



**Airport Advisory Board
Regular Meeting
City Hall, 697 Vista Ave, Page AZ
August 10, 2026 at 5:30 PM**

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Airport Advisory Board and the general public that the Page Airport Advisory Board will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona. Members of the Airport Advisory Board will attend either in person or virtually.

1. Call to Order

2. Roll Call

Mario Bevilacqua Von Gunderrode-
Chair
Sean Brown-Vice Chair
Justin Feldman
Michael Preller
Neil Salmi

Vernon Randel
Scott Golba
Mike Farrow, Council Liaison

3. Minutes

- A. Review and Approval of Minutes from the Regular meeting held on July 13, 2026.

4. Reports and Announcements

- A. Airport Director's Updates and Announcements
B. Monthly Report from Contour Airlines

5. Hear from the Citizens

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Airport Advisory Board. Individual members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda.

6. Unfinished Business

7. New Business

- A. Hangar Land Lease Review

8. Adjourn

FOR YOUR INFORMATION

Next Regular Meeting Monday, _____, at 5:30 p.m.

Persons with disabilities should call the City of Page at 928-645-8861 for program and services information and accessibility.

If you would like to receive City Council and Board agenda notifications via email, please visit our public portal and sign-in or create an account to subscribe: <https://pageaz.portal.civicclerk.com/>.

DISCLAIMER: Agenda Items may be taken out of order. This agenda may be subject to change up to 24 hours prior to the meeting. Please see the local crier boards or our website at cityofpage.org for the current agenda.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona; Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona; U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 20____, at _____ a.m./p.m.

CITY OF PAGE

REQUEST FOR BOARD ACTION

Meeting Type: Regular Meeting

Meeting Date: August 10, 2026

Department: Airport

Presented by:

Brief Title: Review and Approval of Minutes from the Regular meeting held on July 13, 2026.

Agenda Section: Minutes

Agenda Sub-category: Board Item

Recommended Action:

Background:

Attachments:

1. 7.13.26 AAB Minutes



**AIRPORT ADVISORY BOARD
REGULAR MEETING MINUTES
MONDAY, JULY 13, 2026**

A Regular Meeting of the Airport Advisory Board was held at 5:30PM on the 13th day of July 2026, in the Council Chambers at Page City Hall. Chair Mario Bevilacqua presided. Board members Vernon Randel, Michael Preller, and Neil Salmi and Council Liaison Mike Farrow were present. Board members Justin Feldman and Scott Golba were present via Zoom.

Chair Mario Bevilacqua Gunderrode called the meeting to order at **5:31 p.m.**

Staff members present: Airport Director Lore Davis-McCluskey

MINUTES

Motion was made by Vernon Randel to approve the minutes from June 8, 2026. The motion was seconded by Neil Salmi and passed unanimously upon a vote.

REPORTS AND ANNOUNCEMENTS

Airport Director Lore Davis-McCluskey provided information and updates. There was discussion.

Andrew Chevalier of Contour Airlines shared a monthly update via zoom. There was discussion.

HEAR FROM THE CITIZENS

No citizens addressed the board.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

- A. Review of proposed Hangar site. There was discussion. Motion was made by Mario Bevilacqua Gunderrode to recommend development to proceed. The motion was seconded by Sean Brown and passed unanimously upon a vote.

ADJOURN

The meeting was adjourned at **5:50 p.m.**

Lore Davis-McCluskey
Staff Liaison

Mario Bevilacqua Von Gunderrode
Chair

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Airport Advisory Board Regular Meeting, held on the 13th day of July, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this August 10, 2026

Lore Davis-McCluskey, Staff Liaison

REQUEST FOR BOARD ACTION

Meeting Type: Regular Meeting

Department: Airport

Brief Title: Hangar Land Lease Review

Agenda Section: New Business

Meeting Date: August 10, 2026

Presented by:

Agenda Sub-category: Board Item

Recommended Action:

Background:

Attachments:

1. Hangar Land Lease Quick Guide

PGA Hangar Lease Quick Guide

Hangar Lease Highlights

Terms (Section 4)

Initial Term of all
hangar leases is 15
years

(plus 2 renewals at 5 years
each)





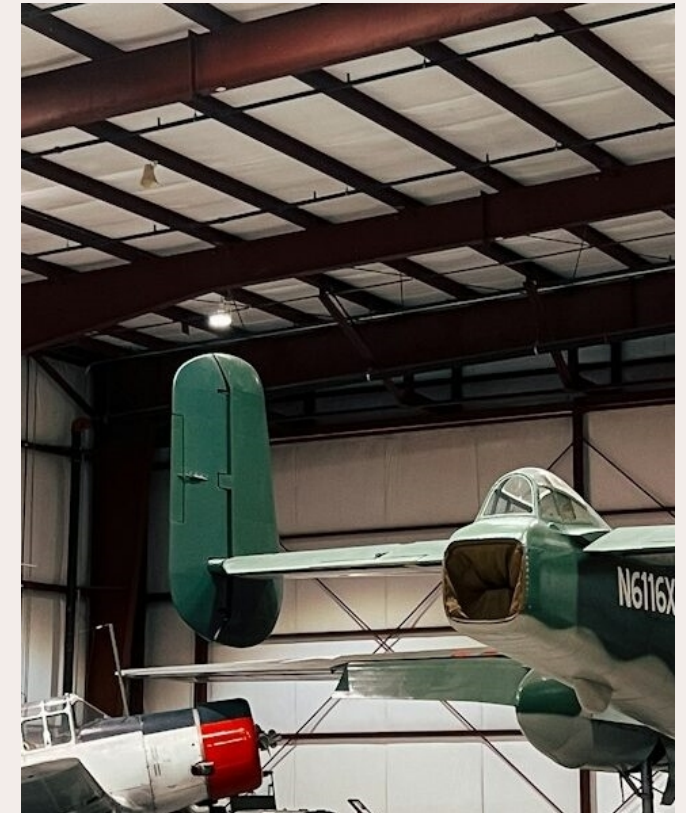
Lease Rates and Fees (section 5)

