



Background Paper for Proposed Ordinance

COUNCIL MEETING DATE: _____, 2026
TO: President Mark Aliff and Members of City Council
CC: Mayor Heather Graham
VIA: Clyde Bishop, City Clerk
FROM: Greg Pedroza, Director of Aviation
SUBJECT: AN ORDINANCE ESTABLISHING A SCHEDULE OF RATES, CHARGES, AND PENALTIES FOR PUEBLO MEMORIAL AIRPORT (KPUB) AND REPEALING ORDINANCE NO. 10811

SUMMARY:

Attached is a proposed Ordinance establishing a comprehensive Schedule of Rates, Charges, and Penalties for Pueblo Memorial Airport. The Schedule sets rates for aircraft landing fees, terminal building space, T-hangar and airside land leases, public parking, security access credentialing, security violation fines, and miscellaneous Airport fees. It also establishes general payment terms, a late charge and interest structure, and a CPI-based annual adjustment mechanism. This Ordinance also repeals Ordinance No. 10811 (adopted October 15, 2024, effective January 1, 2025), which established T-hangar and storage unit rental rates for the facility at 31501 Bryan Circle.

The rates set forth in the attached Schedule were benchmarked against four comparable Colorado airports: Grand Junction Regional Airport; Northern Colorado Regional Airport; Rocky Mountain Metropolitan Airport; and Cortez Municipal Airport. All proposed rates are consistent with or below the median rates at comparable airports and are designed to be reasonable pursuant to FAA Grant Assurance 22 while advancing Airport self-sustainability pursuant to FAA Grant Assurance 24.

PREVIOUS COUNCIL ACTION:

Resolution No. 12227, adopted September 12, 2011, effective October 1, 2011, is the current operative fee authority for Pueblo Memorial Airport. Resolution No. 12227 repealed Resolution Nos. 9389 (September 10, 2001) and 9820 (March 24, 2003) in their entirety and established landing fees, terminal building use fees, parking fees, T-hangar rental rates, conference room fees, and badging fees. Those rates have not been comprehensively updated since 2011.

Ordinance No. 10811, adopted October 15, 2024, effective January 1, 2025, subsequently established T-hangar rates for the City-owned hangar at 31501 Bryan Circle at \$265.00 per month for T-hangars and \$200.00 per month for the storage unit, with a five-year CPI adjustment

commencing January 1, 2029. Ordinance No. 10811 also purported to repeal Resolution No. 9389, which had already been repealed by Resolution No. 12227 in 2011.

No prior Council action has established a comprehensive airside land lease rate schedule, security violation fines, or an annual CPI adjustment mechanism applicable to Airport rates generally.

BACKGROUND:

Pueblo Memorial Airport is operated under the authority of Pueblo Municipal Code Title III, Chapter 1. The Director of Aviation administers the Airport and is authorized under PMC Section 3-1-6(g) to collect fees and charges for Airport use, subject to City Council approval. The Airport's fee structure has been set through a series of individual resolutions and one ordinance over more than two decades rather than through a single comprehensive schedule, creating inconsistency across user classes and leaving significant fee categories unaddressed.

49 U.S.C. Section 47107(a)(13) requires the City, as an FAA Airport Improvement Program (AIP) grant recipient, to maintain a fee and rental structure that makes the Airport as self-sustaining as possible under prevailing conditions. FAA Grant Assurance 24 further imposes this obligation on all AIP grant sponsors. Grant Assurance 22 independently requires that all aeronautical user fees be fair, reasonable, and not unjustly discriminatory among similarly situated users.

The attached Schedule formalizes rates across seven categories of Airport use. The proposed landing fees (Contract Rate for commercial signatory carriers; \$3.00 per 1,000 lbs. Maximum Gross Landing Weight for non-signatory, charter, and \$2.00 per 1,000 lbs. Maximum Gross Landing Weight general aviation above 12,500 lbs.) represent an increase over Resolution No. 12227's rates (\$0.75/\$1.00 per 1,000 lbs. MGLW), which are among the lowest at any commercial service airport in Colorado. The Schedule lowers the minimum gross landing weight threshold for landing fee applicability from 25,000 pounds to 12,500 pounds. General aviation aircraft at or below 12,500 pounds MGLW remain fully exempt.

