

SCHEDULE OF RATES AND CHARGES
PUEBLO MEMORIAL AIRPORT (KPUB)
Effective July 13, 2026

SECTION 1. GENERAL TERMS

1.1 Scope

This Schedule applies to all users of Pueblo Memorial Airport ("Airport"), including tenants, lessees, permittees, concessionaires, aircraft operators, and all other persons or entities using Airport facilities, services, or airspace, except as otherwise expressly provided in a written agreement approved by the City of Pueblo ("City").

1.2 Payment Terms

All fees and charges are due and payable within thirty (30) days of receipt of an invoice, bill, or other notice of payment obligation, unless a written agreement with the City specifies different terms.

1.3 Late Charge and Interest

Unless otherwise agreed upon through a Lease or Agreement, any fee or charge not paid when due shall be subject to a late charge of fifty dollars (\$50.00). In addition, unpaid amounts shall accrue interest at the rate of eight percent (8%) per annum from the original due date until receipt of payment. Returned checks or dishonored electronic payments may constitute a late payment if the payment is not resolved prior to the date in which the original payment was due. Partial payments shall be applied first to late charges, then to accrued interest, then to principal.

1.4 Payment Address

All payments shall be made to: City of Pueblo, Director of Aviation, Pueblo Memorial Airport, 31201 Bryan Circle Suite 200, Pueblo, Colorado 81001, unless the Director of Aviation directs otherwise in writing.

1.5 Inspection of Books and Records

The City reserves the right to inspect books and records of Airport tenants, operators, and users for the limited purpose of verifying proper calculation and payment of rates and charges imposed under this Schedule.

1.6 Remedies for Nonpayment

If any person or entity fails to pay rates and charges when due, the City may pursue all remedies available under law and equity, including without limitation: recovery of all amounts due with interest; incidental and consequential damages and attorney's fees; termination of any lease, license, permit, or agreement; retention of security deposits; suit for specific performance, injunctive relief, or money damages; and denial of continued access to Airport facilities pending cure.

1.7 Airport Damage

Airport users are liable for all damage to Airport property caused by the user or its officers, agents, employees, contractors, subcontractors, representatives, customers, guests, or parties acting under the user's direction or control, ordinary wear and tear excepted.

1.8 Annual CPI Adjustment

Unless otherwise provided in a written agreement with the City, all rates and charges in this Schedule shall be adjusted annually, effective January 1 of each year, by the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), using the most recent 12-month period for which data is available prior to October 1 of the preceding year. If the CPI-U is negative in any year, rates shall remain unchanged for that adjustment period. If the CPI-U is discontinued or substantially altered, the City shall substitute a comparable index published by the U.S. Bureau of Labor Statistics.

1.9 Reservation of Rights

This Schedule is not exhaustive. The City reserves the right to charge for items not covered by this Schedule, including recovery for Airport damage and fines and penalties for violation of Airport rules and regulations. The City Council may amend this Schedule at any time by ordinance or resolution.

SECTION 2. LANDING FEES

Landing fees apply to all aircraft landing at the Airport, except as exempted below. Fees are calculated on the basis of the aircraft's certified maximum gross landing weight (MGLW) as published in FAA records.

2.1 Landing Fee Schedule

Class of Aircraft	Rate
Commercial Signatory Carrier	Contract Rate
Commercial Non-Signatory Carrier per 1,000 lbs. MGLW	\$3.00
Charter / Non-Scheduled Commercial per 1,000 lbs. MGLW	\$3.00
General Aviation (12,501 lbs. MGLW and above) per 1,000 lbs. MGLW	\$2.00
General Aviation (12,500 lbs. MGLW and below)	No Charge
Military Aircraft	Joint Use Agreement

2.2 Special Rules

(a) Training Flights: One-half (1/2) of the applicable rate per landing for each landing performed in conjunction with a training flight, including touch-and-go and stop-and-go operations.

(b) Emergency Landings: No landing fee is assessed when an aircraft lands at the Airport due to a declared emergency.

(c) Forced Return: No landing fee is assessed when an aircraft departs the Airport and, without stopping at another airport, is forced to return to the Airport due to weather, mechanical failure, or other similar precautionary reason.

(d) Non-Signatory Surcharge: Rates charged to non-signatory airlines shall not be less than 125% of the signatory rate for the same class of aircraft. The rates in Section 2.1 for Non-Signatory Carriers already reflect this surcharge.

(e) Reporting: Commercial aircraft operators shall submit monthly activity reports to the Director of Aviation no later than the 10th of the following month on forms provided or approved by the Director.