Airport Hangar Land Lease Base Lease Rates are based on the rates as set forth in the consolidated fee schedule. The current rate for undeveloped/developed land airside is \$0.40 per square foot annually.

Hangar owners are also responsible for any applicable utilities.

Use of Premises (section 6)

- **Tenant agrees that it shall use the Premises for the following purposes (and no other purposes): the storage, service, construction, maintenance, and operation of aircraft, plus incidental activities related to that purpose (including but not limited to parking an automobile, motor home, other vehicles inside the hangar provided that the primary purpose of housing aircraft is maintained.)**
- Tenant shall not make any improvements, changes or alterations to the hangar space site or structures without the written authorization of the Airport Director.
- No business or commercial activities shall be conducted from a hangar space site. No overnight or living facilities shall be permitted within any hangar.

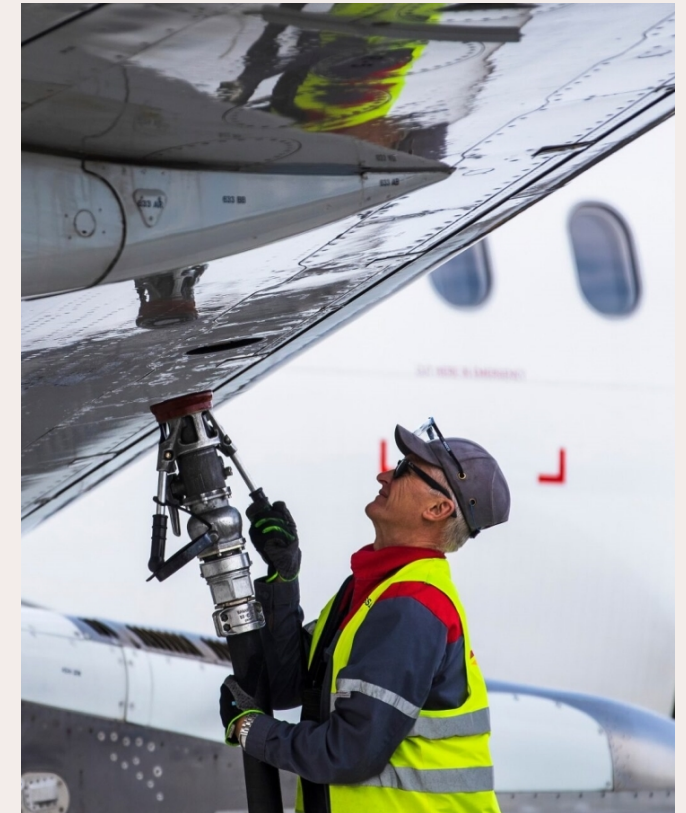


Use of Premises (section 6)

- No utilities such as gas, electricity, water/sewer, or telephone, shall be installed to or on the site without the written permission of the Airport Director.
- No parking other than short-term (up to 24 hours) is permitted around the outside of the hangar. Tenant agrees to hold City harmless for any damage to vehicles parked outside of hangars. City has the right to tow vehicles parked outside if left outside over 24 hours or immediately if such vehicle is in taxi ways affecting aircraft movement. Tie-down spaces shall not be used for vehicle parking. Tenant shall not drive on the airport property where collisions could occur or interfere with movement of aircraft.

Use of Premises (section 6)

- Fueling of aircraft may be accomplished only by a fixed base operator (FBO) authorized fueler, owner, operator, designated representative or other person or organization specifically authorized by the City of Page, and only with proper equipment. Fueling of aircraft within the hangar, maintenance or repair that involves the release of flammable/combustible liquids or vapors within the hangar is prohibited.
- Tenant shall store flammable and combustible liquids or solids in a manner that is in compliance with local fire code. Tenant shall not store any explosive materials within the hangar or on the hangar space site.



Use of Premises (section 6)

- Hangars shall comply with all local building codes/ordinances, as well as any state and federal regulations, shall be installed in accordance with the manufacturer's specifications and in accordance with plans approved by the City. Any construction performed by Grantee shall be performed in a good and workmanlike manner; free from liens and defects and in compliance with all applicable laws, codes, rules, regulations and ordinances.
- The initial appearance/condition of the hangar must be acceptable to the Airport Director. Hangars shall be maintained in a useable condition and their appearance shall remain acceptable to the Airport Director.

