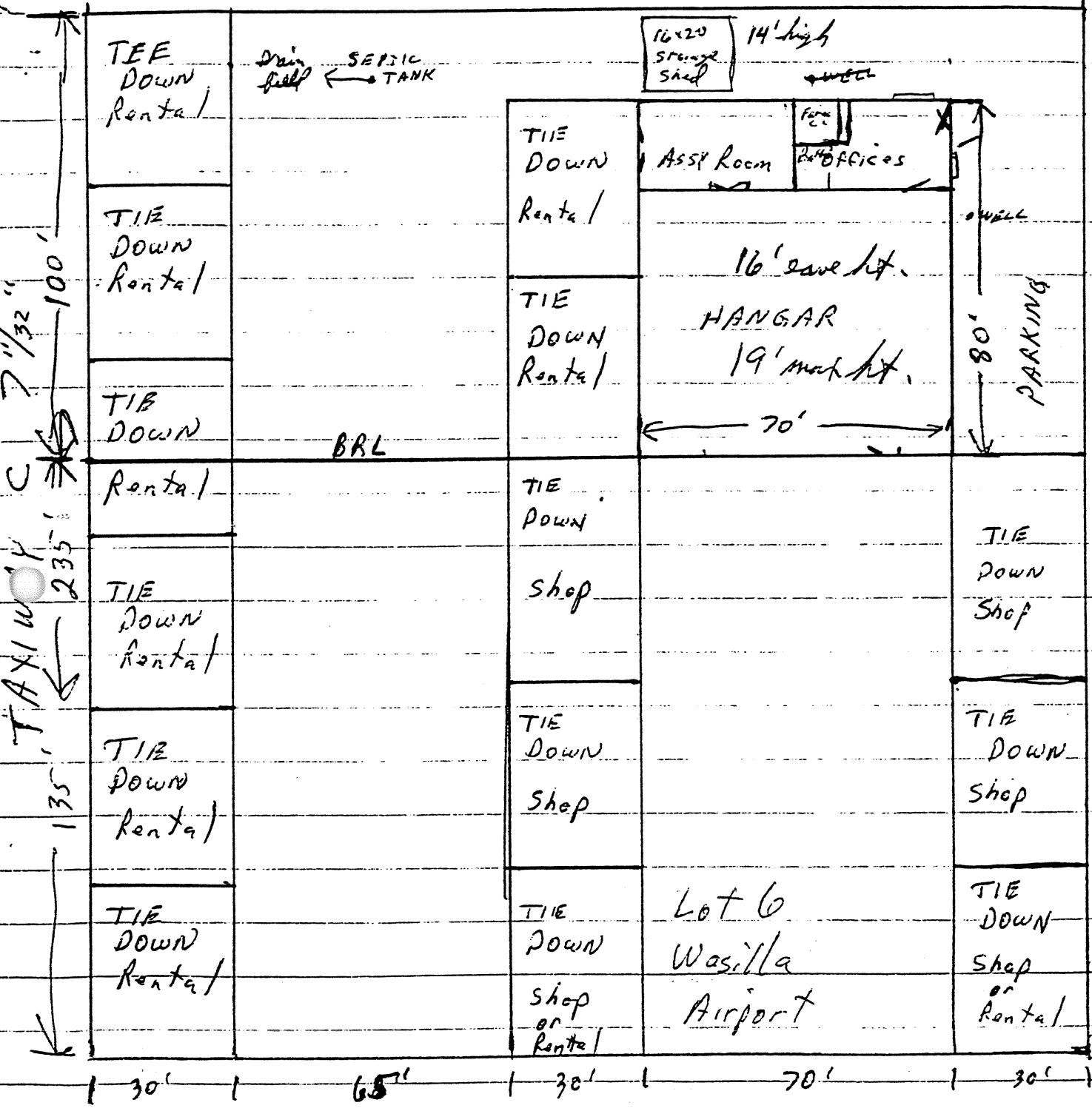
If we are able to negotiate a reduced lease rate of one cent per square foot, Raymond J. Block will agree to act as airport manager for the City of Wasilla, assigning tie down spaces, collecting tie down fees and/or lease monies, monitor occupants of all tie down areas including transient parking, monitor runway conditions, be available for consultation with the City and perform any other duties related to the airport the City may require which would be mutually agreed upon. We also will have a courtesy car available for pilots from out of town so that they may come to Wasilla Airport and have access to Wasilla's business community.

We feel this proposed plan of operations is in the City of Wasilla's best interest as well as our own. The ability of Ray's Aircraft to negotiate a reasonable lease with the City in return for providing services as the airport manager will benefit both parties, as well as the

Sept 100' from wall

1/32 = 1'

← 225' → 7 1/32"



1.75 MI WIT