T-hangar rates are increased from their current levels to begin narrowing the gap with comparable airports, where T-hangar rates range from \$332 per month to over \$700 per month. The Bryan Circle T-hangar moves from \$265.00 per month (set by Ordinance No. 10811) to \$285.00 per month effective July 1, 2027; the Bryan Circle storage unit moves from \$200.00 to \$215.00 per month. The Schedule also establishes, for the first time, security violation fines assessed on a progressive basis for violations of Airport security rules and regulations.

Repealing Ordinance No. 10811 within this Ordinance eliminates the potential for conflicting rate authority between the prior ordinance and the comprehensive Schedule. Rates for the Bryan Circle facility will be governed exclusively by the Schedule going forward. Existing leases executed under Ordinance No. 10811 are not impaired and remain in effect according to their express terms until expiration or renegotiation.

FINANCIAL IMPLICATIONS:

Adoption of this Ordinance establishes the legal authority for the City to collect Airport rates and charges in the amounts set forth in the Schedule. The increase in landing fees and the upward adjustment of T-hangar rates are each expected to modestly increase Airport revenues over current levels; specific revenue projections will depend on operational volumes in each category. The Bryan Circle T-hangar rate increase from \$265.00 to \$285.00 per month across nine units

produces \$30,780.00 annually, compared to \$28,620.00 under Ordinance No. 10811, an increase of \$2,160.00 per year. The storage unit increase from \$200.00 to \$215.00 per month produces an additional \$180.00 per year. The CPI adjustment mechanism will allow rates to track inflation annually without further Council action. All Airport revenues collected under the Schedule are subject to FAA Grant Assurance 25 and Pueblo Municipal Code Section 3-1-7, and must be deposited into the Airport's dedicated fund and used for Airport purposes.

BOARD/COMMISSION RECOMMENDATION:

Not applicable to this Ordinance.

STAKEHOLDER PROCESS:

Not applicable to this Ordinance.

ALTERNATIVES:

If this Ordinance is not approved, Pueblo Memorial Airport will continue to operate without a Council-adopted comprehensive Schedule of Rates and Charges. This creates ongoing exposure under FAA Grant Assurance 24's self-sustainability mandate. It also limits the City's ability to enforce payment obligations and late charges on a consistent, legally defensible basis across all categories of Airport users. The existing patchwork of individual resolutions and Ordinance No. 10811, none of which have been updated to reflect market conditions or inflation, will continue to generate inconsistency and undermine the Airport's revenue position. Ordinance No. 10811 will remain on the books, creating potential ambiguity as to the applicable rate authority for the Bryan Circle facility.

RECOMMENDATION:

Approval of the Ordinance.

Attachments:

Schedule of Rates and Charges, Pueblo Memorial Airport (KPUB), Effective June 30, 2026 (Exhibit A)

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A SCHEDULE OF RATES,
CHARGES, AND PENALTIES FOR PUEBLO MEMORIAL
AIRPORT (KPUB) AND REPEALING ORDINANCE NO. 10811

WHEREAS, the City of Pueblo, Colorado ("City") is the owner and operator of Pueblo Memorial Airport ("Airport" or "KPUB") located in Pueblo, Colorado; and

WHEREAS, the City of Pueblo is a home rule municipality organized and existing under Article XX of the Colorado Constitution, which vests in home rule municipalities plenary authority over matters of local concern, including the ownership, operation, and administration of municipal airports and the imposition of fees and charges for the use of municipal facilities and services; and

WHEREAS, Section 3-17 of the Pueblo City Charter requires that every act of the City Council establishing any rule or regulation for the violation of which a penalty is imposed shall be by ordinance; and

