

MINUTES

AVIATION ADVISORY COMMITTEE MEETING

Mountain View County

Minutes of the Aviation Advisory Committee held on Wednesday, March 15, 2023 in the Council Chamber, 10-1408 Twp Rd. 320, Didsbury, AB.

PRESENT: Glen (Bruno) Bradley, Chair
Reeve Angela Aalbers
Councillor Alan Miller
Jim Smith
Thomas Thomas
Donald Bell
Kent Milley, KS2 Management

ABSENT: Neran Persaud

IN ATTENDANCE Christofer Atchison, Director Legislative, Community & Agricultural Services
Margaretha Bloem, Director of Planning & Development
Callie Davis, Administrative Assistant - Recording Secretary

CALL TO ORDER: Chair Bradley called the meeting to order at 9:00 a.m.

C. Atchison advised that there are 2 additional members appointed to the Aviation Advisory Committee and members introduced themselves.

AGENDA ITEMS

1.1 Additions to the Agenda
Nil

1.2 Adoption of the Agenda
Chair Bradley moved that the March 15th 2023 Meeting Notes be adopted by the Committee as presented.
Carried.

ADOPTION OF MINUTES

2.1 Chair Bradley moved that the December 12, 2022 Meeting Notes be adopted by the Committee as presented.
Carried.

OLD BUSINESS
Nil

NEW BUSINESS

4.1 Aviation Rates and Fees

C. Atchison provided an overview of the current Airport fees contained within the County Fee Schedule Bylaw.

Frontage fees:

- Rate is \$0.26/sq. meter for both Airports. Committee feedback was that the rates charged are similar to comparable Airports.
- With the current taxation structure, airport lots fall under non-residential classes. An increase to the mill rate for Airports would affect all other businesses falling under that class, therefore frontage fees are more appropriate if the Committee wishes to recommend an increased rate.
- The Committee requested Administration bring back a report on the structure of Frontage Fees, Lease Rates and Taxation for Airport lots.

Tie down fees:

- ODFAs were previously charging tie down fees and the County has maintained those rates.
- Sundre Airport previously was not charging tie down fee rates.
- There is an airplane currently tied down at Sundre Airport for almost 2 years with no fee. Administration will contact the owner.
- Committee recommendation is to charge a tie-down fee at both Airports using an honor box system which is in place at other comparable airports. Will include an overnight, monthly and annual fee. Administration to update the Fee Schedule Bylaw for Council's consideration.

4.2 Sundre Lot Discussion

- Discussion of the benefits and downfalls of selling or leasing the recently subdivided lots.
- Building completion time may vary between leased or sold lots.
- Current lease agreements would not be affected.
- The County has a list of interested parties with a split of interest between desire to purchase or lease.
- Current estimated lot valuation is \$30,000 - \$35,000.
- Lots can be sold at Fair Market Value which would need an appraisal, or the lots can be publicly advertised.

The Committee recommends:

- That Council determine the timeline that paving of the gravel taxiway will occur to include in sale documents.
- Auctioning of 2 lots to determine appropriate pricing and return to the Committee for further discussion regarding

the remaining 6 lots following the conclusion of that process.

- 4.3 Olds/Didsbury Airport Follow Up
- The Reeve, Deputy Reeve and Councillor Miller attended a meeting at the O/D Airport regarding the Fuel System.
 - C. Atchison provided members with a review of the feedback received during that engagement and the proposed follow-up associated with those items.

The Committee discussed the following:

- Misuse of garbage bins has not been an issue recently and has been upgraded to weekly pickup schedule.
- The grass strip is being maintained and is available for use.

- 4.4 Alberta Air Tour
- Olds/Didsbury Airport was selected for the lunch stop for the Air tour on Saturday, June 3, 2023
 - Updates will continue to be sent out to the Committee on this event as they come to light.

- 4.5 Olds/Didsbury Airport Area Structure Plan Discussion
- Information is contained within Planning & Development's agenda package with separate minutes recorded.

Other Discussion Topics:

- The Committee supports that if damages are done to the Sundre Airport gravel runway, damages could be documented and invoiced to recover the repair costs.
- There is potential for the creation of additional lots after the taxiway is upgraded at the Sundre Airport.
- The Terminal Building well at the Sundre Airport experiences challenges in the spring, Administration to investigate.
- Maintaining cheap fuel prices is a way to be an "Aviation friendly" Airport.
- The ASP review will address a variety of topics including, restrictive covenants, building restrictions and lot servicing.

Action Items:

- Administration to bring forward a report of the structure of Frontage Fees, Lease Rates and Taxation.
- Administration to contact the owner of the airplane at Sundre Airport
- Administration to investigate Sundre Airport well issues
- Provide annual positive highlights for both Airports for positive engagement.
- KS2 to look into adding back up cell coverage at the Olds/Didsbury Airport for the fuel purchasing system.

- Post Committee Terms of Reference on website.
- Administration to look into getting a radio for the O/D Airport terminal building.

Next Meeting Date: TBD

ADJOURNMENT

The Aviation Advisory Committee Meeting of March 15, 2023, adjourned at 1:59 p.m.

Chair

I hereby certify these minutes are correct.

