

RESOLUTION NO. 16-21

A RESOLUTION OF THE CITY OF McCALL, VALLEY COUNTY, IDAHO, ESTABLISHING THE MINIMUM STANDARDS FOR COMMERCIAL OPERATIONS AND PRIVATE USERS OF THE MC CALL MUNICIPAL AIRPORT; REPEALING RESOLUTION NUMBER 10-20 AND ALL AMENDMENTS THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the McCall Airport Advisory Committee has reviewed and approved the Minimum Standards, and has recommended that the City adopt the Standards hereinafter set forth; and

WHEREAS, the Mayor and Council have reviewed the Minimum Standards at a Council meeting with public attendance on June 30, 2016.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of McCall, Idaho as follows:

Section 1. That the Minimum Standards for leases or private uses or commercial operations of the McCall Municipal Airport, McCall, Idaho, dated August 25, 2016, a copy of which is hereto attached as Exhibit A and by this reference incorporated herein, be, and the same are hereby adopted.

Section 2. That all previous Minimum Standards and any and all other amendments if any, are hereby repealed by the August 25, 2016 Minimum Standards.

Section 3. This Resolution shall take effect and be in force from and after its passage and approval.

PASSED by the City Council of the City of McCall, Idaho, this 8 day of September, 2016.

Signed: _____

Jackie J. Aymon, Mayor

ATTEST:

I certify that the above Resolution was duly adopted by the City Council of the City of McCall on September 8, 2016 by the following vote:

Ayes: 4

Noes: 0

Absent: 1

By _____

BessieJo Wagner, City Clerk



EXHIBIT A

MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES

At the

McCALL MUNICIPAL AIRPORT

PART I

INTRODUCTION, PURPOSE & DEFINITIONS

INTRODUCTION:

The objectives sought in these Minimum Standards are to:

- Promote safety in all airport activities
- Protect airport users from unlicensed and unauthorized products and services
- Maintain and enhance the availability of adequate services for all airport users
- Promote the orderly development of airport land
- Ensure efficiency of operations

PURPOSE:

These minimum standards are utilized to authorize the aeronautical activities which may take place at McCall Airport, as recommended by the Airport Advisory Committee and Airport Manager and approved by the City Council.

DEFINITIONS:

The applicable definitions are listed in Appendix A.

PART II

APPLICATIONS FOR LEASES, LICENSES AND PERMITS

Requests for new leases or for the assignment of existing leases of ground and/or facilities on the Airport or for licenses to carry on any commercial, business or aeronautical activity on the Airport shall be made to the Airport Manager. The Airport Manager shall thereafter present the application to the Airport Advisory Committee for its review and recommendations and finally to the City Council for its approval. The applicant shall submit all information and materials necessary, or requested by the above, to prove that the applicant will qualify under and will comply with the Minimum Standards. The application shall be signed and submitted by an owner of the business, a partner (if a partnership), or a corporate officer/director.

Minimum Application Information: The Airport Manager will not accept or take action on an application or in any way permit the installation of a commercial activity until the proposed lessee/licensee, in writing, submits a completed application (see Appendix B for application template) which sets forth the scope of the proposed operation, including the following:

- Contact Information:** Name, address, phone number, and email address of the applicant.
- Proposed Use:** A detailed explanation of the proposed land use, facility use and/or activity.
- Personnel Qualifications:** The names and the qualifications of the personnel to be involved in conducting such activity.
- Applicant Qualifications:** Explanation of how the applicant meets all of the qualifications and requirements established by these Minimum Standards, as well as the Airport's and FAA's Rules and Regulations.
- Safety Hazard:** Does the applicant's proposed operations or construction create a safety hazard on the Airport?
- Cost to the Airport:** Will granting of the application require the City of McCall to spend Airport funds or to supply labor or materials in connection with the proposed operations, or will the operation result in a financial loss to the City of McCall?
- Availability:** Is there adequate available space on the Airport to accommodate the entire activity of the applicant at the time of application?
- Compliance with Master Plan:** Does the proposed operation, airport development, or construction comply with the current Master Plan and Airport Layout Plan?
- Congestion:** Does the development or use of the area, as requested by the applicant, deprive existing users of portions of their operations area? Will the development or use cause undue congestion of aircraft or buildings? Will the development or use unduly interfere with the operations of any present user by interfering with aircraft traffic or preventing free access to any other facility?