WHEREAS, Section 41-4-201, C.R.S., authorizes the city councils of Colorado municipalities to acquire, establish, own, operate, and regulate airports; and Section 41-4-204, C.R.S., authorizes such municipalities to exact and require charges, fees, and tolls, together with a lien to enforce their payment, in connection with the operation and maintenance of airports; and

WHEREAS, Title III, Chapter 1 of the Pueblo Municipal Code establishes the legal framework governing operations at the Airport and vests authority in the Director of Aviation to manage Airport operations and enforce applicable rules, regulations, and charges; and

WHEREAS, 49 U.S.C. Section 47107(a)(13) (codified as FAA Grant Assurance 24, Fee and Rental Structure), requires the City, as an airport sponsor that has accepted Airport Improvement Program (AIP) grant funds, to maintain a fee and rental structure for the facilities and services at the Airport that will make the Airport as self-sustaining as possible under the circumstances existing at the Airport, taking into account such factors as the volume of traffic and economy of collection; and

WHEREAS, federal law, 49 U.S.C. Section 40116(e)(2), recognizes the right of an airport proprietor to impose reasonable rental charges, landing fees, and other service charges from aircraft operators for using airport facilities; and

WHEREAS, FAA Grant Assurance 22 (Economic Nondiscrimination) requires that all fees imposed on aeronautical users be fair, reasonable, and not unjustly discriminatory among similarly situated users; and

WHEREAS, the City Council adopted Resolution No. 12227 on September 12, 2011, effective October 1, 2011, which established certain fees at the Airport and repealed Resolution Nos. 9389 and 9820; Resolution No. 12227 constitutes the operative fee authority for the Airport for all fee categories except the Bryan Circle T-hangar and storage unit, which are governed by Ordinance No. 10811 (adopted October 15, 2024, effective January 1, 2025); and

WHEREAS, the rates established by Resolution No. 12227 have not been comprehensively updated since 2011 and no longer reflect the cost of Airport operations, current market conditions at comparable Colorado airports, or the full range of fee categories necessary to make the Airport as self-sustaining as possible consistent with Grant Assurance 24; and

WHEREAS, the attached Schedule of Rates and Charges establishes security violation fines assessed on a progressive basis for violations of Airport security rules and regulations; because such fines constitute penalties for the violation of rules and regulations, Section 3-17 of the City Charter requires that they be adopted by ordinance; and

WHEREAS, the attached Schedule of Rates and Charges is designed to: (i) compensate the City for its costs to accommodate Airport tenants and users; (ii) make the Airport as financially self-sustaining as possible consistent with Grant Assurance 24; (iii) capture a fair return from persons and entities accessing the Airport for commercial purposes; and (iv) maintain rates that are reasonable and competitive with airports of comparable size and activity; and

WHEREAS, all revenues collected under this Schedule shall be deposited into the Airport's dedicated fund and used exclusively for the capital or operating costs of Pueblo Memorial Airport or other permitted airport purposes, consistent with FAA Grant Assurance 25 (Airport Revenues) and Pueblo Municipal Code Section 3-1-7; and

WHEREAS, maintaining Ordinance No. 10811 alongside the comprehensive Schedule would create ambiguity as to the operative rate authority for the 31501 Bryan Circle facility, and formal repeal of Ordinance No. 10811 is necessary to eliminate that ambiguity and ensure a single, consistent rate structure governs all Airport fees. NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The City Council hereby adopts the attached Schedule of Rates and Charges for Pueblo Memorial Airport (the "Schedule"), attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2.

The attached Schedule shall apply, without limitation, to the following categories of Airport tenants and users: Air Carriers; General Aviation Aircraft Operators; Fixed Base Operators (FBOs); Aircraft Ground Service Operators; Hangar and Airside Lessees; Terminal Building Tenants; and all other users of Airport facilities, supplies, and services.

SECTION 3.

