

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A FOURTH AMENDMENT TO AIRPORT LEASE FOR SHELTAIR AVIATION DENTON, LLC COVERING PROPERTY AT 4849 SPARTAN DRIVE, DENTON, TEXAS AT THE DENTON ENTERPRISE AIRPORT; AMENDING THE EXISTING AIRPORT LEASE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE FOURTH AMENDMENT OF AIRPORT LEASE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 15, 1998, the City of Denton, a Texas home-rule municipal corporation (hereinafter the “City”), entered into that certain Airport Lease Agreement (the “Lease”) with Alan Ritchey, Inc. covering property located at 4849 Spartan Drive, Denton, Texas, as more fully described in the Lease (the “Property”), at the Denton Enterprise Airport (“Airport”), which Lease was approved by the City pursuant to Ordinance No. 98-133; and

WHEREAS, Resolution No. 98-054 assigned the Lease from Alan Ritchey, Inc. to Robby Ritchey; and

WHEREAS, Ordinance No. 2010-177 assigned the Lease from Robby Ritchey to Alan Ritchey, Inc.; and

WHEREAS, Ordinance No. 2013-258 assigned the Lease from Alan Ritchey, Inc. to Nebrig Properties L.P. and amended section III. “Term”, Section V. A. “Rights and Obligations of lessee”, Section VIII. “Ownership of Improvements”, Section XI. “Assignment of Lease” and Section XV.D. “Miscellaneous Provisions”; and

WHEREAS, Ordinance No. 2013-321 assigned the Lease from Nebrig Properties L.P. to Sykes-Vaughan Investments, LLC and amended section III. “Term”, Section IV. D., “Other Payments to Lessor”, Section V.A. “Rights and Obligations of Lessee” and XV. D. “Notice”; and

WHEREAS, Ordinance No. 22-2353 assigned the Lease from Sykes-Vaughan Investments, LLC to Sheltair Aviation Denton, LLC and amended section I.B. “Conditions of Agreement”, Section V.F. “Environmental Laws”, Section IX “Leasehold Mortgage Provisions” and XV.D. “Notice”; and

WHEREAS, Lessee has requested certain changes to the Lease to permit vehicular parking in areas where it is not currently permitted in order to serve the vehicular parking needs of the permitted aeronautical businesses occupying the leasehold; and

WHEREAS, the Lease requires the written consent of the City for the proposed amendment to be effective, and Lessee has requested the City give such consent; and

WHEREAS, at the March 11, 2026, meeting of the Airport Advisory Board, the Board recommended that the City approve the Second Amendment of Airport Lease for the Property by a vote of 5 to 0; and

WHEREAS, the City Council deems it in the public interest to enter into a fourth amendment of Airport Lease giving consent to the amendment contemplated above; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference.

SECTION 2. The amendment of Airport Lease for the Property referenced herein and incorporated hereby is hereby approved and made a part of this ordinance for all purposes.

SECTION 3. The City Manager, or their designee, is hereby authorized to execute the approved amendment of Airport Lease.

SECTION 4. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Romohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
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Section 1. Section V.A of the Lease is hereby amended to include, in addition to the other uses authorized by the Base Lease, as amended:

Vehicular Parking: Vehicular parking shall be allowed on the Leased Premises to support other authorized uses under this Section taking placed on the Leased Premises. Lessee agrees that vehicular parking will be allowed once the lot titled "Exhibit 3" on Attachment A to the Base Lease is constructed to the same standards as the lot titled "Exhibit 2" on Attachment A to the Base Lease and any applicable Airport Minimum Operating Standards or other law or regulations.

Section 2. Capitalized terms not defined in this Amendment shall have the meaning ascribed to them in the Lease, as amended.

Section 3. Except as amended by this Amendment, the provisions of the Lease and any previous amendments shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Fourth Amendment Effective Date.

BY LESSOR:
CITY OF DENTON,
a Texas home-rule municipal corporation

SARA HENSLEY
CITY MANAGER

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: DocuSigned by:
Marcella Lunn _____
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Leaseholder:
Sheltair Aviation Denton, LLC

By: Signed by:
Lisa Holland _____
CFFD0602DCDD451
Lisa Holland, President

BOTH REVIEWED AND APPROVED

as to financial and operational
obligations and business terms.

Signed by:

Ryan Adams

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Signature

Director of Airport

Title

Denton Enterprise Airport

Department

Date Signed: 1/29/2026