•**Ecological Considerations:** Do the proposed uses comply with Environmental Protection Agency, Department of Environmental Quality, Valley County Health District and City of McCall Planning and Zoning requirements for the protection of the health, welfare and safety of the inhabitants of the City of McCall?

Supporting Documents: If requested by the Airport Manager, the Airport Advisory Committee, or the City Council, the applicant shall submit the following supporting documents to the Airport Manager, together with such other documents and information, as may be requested:

- Financial statements, including current/actual balance sheet and income statement, and projected/pro-forma balance sheet and income statement, with the use/activity-sought included.
- Credit report authorization.
- An economic-feasibility study.
- Authorization for release of information from such persons as the City and Airport Manager shall deem necessary, to determine the applicant's qualifications to perform as set forth in the application. The applicant shall also provide a release for any information, which may be required under federal or state law or regulation.
- The City Council may require the applicant to post a performance bond.

Review of Application: The City Council, with the recommendation of the Airport Manager and the Airport Advisory Committee, shall determine whether or not the applicant meets the standards and qualifications as herein set out, and whether or not such application should be granted in whole or part, and if so, upon what terms and conditions.

In reviewing an application, the following additional factors will be considered:

- Misrepresentation:** If the applicant supplied the City of McCall, Airport Manager, or Airport Advisory Committee with any false information, or misrepresented any material fact in the application or supporting documents. If the applicant failed to make full disclosure on the application or supporting documents.
- History of Violations:** If any party applying or having an interest in the applicant's business has a record of violating the Minimum Standards or Rules and Regulations of another airport or the FAA, or has violated any Federal or other state's statutes.
- Prior Defaults:** If any party applying or having an interest in the business defaulted in the performance of any lease or other agreement with the Airport or the City of McCall.
- Poor Business Record:** If any party applying for or having an interest in the business has a record indicative of unsatisfactory business practices.

Lease or Agreement: Upon the approval of any such applications as submitted or modified, the City Council, after considering the recommendations of the Airport Manager and the Airport Advisory Committee, may cause to be prepared a suitable lease or license, which sets forth the terms and conditions of the land and/or the facility use. The lease or license shall be conditional upon or contain the following minimum conditions and assurances, and the City Council may require such additional terms, conditions and assurances, as is deemed necessary in a particular instance:

- The Lessee/Licensee is in compliance with and will remain in compliance with the Minimum Standards required for each activity.
- Any structure or facility to be constructed or placed upon the Airport shall conform to all federal, state and local safety regulations, current building codes, and fire regulations. Any construction once commenced will be diligently pursued to completion. Completion and occupancy of the structure must occur within 24 months after the execution of the lease. Failure to achieve either substantial progress or completion shall constitute cause for the City of McCall to cancel the lease/license, or to extend the completion dates for construction.
- All new construction, external modifications to an existing building, and underground excavation will be coordinated with the Airport Manager, and approved by all appropriate federal, state and city agencies.
- The right shall be reserved by the City Council to amend the Minimum Standards for the Airport. Any lease or agreement may be terminated or cancelled in the event of failure to comply with any modification or amendments to Minimum Standards after notice thereof has been given. Any lessee who is aggrieved by such amendments may apply to the City Council in the same manner as for a variance under the Planning and Zoning Act of the City of McCall.
- Adequate assurance of performance of the lease/license by the lessee/licensee will be provided to the City of McCall. Such assurance may be in the form of a security agreement, cash bond, or in such other manner or form as the City Council deems adequate, in its sole discretion.
- Proper insurance and hold-harmless clauses in such amounts and under such conditions, as the City Council deems proper, shall be incorporated in said lease.
- There shall be no assignment, transfer or sales of the lease/license without prior written consent of the City Council, which shall not be unreasonably withheld.

Lease Assignment: Lease Assignments are required when a hangar/lease is sold or transferred.