The Schedule shall be implemented and imposed as follows: (a) the applicable rates and charges shall be incorporated within any and all leases, licenses, permits, contracts, and other agreements entered into on or after the effective date hereof; (b) applicable rates and charges shall apply to any existing lease, license, permit, contract, or other agreement that explicitly requires the tenant or user to pay rates and charges as established by the City Council; and (c) applicable rates and charges shall apply to any user of the Airport conducting an activity covered by the Schedule who does not operate pursuant to a lease, license, permit, contract, or other agreement with the City.

SECTION 4.

The terms of this Ordinance and the attached Schedule shall not apply in any manner that presents an irreconcilable conflict with the express terms of an existing lease, license, permit, contract, or other agreement between the City and an Airport tenant or user.

SECTION 5.

This Schedule is not intended to be exclusive or exhaustive. The City reserves the right to charge for items not covered by this Schedule, including without limitation recovery for damage to the Airport and fines and penalties for violation of Airport rules and regulations.

SECTION 6.

The Director of Aviation is authorized and directed to administer, enforce, and publish the Schedule of Rates and Charges in accordance with its terms, and to make the Schedule publicly available on the Airport website. Annual adjustments made pursuant to Section 1.8 of the Schedule (CPI-based adjustments) may be implemented by the Director of Aviation without a new Council ordinance or resolution, unless the City Council determines otherwise. The Director of Aviation shall publish any such adjustment on the Airport website no later than thirty (30) days prior to its effective date.

SECTION 7.

The attached Schedule of Rates and Charges shall continue in effect unless and until superseded by a further ordinance or resolution adopted by the City Council.

SECTION 8.

This Ordinance supersedes, to the extent of any conflict, the rates established by Resolution No. 12227 (adopted September 12, 2011). Resolution No. 12227 is hereby repealed.

SECTION 9.

Ordinance No. 10811, adopted by the City Council of Pueblo on October 15, 2024, and entitled "An Ordinance Amending T-Hangar and Storage Unit Rental Rates at 31501 Bryan Circle at the Pueblo Memorial Airport, in the City and County of Pueblo, and Repealing Resolution 9389," is hereby repealed in its entirety, effective on the date this Ordinance becomes effective. Rates for T-hangars and the storage unit at 31501 Bryan Circle shall be governed exclusively by the Schedule adopted in Section 1 of this Ordinance. Nothing in this Ordinance shall be construed to impair the obligations of any existing lease or rental agreement between the City and a tenant of the 31501 Bryan Circle facility that was executed in accordance with the rates established by Ordinance No. 10811 prior to the effective date of this Ordinance; such agreements shall remain in effect according to their express terms until expiration or renegotiation.

SECTION 10.

The officers and staff of the City are authorized and directed to perform any and all acts consistent with the intent of this Ordinance to effectuate the policies and procedures described herein, including without limitation updating any published rate schedules and notifying tenants of the 31501 Bryan Circle facility of the change in governing rate authority.

SECTION 11.

This Ordinance shall become effective on the date of final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on _____.

Final adoption of Ordinance by City Council on _____.

PRESIDENT OF CITY COUNCIL

Action by the Mayor:

☐ Approved on _____, 2026.

☐ Disapproved on _____ based on the following objections:

MAYOR

Action by City Council After Disapproval by the Mayor:

☐ Council did not act to override the Mayor's veto.

☐ Ordinance re-adopted on a vote of _____, on _____.

☐ Council action on _____ failed to override the Mayor's veto.

PRESIDENT OF CITY COUNCIL

ATTEST

CITY CLERK

EXHIBIT A
SCHEDULE OF RATES AND CHARGES
PUEBLO MEMORIAL AIRPORT (KPUB)

Effective June ____, 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. 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. The Director of Aviation may implement annual CPI adjustments without a further ordinance or resolution of the City Council and shall publish adjusted rates on the Airport website no later than thirty (30) days prior to the effective date of each adjustment.

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

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

- END OF EXHIBIT A -