



# City of Denton

City Hall  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Airport

**ACM:** Christine Taylor

**DATE:** August 10, 2022

### **SUBJECT**

Receive a report and hold a discussion regarding a proposed Amendment to the existing Rates and Fees Schedule at the Denton Enterprise Airport.

### **BACKGROUND**

Based on the recent preliminary Airport Appraisal, the Airport Rates and Fees Schedule (**Exhibit 2**) is being amended to include the following fee increases and descriptions:

1. **Aircraft Storage Fee**

The Aircraft Storage fees will be amended to reflect the appraised \$25.00 - \$50.00/month rental increase. The 27 City-owned Quebec T-hangars rates were established prior to construction starting in 2015 based on analysis of other area airport fees. The analysis provided in the 2022 appraisal review confirmed the current rates are below similar facilities based on overall size of the hangar and availability of electric doors and the door width. The proposed appraised Airport Storage Fee rate range is \$350 - \$600/month.

2. **Airport Development Application Fee**

The Airport Development Application Fee will be amended to reflect the removal of the tiered application fee. The fee assists in offsetting the staff expenses associated with assisting and processing development proposals at the Airport, as well as reduce the number of applicants to those serious about development. The adopted fee that reflects the current available parcels is \$1000.00. The proposed Airport Development Application fee is \$1000.00.

3. **Airport Hourly Rate**

The Airport Hourly Rate will be amended to reflect the current rate for staff escorts and repairs. The rate is calculated by dividing the total budgeted personnel cost by the number of full-time equivalent positions at the Airport. The proposed Airport Hourly Rate is \$43.01.

4. **Airport Terminal Meeting Room**

The Airport Terminal Meeting room fee will be amended to reflect a Facility Use Fee increase. Airport staff compared room rental rates across all City of Denton room rental types and determined the average room rental fee is \$30.00 an hour with a \$100.00 security deposit. The proposed Facility Use fee is \$30.00 per hour.

5. Aviation Fuel Delivery Fee

The Aviation Fuel Delivery Fee will be amended to reflect a Fixed Based Operator and private use increase. The appraisal analysis recommends increasing the current percentage of flat fees for Fixed Based Operators and private use, based on surrounding Airport fuel fees. The proposed Aviation Fuel Delivery Fee for Fixed Based Operators is .18 per gallon, and .29 per gallon for private use.

6. Land Lease Rates

The Land Lease Rates title will be amended to read Building and Land Lease Rates. Airport Land Leases will begin the reversion process in 2024. The established fees will be adjusted by CPI and appraisal. The Fair Market Values (FMV) determined range for Land Leases are \$0.31 - \$0.40/sf/year, and is based on parcel location, road access, utility availability and characteristics. Building appraisal services are currently being rendered.

**EXHIBITS**

1. Agenda Information Sheet
2. Rates and Fees Schedule – Redlined and Clean

Respectfully submitted:  
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Prepared by:  
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