Commercial leases will require a complete lease application. Leases 102 through 105 are commercial land leases and require a full application. These leases are currently known as the Whitetail Hangar, McCall Aviation, McCall Fuel Farm, Carter Family Trust (DEW or Pioneer) and Sawtooth Aviation.

PART III

MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES

In addition to meeting the requirements of Part II, every person conducting commercial aeronautical activities shall meet the additional requirements as hereinafter set out. No Fixed Base Operation (FBO), Specialized Aviation Service Operation (SASO), Independent Operation (IO) or other lessee or licensee shall engage in any business or activity other than those for which they have received approval from the City Council. For additional guidance, refer to Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5190-7, "Minimum Standards for Commercial Aeronautical Activities."

The fact that an applicant has received a lease or license to conduct a specific activity upon the Airport conveys no exclusive rights. The opportunity to carry on business at the Airport is a privilege conveyed by the City Council and which may be granted concurrently to any other party. Furthermore, it is the City's policy to grant the opportunity and privilege to carry on business at the Airport to all qualified persons who meet the requirements set forth herein.

It is the intent of this policy to promote fair competition at the McCall Municipal Airport, but not to expose those who have undertaken to provide commodities and services to unfair or irresponsible competition. This policy sets minimum standards to be met by those who propose to conduct a commercial aeronautical activity. These standards, by expressing minimum levels of service offered and insurance coverage obtained, relate primarily to the public interest, but appropriate requirements, uniformly applied, discourage substandard enterprises, thereby protecting both established aeronautical activities and Airport patrons.

It is not the policy of the McCall Municipal Airport management or the City Council to impose an unreasonable requirement or standard not relevant to the proposed activity. The City Council reserves the right to waive any of the standards listed under this part, if in the opinion of the City Council, the existing conditions justify such a waiver.

Aeronautical service providers of more than one aeronautical activity must meet the more restrictive standard, if the standard is different from one activity to another.

Aeronautical service providers co-located in the same building may consolidate space as follows:

- Square Footage: Square footage required by the consolidated activity must meet or exceed the combined square footage requirements of the individual activities.
- Restrooms: Restrooms may be shared provided the number of water closets and lavatories meets the requirements of the city's adopted version of the International Building Code for Business use unless otherwise indicated in these Minimum Standards. If the building is shared by differing aeronautical activities, the rules for the activity with the most restrictive standard shall apply.
- Parking: Parking for multiple commercial aeronautical activities may be consolidated in the same lot provided the total number of spaces available meets the combined requirements of all aeronautical service providers using the lot.

Aeronautical services not co-located in the same building may not share assets except for parking. Parking may be shared provided the number of spaces available meets the combined requirement of the involved aeronautical service providers.

Proposals for future TTF activity must first be submitted to the Airport Manager and require a recommendation from the Airport Advisory Committee to City Council. If City Council chooses to consider a TTF plan, then a public hearing with Planning and Zoning and a separate public hearing with McCall City Council would be required, even if not normally required under current Planning and Zoning rules.. Additionally, FAA is required to comment as to the acceptability of the proposed TTF to ensure that the proposal does not violate any existing airport grant assurances.

Any TTF activities are required to pay airport access fees as stipulated by FAA directives. Landing fees, fuel flowage fees and other fees as determined by City Council would also be required to be paid by TTF operators.

See attached Appendix C for the minimum standards applicable to each aeronautical activity applicable to FBOs / SASOs and IOs respectively.

PART IV

AMENDMENT, REVIEW AND EFFECTIVE DATE

Amendment: The City Council may upgrade or amend these Minimum Standards at any time, as it shall deem appropriate, for the equitable and improved use of the airport by commercial entities and in the best interests of the citizens of McCall.

Review: The AAC will undertake a full review of these Standards in five (5) years from the effective date, or earlier, if requested by the Council.

Effective Date: These Minimum Standards shall be in full force and effect from the date of their adoption by the City Council of McCall, by resolution duly enacted and signed.