SECTION 3. TERMINAL BUILDING FEES

3.1 Terminal Building Usage Fee (Charter Services and Diversions)

Description	Fee
Per Two Hour Period	\$200.00

Note: Applies each time the terminal building is used to support a charter flight operation or a diverted commercial flight. "Use" means a single aircraft movement (arrival or departure) utilizing terminal building facilities.

3.2 Airport Operations Staff Fees

3.2.1 Airport Operations Staff Hourly Rate. Any person or entity whose operations or requests during Normal Business Hours require extraordinary Airport operations staff services specifically attributable to that user's operations and exceed the scope of routine daily airport support, shall pay the Airport Operations Staff Hourly Rate per hour, per staff member, with a minimum charge of one (1) hour. Time shall be calculated in thirty (30) minute increments after the first hour. Extraordinary services may include, but are not limited to, extended staff coverage for late or delayed flights, diversion aircraft handling requiring dedicated personnel, disabled aircraft removal or repositioning requiring staff coordination beyond initial response, terminal building access outside Normal Business Hours, and snow and ice removal requested by a specific operator beyond routine airfield maintenance. The Director of Aviation shall determine whether a requested service constitutes an extraordinary service subject to this Section. The Airport Operations Staff Hourly Rate shall be the fully loaded hourly cost to the City for the staff member providing the service, including base wages, FICA, PERA contributions, workers' compensation, health insurance, and reasonable administrative overhead, as determined by the Director of Aviation based on the most recent payroll data available at the time of service.

3.2.2 After-Hours Callout Fee. Any person or entity whose operations or requests require Airport operations staff presence outside Normal Business Hours shall pay the After-Hours Callout Rate per hour, per staff member, with a minimum charge of four (4) hours per callout. Time shall be calculated in thirty (30) minute increments after the minimum period. The After-Hours Callout Rate is calculated at one and one-half (1.5) times the Airport Operations Staff Hourly Rate established in Section 3.2.1 and reflects the overtime premium and minimum callback obligation incurred by the City in providing operations staff outside Normal Business Hours.

3.2.3 Normal Business Hours Defined. For purposes of this Section, "Normal Business Hours" means 6:00 a.m. to 10:00 p.m. daily. Operations occurring outside these hours are subject to the After-Hours Callout Rate.

3.2.4 Advance Notice Required. Requests for Airport operations staff services outside Normal Business Hours must be submitted to the Director of Aviation or designee no fewer than twenty-

four (24) hours in advance of the requested service time. Requests received with fewer than twenty-four (24) hours' notice may be accommodated at the Director's sole discretion.

3.2.5 Cancellation. Cancellation of a confirmed after-hours callout must be received by the Director of Aviation or designee no fewer than twelve (12) hours before the scheduled service time. Cancellations received after that deadline, or failure to appear for a confirmed operation, shall result in assessment of the full minimum After-Hours Callout Fee.

3.2.6 Invoicing and Payment. Fees under this Section shall be invoiced monthly and are subject to the payment terms, late charges, and interest provisions of Section 1 of this Schedule. The Director of Aviation may, in the Director's discretion, require a valid credit card authorization or advance deposit before confirming an after-hours callout.

3.2.7 Exclusions. This Section does not apply to (a) services provided to the United States Government in accordance with Grant Assurance 22 and 49 U.S.C. § 47107(a)(2); (b) emergency response by Airport operations staff to conditions affecting the safety of Airport operations, which are not subject to user fees; or (c) routine Airport self-inspection activities required under 14 CFR Part 139, the cost of which is captured in other rate categories.

3.2.8 Director's Authority. The Director of Aviation shall have authority to establish administrative procedures for scheduling, documenting, and billing Airport operations staff services under this Section, consistent with the terms of this Schedule and Pueblo Municipal Code Title III, Chapter 1.

3.2.9 Routine Services Not Subject to Charge. Routine airport operations services provided during Normal Business Hours are not subject to a separate charge under this Section. Routine services include, but are not limited to, airside vehicle escorts, Air Operations Area (AOA) access coordination, ramp and gate coordination, badge office services, and wildlife management patrols conducted as part of the Airport's daily operational program. The costs of routine services are recovered through other rate categories established in this Schedule.

3.3 Terminal Building Exclusive Space Lease

Description	Rate
Rate per sq. ft. per year (exclusive-use space)	Contract

Note: Applies to non-aircraft-operator tenants leasing exclusive space in the terminal building and not operating under the current airline use and lease agreement. Rate subject to annual CPI adjustment per Section 1.8.