Insurance (section 7)

Airport Hangar owners are required to carry a minimum of \$1,000,000 single limit bodily injury and property damage liability insurance. The policy shall name the City of Page as an additional named insured.

Right of Entry (section 8)

The City of Page and its employees and agents reserve the right to enter the hangar for the purpose of viewing and ascertaining the condition of the premises, or to protect its interest in the premises and to inspect any uses being made of the premises.



Periodic Fire Department inspections for fire and safety purposes are needed.
Tenant will make provisions for such access.



Access/entry may be needed for emergencies. The City retains such right of entry and "tenant holds City harmless" for such entry.

Assignment (section 10)



Tenant shall not sublet or permit the use of the space by others without the prior written consent of the City.

This provision includes the sale of the hangar without prior written notice to and consent of the City.

Consent shall not be unreasonably withheld provided the assignee executes a new agreement or executes this agreement as an additional Tenant/Lessee.

Description of Aircraft (section 15)

1. Aircraft Brand Name
2. Manufacture Date
3. Aircraft Type and Tail Number
4. Home Base
5. Owner
6. Emergency Contact

FAA Lease Requirements



Non-Discrimination (all activities – to include construction and services offered - must comply with all Federal Non-discrimination rules)



Non-Compliance with non-discriminatory pricing shall be a material breach of the lease



Any sublease will include FAA non-discriminatory verbiage as required



Affirmative Action Program must be followed for any employment related to this property

FAA Lease Requirements



Right to Improve Landing Area – Lessor may improve areas as it sees fit



Right to Control Activities – Lessor has the right to control and direct all activities of landing area

Reservation of Airspace – Lessor assigns right of passage of aircraft in the airspace above the premises

Airspace Notice of Construction – Lessee agrees to comply with the Airport Master Plan



No Interference with Airport Operations - Premises shall not interfere with landing and takeoff of aircraft



No Exclusive Right granted to Lessee

Hangar Use

Department of Transportation
Federal Aviation Administration
14 CFR Chapter I
[Docket No. FAA 2014-0463] (7/1/2017)

- Hangars located on airport property must be used for an aeronautical purpose, or be available for use for an aeronautical purpose, unless otherwise approved by the FAA Office of Airports as described in Section III.
- Aeronautical uses for hangars include:
- Storage of active aircraft.
- Final assembly of aircraft under construction.
- Non-commercial construction of amateur-built or kit-built aircraft.
- Maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of nonoperational aircraft.
- Storage of aircraft handling equipment, *e.g.*, towbars, glider tow equipment, workbenches, and tools and materials used in the servicing, maintenance, repair or outfitting of aircraft.

Provided the hangar is used primarily for aeronautical purposes, an airport sponsor may permit non-aeronautical items to be stored in hangars provided the items do not interfere with the aeronautical use of the hangar.

Hangar Use

Department of Transportation Federal Aviation Administration

14 CFR Chapter I

[Docket No. FAA 2014-0463] (7/1/2017)

- While sponsors may adopt more restrictive rules for use of hangars, the FAA will generally not consider items to interfere with the aeronautical use of the hangar unless the items:
- Impede the movement of the aircraft in and out of the hangar or impede access to aircraft or other aeronautical contents of the hangar.
- Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft.
- Impede access to aircraft or other aeronautical contents of the hangar.
- Are used for the conduct of a non-aeronautical business or municipal agency function from the hangar (including storage of inventory).
- Are stored in violation of airport rules and regulations, lease provisions, building codes or local ordinances.
- Hangars may not be used as a residence, with a limited exception for sponsors providing an on-airport residence for a full-time airport manager, watchman, or airport operations staff for remotely located airports. The FAA differentiates between a typical pilot resting facility or aircrew quarters versus a hangar residence or hangar home.

This policy applies regardless of whether the hangar occupant leases the hangar from the airport sponsor or developer, or the hangar occupant constructed the hangar at the occupant's own expense while holding a ground lease. When land designated for aeronautical use is made available for construction of hangars, the hangars built on the land are subject to the sponsor's obligations to use aeronautical facilities for aeronautical use.

Hangar Use

**Department of Transportation
Federal Aviation Administration**
14 CFR Chapter I
[Docket No. FAA 2014-0463] (7/1/2017)

- Where hangars are unoccupied and there is no current aviation demand for hangar space, the airport sponsor may request that FAA Office of Airports approve an interim use of a hangar for non-aeronautical purposes for a period of 3 to 5 years.
- An airport sponsor may obtain advance written approval month-to-month leasing plan for non-aeronautical use of vacant facilities from the local FAA Office of Airports. When there is no current aviation demand for vacant hangars, the airport sponsor may request FAA approval of a leasing plan for the lease of vacant hangars for non-aeronautical use on a month-to-month basis.
- Advance written release by the FAA for all other non-aeronautical uses of designated aeronautical facilities. Any other non-aeronautical use of a designated aeronautical facility or parcel of airport land requires advance written approval from the FAA Office of Airports in accordance with Order 5190.6B chapter 22.

Thank
you