DEFINITIONS

- AAC:** Airport Advisory Committee.
- Aeronautical Activity:** Any activity conducted on airport property that makes the operation of an aircraft possible or that contributes to, or is required for, the safe operation of aircraft. The following activities are considered to be aeronautical activities:
 - Aerial surveying
 - Aerial photography
 - Aircraft paint or upholstery
 - Aircraft rental
 - Aircraft sales
 - Aircraft storage
 - Air carrier operations (passenger and cargo)
 - Air taxi and charter operations
 - Aviation fuel and oil sales
 - Avionics or instrument sales and repair
 - Banner towing
 - Crop dusting
 - Engine or propeller sales and repair
 - Flying clubs
 - General and corporate aviation
 - Sky-diving
 - Pilot training
 - Repair and maintenance of aircraft
 - Sale of aircraft parts
 - Sightseeing
 - Any other activities that, because of their direct relationship to the operation of aircraft, can appropriately be regarded as an aeronautical activity.
- Aeronautical Service-Provider Classes:**
 - Fixed Base Operator (“FBO”)
 - Specialized Aviation Service Operation (“SASO”)
 - Independent Operators (“IO”)
- Agreement or Lease:** A contract executed between the airport and an entity granting a concession that transfers rights or interest in property, or otherwise authorizes the conduct of certain activities. The agreement or lease must be in writing, executed by both parties, and enforceable by law.
- Air Charter:** An entity that provides on-demand, non-scheduled passenger service in aircraft having no more than 30 passenger seats, and which must operate under the appropriate Federal Aviation Regulations (FARs).
- Aircraft:** Any contrivance now known or hereafter invented, used, or designed for navigation of, or flight in the air. Excluded from this definition are ultra-lights, gliders, and para-gliders.

- Aircraft Maintenance:** The repair, maintenance, adjustment, or inspection of aircraft. Major repairs include major alterations to the airframe, power-plant, and propeller, as defined in Part 43 of the FARs. Minor repairs include normal and routine annual inspections with attendant maintenance, repair calibration, adjustment, or repair of aircraft and associated accessories.
- Airport Sponsor:** A local municipal or state government body, or a private entity obligated to the federal government to comply with the assurances contained in grant agreements or property-conveyance instruments. A sponsor may be an entity that exists only to operate the airport, such as an airport authority established by state or local law. For this document, the terms airport sponsor and airport owner are used interchangeably.
- Assurance:** A provision contained in a federal-grant agreement to which the recipient of federal airport development assistance has voluntarily agreed, in consideration for the assistance provided.
- Aviation-Related Activity:** Any activity conducted on airport property that provides service or support to aircraft passengers or air cargo, such as:
 - Auto parking lots
 - Car rentals
 - Concessions
 - Ground transportation
 - Restaurants
 - Any other service or support activities that can appropriately be called aviation-related.
- Commercial Aeronautical Activity:** Any aeronautical activity that involves, makes possible, or relates to the operation of Aircraft, the purpose of such activity being to secure income, earnings, compensation or profit, whether or not such objective is accomplished.
- Commercial Non-Aeronautical Activity:** Any activity not directly related to the operation of Aircraft, (e.g., restaurant, rental cars, ground transportation, or other concessions), the purpose of such activity being to secure income, earnings, compensation or profit, whether or not such objective is accomplished.
- Entity:** Any person(s), firm, partnership, limited-liability company, corporation, unincorporated proprietorship, association, or group.
- Equipment:** All personal property and machinery together with the necessary supplies, tools, and apparatus necessary for the proper conduct of the activity being performed.
- FAA:** Federal Aviation Administration.
- FAR:** Federal Aviation Regulation.
- Fixed Base Operator (FBO):** Commercial business providing multiple aeronautical services, including, at a minimum, aircraft fueling, storage, tie-down and parking, base-line services

(including aircraft towing, deicing, engine-preheating, oxygen and APU servicing) and associated pilot and passenger facilities (lobby, restrooms, flight planning room, etc.).