SECTION 4. T-HANGAR AND AIRSIDE LAND LEASE RATES

4.1 T-Hangar Monthly Rental Rates

Location / Type	Monthly Rate
31501 Bryan Circle T-Hangar (enclosed) effective 7/1/2027	\$285.00
31501 Bryan Circle Storage Unit	\$215.00
291 Skyway T-Hangar (enclosed)	\$500.00

449 and 430 Skyway Hangars	Contract
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Note: T-hangar rates are subject to annual CPI adjustment per Section 1.8. Subleasing is not permitted. 291 Skyway is expected to be available for lease in October 2027. 430 Skyway and 449 Skyway Hangars are City-owned facilities not yet available for lease. Rental rates will be established by written agreement upon availability.

4.2 Airside Land Lease Rates (Annual, per sq. ft.)

Category	Annual Rate / Sq. Ft.
Unimproved Aeronautical Land	\$0.25
Improved Aeronautical Land	\$0.35
Non-Aeronautical Land (Airport Industrial Park and other)	Fair Market Value

Note: New airside ground leases shall be executed at the greater of the applicable schedule rate or fair market value as determined by current appraisal. Rates subject to annual CPI adjustment per Section 1.8. Non-aeronautical land rates shall be set by appraisal or market analysis conducted at least every five years. Existing leases with express rate terms are not overridden by this Schedule until expiration or renegotiation, per Section 4 of the Ordinance.

SECTION 5. AIRPORT PUBLIC PARKING FEES

5.1 Public Parking Rates

Duration	Rate
0 to 2 hours	FREE
Over 2 hours (per 20-minute increment after free period)	FREE
Daily maximum (24-hour period)	FREE
Monthly parking permit	FREE

SECTION 6. SECURITY ACCESS CREDENTIALING FEES

Security credentialing fees cover the administrative and operational costs of issuing and maintaining Airport access credentials pursuant to the Airport's Security Program under 49 C.F.R. Part 1542.

6.1 Badge and Credential Fees

Credential Type / Transaction	Fee
SIDA / Sterile Area Badge, Initial Issue (includes CHRC fingerprinting, Security Threat Assessment, photo, required training, and identification media)	\$125.00

SIDA / Sterile Area Badge, Initial Issue (not including CHRC fingerprinting, Security Threat Assessment) including photo, required training, and identification media)	\$75.00
SIDA / Sterile Area Badge, Annual Renewal	\$50.00
AOA Badge, Initial Issue (includes Security Threat Assessment, photo, required training, and identification media)	\$65.00
AOA Badge, Annual Renewal	\$20.00
Badge, 1st Lost or Stolen Replacement	\$100.00
Badge, 2nd Lost or Stolen Replacement	\$200.00
Badge, 3rd or Subsequent Lost or Stolen Replacement	\$300.00
Unreturned Badge (charge to employer of record)	\$100.00

6.2 Security Violation Fines

Security violation fines are assessed on a progressive basis within a rolling twelve (12) month period, measured from the date of the most recent violation. The Director of Aviation shall classify each violation as negligent or intentional at the time of issuance. All fines are assessed against the badge holder's employer of record. Fines are in addition to, and do not substitute for, any penalties imposed by the TSA under 49 C.F.R. Part 1542.

Occurrence (within rolling 12-month period)	Negligent Violation	Intentional Violation
1st Violation	Written Warning	\$250.00
2nd Violation	\$100.00	\$500.00
3rd Violation	\$250.00	\$500.00 + 30-day badge suspension
4th or Subsequent Violation	\$500.00 + 30-day badge suspension	Badge revocation

The Director of Aviation may revoke any badge at any time for cause, including but not limited to a single violation that creates an immediate threat to Airport security. Badge holders subject to suspension or revocation may request a meeting with the Director of Aviation within ten (10) business days of the notice of action. The Director's decision following any such meeting shall be final. Fines not paid within thirty (30) days are subject to the late charge and interest provisions of Section 1.3.

SECTION 7. MISCELLANEOUS FEES

Item	Fee
Credit Card Payment Convenience Fee, pursuant to C.R.S. § 29-11.5-103(3)	Actual Cost

Lease Transfer / Assignment Fee	\$250.00
Public Records (CORA) Requests, Research and Retrieval	C.R.S. Section 24-72-205
SASO Permit Fee	\$250.00 initial / \$25.00 annual renewal
Special Event/Use Fee	Contract
Aircraft Ramp Parking Fee 3 days or less	Free
Aircraft Ramp Parking Fee 4 days or more	By Written Agreement Only
Conference Room Usage per day	\$100.00
Returned Check / Dishonored Electronic Payment	\$15.00
Based Aircraft Tie-Down, single engine, per month	\$75.00
Based Aircraft Tie-Down, multi-engine / turboprop, per month	\$125.00