- Grant Agreement:** Any agreement made between an airport sponsor and the FAA, acting on behalf of the United States, for the grant of federal funding or a conveyance of land, either of which the airport sponsor agrees to use for airport purposes.
- Improvements:** All buildings, structures, and facilities. Improvements may include pavement, fencing, signs, and landscaping that are constructed, installed, or placed on, under, or above any leased area.
- Independent Operators (“IO”):** Individual operators performing single-service aeronautical activities on the airport without a ground-lease arrangement with the Airport Sponsor (such as aircraft washing, flight instruction, and maintenance).
- Lease:** A contract between the airport owner and an entity granting a concession that transfers rights or interests in property, or otherwise authorizes the conduct of certain activities. The lease must be in writing, executed by both parties, and enforceable by law.
- Minimum Standards:** The criteria established by an airport owner as the minimum requirements that must be met by businesses, in order to engage in providing on-airport aeronautical activities or services.
- Operator:** The term applies to both commercial and non-commercial operators.
- SMS:** Safety Management System for use by certificate holders, managed by the FAA.
- SPCC:** Spill Prevention Control and Countermeasures.
- SWPP:** Storm Water Pollution Protection (plan).
- Specialized Aviation Service Operation (“SASO”):** A commercial business providing less than full (i.e., limited) FBO services. Generally, SASOs are single-service providers (e.g., maintenance, flight school, avionics shop); however, they may provide more than one aeronautical service.
- Sublease:** A lease agreement entered into by a lessee with another entity that transfers rights or interests in property or facilities, and that is enforceable by law.
- Tenant:** A person or entity who occupies or leases property on the Airport, or who conducts business operations of any kind upon the Airport premises, regardless of whether there exists a written agreement with the City of McCall.
- Through-the-Fence Rights:** The rights of access directly onto airport property from private property which is contiguous to the airport.

APPLICATION FOR LEASE / LICENSE

Name:

Contact:

Address:

Phone:

E-mail:

Attach legal description and plot plan of lease.

Attach airport map, showing location of lease.

Square footage requested:

Covered area _____

Uncovered area _____

Total leased square footage _____

Proposed land use, facility and/or activity sought: (Aircraft storage, or commercial aviation activity)

Names and qualifications of the personnel to be involved in conducting such activity:

Qualifications:

Safety hazard:

Cost to the Airport:

Availability:

Compliance with the Master Plan:

Congestion:

Ecological considerations:

For commercial aviation activities:

List all activities to be performed under the lease:

How does lease meet the Minimum Standards for each commercial activity?

Describe experience related to performance of these commercial activities:

Describe the business communications plan, including:

Contact information for principals in the business:

Contact information for daily operations:

Contact information for the public:

How does the public access the business?

Where does the public park?

Assignment Only: Attach sales agreement, bill of sale, deed or other documentation showing new ownership.

Lease rates:

Covered-area present lease rate _____

Uncovered-area present lease rate _____

Total present annual lease fee _____

Hangar number (if assigned):

Original date of lease _____

Original term of lease _____, Number and length of lease options _____

Lease rate upon assumption _____ covered

Annual lease fee upon assumption _____

McCall Municipal Airport
Minimum Standards for Commercial Aeronautical Activities
FBOs and SASOs

Appendix C

	Aircraft Maintenance and Repair	Aircraft Rental	Flight Instruction / Flight School	Full Service Fuel & Oil Sales	Self Service Fuel Sales	Aircraft Storage / Hangar Rental	Air Taxi / Charter
Services Offered	Airframe, powerplant and accessory maintenance and repair	Aircraft Rental	Ground school and flight instruction	Retail sales of 100LL, JetA, and aviation oils.	Retail sales of 100LL and JetA with no assistance from the Aeronautical Activity Provider	Use of hangar space for compensation	Revenue charter /air taxi flights
Licenses/permits required	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, business license	Land lease, business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license
Amount of Land Required	N/A	N/A	N/A	1 acre	1/2 acre for 100LL only. 1 acre for Jet A or both Jet A and 100LL.	N/A	N/A
Size, type, and amount of facilities required	1 permanent restroom; 1600 sf shop space; suitable outside storage for waiting aircraft	100 sf office space	1 permanent restroom; 250 sf classroom/office space	2 permanent restrooms, public telephone, 100 sf flight planning, 200 sf waiting room	public telephone, 100 sf flight planning / waiting room / restroom	N/A	1 permanent restroom; 1000 sf passenger lobby; table desk or counter space
Automobile Parking Required	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Other Comm Use (minimum of 2 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use	Per City Ordinance - Industrial Use	Per City Ordinance - Industrial Use	Per City Ordinance - Other Comm Use (minimum of 5 spaces) **Only finished sq ft used toward space rqmt
Number, type and training of Personnel	At least 1 FAA certified A&P mechanic	N/A	At least 1 FAA authorized CFI	At least 1 trained line service technician	N/A	N/A	Properly certified and qualified operating crew
Equipment Needed	Equipment, parts, and supplies as required for FAA certification	At least 1 aircraft available for rent	N/A	Approved filtration systems; aircraft tugs/tow bars; inflate tires; charge batteries; deice aircraft; computerized wx & flight planning	Approved filtration systems; computerized wx & flight planning	aircraft tug or towbars suitable for aircraft stored	Suitable, properly certified aircraft
Type and amount of inventory needed	N/A	N/A	N/A	10,000 gal storage capacity for each 100LL and JetA; 5 day's supply of each 100LL, JetA, and aviation oils	10,000 gal storage capacity and 5 day's supply for any grade provided	N/A	N/A
Environmental, Safety & Security	Customers Escorted	Customers Escorted	Customers Escorted	SPCC Plan, Customers Escorted, Vehicle Safety Plan	SPCC Plan, Vehicle Safety Plan	Vehicle Safety Plan	Customers Escorted; Vehicle Safety Plan
Contact Methods / Public Accessibility	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office. 24 hr call-out available	Posted after hours number on bldg & at Mgrs Office; Posted fuel price; Respond to problems in 24 hrs	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office
Days and Hours of Operation	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg; Open 7 days/week and 4 hours/day excl. gov't holidays & others as apprvd by Airport Mgr	Open 24 hours 7 days / week 365 days / year	Posted on bldg	Posted on bldg
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value
Products & Completed Ops Insurance	\$1,000,000	N/A	N/A	\$1,000,000	\$1,000,000	N/A	N/A
Hangarkeepers Insurance	\$500,000	\$500,000	\$500,000	\$500,000	N/A	\$500,000	N/A
Aircraft Liability Insurance	N/A	\$1,000,000	\$1,000,000	N/A	N/A	N/A	As required by 14 CFR Part 205
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements

See introduction Part III for additional requirements affecting providers of more than one aeronautical activity and the sharing of assets by different providers.

McCall Municipal Airport
Minimum Standards for Commercial Aeronautical Activities
FBOs and SASOs

	Scheduled Air Service	Specialty Commercial Flying	Aircraft Sales	Rental Cars	Flying Clubs	Engine, Propeller, or Avionics	Aircraft Paint and/or Upholstery
Services Offered	Revenue scheduled air service	Any/all for-hire flying not regulated by 14 CFR Part 121 or 135 (e.g. skydiving, crop dusting)	New and/or used aircraft sales	Rental cars located/delivered on-airport	Club flying only. No revenue flights.	Engine, Propeller, Avionics and/or instruments sales and repair	Aircraft Paint and/or Upholstery
Licenses/permits required	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license
Amount of Land Required	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Size, type, and amount of facilities required	2 permanent restrooms; 1600 sf passenger lobby; desk or counter space	100 sf office space	100 sf office space	100 sf office space	100 sf office space	1 permanent restroom; 1600 sf shop space	1 permanent restroom; 1600 sf shop space
Automobile Parking Required	Per City Ordinance - Other Comm Use (minimum of 10 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Other Comm Use (minimum of 2 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use OR 1 space per on-site car, whichever is less	Per City Ordinance - Other Comm Use (minimum of 1 space per aircraft in the club) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Industrial Use (minimum of 2 spaces)
Number, type and training of Personnel	Properly certified and qualified operating crew	Properly certified and qualified operating crew	N/A	N/A	N/A	Appropriate FAA Licenses	N/A
Equipment Needed	Suitable, properly certified aircraft	Suitable, properly certified aircraft	N/A	At least 1 rental car.	Suitable, properly certified aircraft	Equipment, parts, and supplies as required for FAA certification	Equipment, parts, and supplies as required for FAA certification
Type and amount of inventory needed	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Environmental, Safety & Security	Customers Escorted	Customers Escorted; Vehicle Safety Plan	Customers Escorted	Customers Escorted	Customers Escorted	Customers Escorted	Customers Escorted
Contact Methods / Public Accessibility	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office
Days and Hours of Operation	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value
Products & Completed Ops Insurance	N/A	N/A	\$1,000,000	N/A	N/A	\$1,000,000	\$1,000,000
Hangarkeepers Insurance	N/A	N/A	N/A	N/A	\$500,000	\$500,000	\$500,000
Aircraft Liability Insurance	As required by 14 CFR Part 205	\$1,000,000	N/A	N/A	\$1,000,000	N/A	N/A
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements

See introduction Part III for additional requirements affecting providers of more than one aeronautical activity and the sharing of assets by different providers.

McCall Municipal Airport
Minimum Standards for Commercial Aeronautical Activities
Independent Operators

Appendix C

	Aircraft Maintenance and Repair	Aircraft Rental	Flight Instruction / Flight School	Full Service Fuel & Oil Sales	Self Service Fuel Sales	Aircraft Storage / Hangar Rental	Air Taxi / Charter	Scheduled Air Service	Specialty Commercial Flying	Aircraft Sales	Rental Cars	Flying Clubs	Engine, Propeller, or Avionics	Aircraft Paint/Upholstery
Services Offered	Airframe, powerplant and accessory maintenance and repair	Aircraft Rental	Ground school and flight instruction	Not Permitted	Not Permitted	Not Permitted	Revenue charter /air taxi flights	Not Permitted	Any/all for-hire flying not regulated by 14 CFR Part 121 or 135 (e.g. skydiving, crop dusting)	New and/or used aircraft sales	Rental cars located/delivered on-airport	Club flying only. No revenue flights.	Engine, Propeller, Avionics and/or instruments sales and repair	Aircraft Paint and/or Upholstery
Licenses/permits required	Business license; Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit	Not Permitted	Not Permitted	Not Permitted	Business license; Airport Access Permit	Not Permitted	Business license; Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit	Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit
Amount of Land Required	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Size, type, and amount of facilities required	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Automobile Parking Required	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Number, type and training of Personnel	At least 1 FAA certified A&P mechanic	N/A	At least 1 FAA authorized CFI	Not Permitted	Not Permitted	Not Permitted	Properly certified and qualified operating crew	Not Permitted	Properly certified and qualified operating crew	N/A	N/A	N/A	Appropriate FAA Licenses	N/A
Equipment Needed	Equipment, parts, and supplies as required for FAA certification	At least 1 aircraft available for rent	N/A	Not Permitted	Not Permitted	Not Permitted	Suitable, properly certified aircraft	Not Permitted	Suitable, properly certified aircraft	N/A	At least 1 rental car.	Suitable, properly certified aircraft	Equipment, parts, and supplies as required for FAA certification	Equipment, parts, and supplies as required for FAA certification
Type and amount of inventory needed	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Environmental, Safety & Security	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Not Permitted	Not Permitted	Not Permitted	Airport Access Permit; Acceptance of Airport Rules and Regulations	Not Permitted	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations
Contact Methods / Public Accessibility	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Not Permitted	Not Permitted	Not Permitted	Contact number available at Airport Manager's Office	Not Permitted	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office
Days and Hours of Operation	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	Not Permitted	Not Permitted	Not Permitted	\$1,000,000 City of McCall named as Additional Insured	Not Permitted	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Products & Completed Ops Insurance	\$1,000,000	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	\$1,000,000	N/A	N/A	\$1,000,000	\$1,000,000
Hangarkeepers Insurance	N/A	N/A	N/A	Not Permitted	Not Permitted	Not Permitted	N/A	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A
Aircraft Liability Insurance	\$1,000,000	\$1,000,000	\$1,000,000	Not Permitted	Not Permitted	Not Permitted	As required by 14 CFR Part 205	Not Permitted	\$1,000,000	N/A	N/A	\$1,000,000	N/A	N/A
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	Not Permitted	Not Permitted	Not Permitted	ID State Statutory Requirements	Not Permitted	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements