

MINIMUM REQUIREMENTS
FOR
AIRPORT AERONAUTICAL SERVICES
COLUMBUS METROPOLITAN AIRPORT
COLUMBUS, GEORGIA

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PREAMBLE

The Muscogee County Airport Commission of the Columbus Metropolitan Airport;

Being in a position of responsibility for the administration of the Columbus Metropolitan Airport, Muscogee County, Georgia, and;

In order to ensure adequate aeronautical services and facilities to the users of the Columbus Metropolitan Airport, and;

To encourage the development of the Columbus Metropolitan Airport and its activities, and;

To foster the economic health and orderly development of commercial aeronautical operators at the Columbus Metropolitan Airport,

Herewith Provide:

1. The minimum standards for a person or persons, firm or corporation based upon and engaging in one or more aeronautical services at the Columbus Metropolitan Airport, Muscogee County, Georgia.
2. These lease clauses which shall be included in all leases between Muscogee County Airport Commission and any person or persons, firm or corporation desiring to be based upon the Columbus Metropolitan Airport, Muscogee County, Georgia, and engage thereon in any aeronautical service.
3. Any aeronautical activity or combination of activities may be conducted by any person, firm or corporation upon application to and approval of the owner. Reasonable terms and conditions for the privilege of engaging in these various services will be established by the owner commensurate with the nature and scope of the activities involved. The owner shall determine substantial conformance to the standards for fixed base operators.

A. AIRCRAFT SALES

1. Statement of Concept

An aircraft sales operator is a person or persons, firm, or corporation engaged in the sale of new or used aircraft through franchises or licensed dealership or distributorship (either on a retail or wholesale basis) of an aircraft manufacturer or otherwise; and provides such repair, services and parts as necessary to meet any guarantee or warranty on new or used aircraft sold by him.

2. Minimum Standards

- (a) The operator shall lease from Muscogee County Airport Commission an area not less than 25,000 square feet of ground space to provide for outside display and storage of aircraft and on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage and at least 1,000 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

The operator shall provide a paved aircraft apron within the leased area to accommodate aircraft movement from the operator's building to the taxiway.

All plans, specifications, architectural designs and landscaping shall require written approval of the Airport Commission prior to construction.

- (b) The operator shall provide necessary and satisfactory arrangements for repair and servicing of aircraft, but only for the duration of any sales guarantee or warranty period. Servicing facilities may be provided through written agreement with a repair shop operator at the Columbus Metropolitan Airport. The operator shall provide an adequate inventory of spare parts for the type of new aircraft for which sales privileges are granted. The operator who is engaged in the business of selling new aircraft shall have available or on call at least on single engine demonstrator.
- (c) The operator performing the services under the category will be required to carry a minimum of \$250,000 single limit liability.
- (d) The operator shall have his premises open and services available eight (8) hours daily, five (5) days a week.
- (e) The operator shall have in his employ, and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in an efficient manner, but never less than one (1) person having a current, effective commercial pilot certificate with a single engine rating.

The operator shall provide telephone answering service or make provisions for someone to be in attendance on the office at all times during the required operating hours.

B. AIRFRAME AND POWER PLANT REPAIR FACILITIES

1. Statement of Concept

An aircraft engine and airframe maintenance and repair operator is a person or persons, firm, or corporation providing one or a combination of airframe and power plant repair services, but, with at least one person currently certified by the Federal Aviation Administration with ratings appropriate to the work being performed. This category of aeronautical services shall also include the sale of aircraft parts and accessories, but such is not an exclusive right.

2. Minimum Standards

- (a) The operator shall lease from Muscogee County Airport Commission an area not less than 25,000 square feet on which shall be erected a building to provide at least 8,000 square feet of floor space for airframe and power plant repair services including a segregated painting area, all meeting with local and state industrial code requirements, and at least 1,000 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

The operator shall provide a paved aircraft apron within the leased area to accommodate aircraft movement from the operator's building to the taxiway.

All plans, specifications, architectural designs and landscaping shall require written approval of the Airport Commission prior to construction.

- (b) The operator shall provide sufficient equipment, supplies, and availability of parts equivalent to that required for certification by the Federal Aviation Administration as an approved repair station.
- (c) The operator performing the services under this category will be required to carry a minimum of \$250,000 single limit liability.
- (d) The operator shall have his premises open and services available eight (8) hours daily, five (5) days each week.
- (e) The operator shall have in his employ, and on duty or on call during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in this category of services in an efficient manner, but never less than one (1) person currently certificated by the Federal Aviation Administration with ratings appropriate to the work being performed and who holds an airframe, power plant or an aircraft inspector rating, and one (1) other person not necessarily rated.

The operator shall provide telephone answering service or make provisions for someone to be in attendance in the office at all times during the required operating hours.

C. AIRCRAFT RENTAL

1. Statement of Concept

An aircraft rental operator is a person or persons, firm, or corporation engaged in the rental of aircraft to the public.

2. Minimum Standards

- (a) The operator shall lease from the Muscogee County Airport Commission as area of not less than 25,000 square feet of ground space and on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage or make adequate provisions for tiedown and at least 500 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

The operator shall provide a paved aircraft apron within the leased area to accommodate aircraft movement from the operator's building to the taxiway.

All plans, specifications, architectural designs and landscaping shall require the written approval of the Airport Commission prior to construction.

- (b) The operator shall have available for rental, either owned or under written lease to operator, not less than two (2) certified and currently airworthy aircraft, at least one (1) of which must be a four-place aircraft.
- (c) The operator performing the services under this category will be required to carry a minimum of \$250,000 single limit liability.
- (d) The operator shall have his premises open and services available eight (8) hours daily, five (5) days a week.
- (e) The operator shall have in his employ and on duty or on call during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards in an efficient manner, but never less than one (1) person having a current commercial pilot certificate with appropriate ratings. The operator shall provide telephone answering service or make provisions for someone to be in attendance in the office at all times during the required operating hours.

D. FLIGHT TRAINING

1. Statement of Concept

A flight training operator is a person, persons, firm or corporation engaged in instructing pilots in dual and solo flight training, in fixed or rotary wing aircraft, and which provides such related ground school instruction as is necessary preparatory to taking a written examination and flight check ride for the category or categories of pilot's licenses and ratings involved.

2. Minimum Standards

- (a) The operator shall lease from Muscogee County Airport Commission an area of not less than 25,000 square feet of ground space and on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage or make adequate provisions for tiedown and at least 1,000 square feet of floor space for office, classroom, briefing room, pilot lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

The operator shall provide a paved aircraft apron within the leased area to accommodate aircraft movement from operator's building to the taxiway.

All plans, specifications, architectural designs and landscaping shall require written approval of the Airport Commission prior to construction.

- (b) The operator shall have available for use in flight training, either owned or under written lease to operator, not less than two (2) properly certificated aircraft, at least one (1) of which must be a four-place aircraft.
- (c) The operator performing the services under this category will be required to carry a minimum of \$250,000 single limit liability insurance.
- (d) The operator shall have the premises open and services available eight (8) hours daily, five (5) days a week.
- (e) The operator shall have on a full-time basis at least one flight instructor who has been properly certificated by the Federal Aviation Administration to provide the type of training offered.

The operator shall have available for call on a part-time basis at least one flight instructor who has been properly certificated by the Federal Aviation Administration to provide the type of training offered.

The operator shall provide telephone answering service or make provisions for someone to be in attendance in the office at all times during the required operating hours.

E. RADIO, INSTRUMENT, OR PROPELLER REPAIR STATION

1. Statement of Concept

A radio, instrument, or propeller repair station operator is a person, or persons, firm, or corporation engaged in the business of and providing a shop for the repair of aircraft radios, propellers, instruments, and accessories for general aviation aircraft. This category shall include the sale of new or used aircraft radios, propellers, instruments, and accessories, but such is not an exclusive right. The operator shall hold the appropriate repair shop certificates issued by the Federal aviation Administration.

2. Minimum Standards

- (a) The operator shall lease from Muscogee County Airport Commission an area of not less than 1,000 square feet of ground space on which shall be erected a building to provide at least 250 square feet of floor space to house all equipment, and to provide an office and shop, all properly heated and lighted.

All plans, specifications, architectural designs and landscaping shall require the written approval of the Airport Commission prior to construction.

- (b) The operator performing the services under this category will be required to carry a minimum of \$250,000 single limit liability insurance.
- (c) The operator shall have his premises open and services available eight (8) hours daily, five (5) days each week, and one-half 1/2 day on Saturday.
- (d) The operator shall have in his employ and on duty the appropriate business hours trained personnel in such numbers as are required to meet the minimum standards set forth in this category in an efficient manner but never less than one (1) person who is a Federal Aviation Administration rated radio, instrument or propeller repairman.

F. AIRCRAFT CHARTER AND AIR TAXI

1. Statement of Concept

An aircraft charter and an air taxi operator is a person, or persons, firm, or corporation engaged in the business of providing air transportation (persons or property) to the general public for hire, either on a charter basis (commercial operation) or as an air taxi operator, as defined in the Federal Aviation Act.

2. Minimum Standards

- (a) The operator shall lease from the Muscogee County Airport Commission an area of not less than 25,000 square feet of ground space on which shall be erected a building to provide at least 8,000 square feet of floor space for aircraft storage or make adequate provisions for tiedown and at least 500 square feet of floor space for office, customer lounge and rest rooms, which shall be properly heated and lighted; and shall provide telephone facilities for customer use.

The operator shall provide a paved aircraft apron within the leased area to accommodate aircraft movement from the operator's building to the taxiway.

All plans, specifications, architectural designs and landscaping shall require written approval of the Airport Commission prior to construction.

- (b) The operator shall provide, either owned or written lease to operator, not less than two (2) single-engine four-place aircraft of which must meet the requirements of the air taxi commercial operator certificate held by the operator.
- (c) The operator performing the services under this category will be required to carry a minimum of \$250,000 single limit liability insurance.
- (d) The operator shall have his premises open and services available eight (8) hours daily, six (6) days per week. The operator shall provide on-call service during hours other than the aforementioned.
- (e) The operator shall have in his employ and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards set forth in this category in an efficient manner but never less than a least one on duty or on call Federal Aviation Administration certificated commercial pilot and otherwise appropriately rated to permit the flight activity offered by the operator.

The operator shall provide telephone answering service or make provisions for someone to be in attendance in the office at all times during the required operating hours.

G. SPECIALIZED COMMERCIAL FLYING SERVICES

1. Statement of Concept

A specialized commercial flying services operator is a person or persons, firm, or corporation engaged in air transportation for hire for the purpose of providing the use of aircraft for the activities listed below:

- (a) Nonstop sightseeing flights that begin and end at the same airport within a 25-mile radius of the airport.
- (b) Crop dusting, seeding, spraying, and bird chasing
- (c) Banner towing and aerial advertising
- (d) Aerial photography or survey
- (e) Fire fighting
- (f) Power line or pipe line patrol
- (g) Any other operation specifically excluded from Part 135 of the Federal Aviation Administration Regulations.

2. Minimum Standards

- (a) In the case of crop dusting, aerial application, or other commercial use of chemicals, operator shall provide a centrally drained paved or all weather area of not less the 2,500 square feet for aircraft loading, washing and servicing. Operator shall also provide for the safe storage and containment of noxious chemicals. Such facilities will be in a location on the Columbus Metropolitan Airport which will provide the greatest safeguard to the public.

All plans, specifications, architectural designs and landscaping shall require the written approval of the Airport Commission prior to construction.

- (b) The operator shall provide and have based on his leasehold, either owned or under written lease to operator, not less than one (1) aircraft which will be airworthy, meeting all the requirements of the Federal Aviation Administration and applicable regulations of the State of Georgia with respect to the type of operations to be performed.

In the case of crop dusting or aerial application, operator shall provide tank trucks for handling of liquid spray and mixing liquids. Operator shall also provide adequate ground equipment for the safe handling and safe loading of dusting materials.

- (c) The operator performing the services under this category will be required to carry the minimum of \$250,000 single limit liability insurance.

- (d) The operator must provide, by means of an office or a telephone answering service, a point of contact for the public desiring to utilize operator's services.
- (e) The operator shall have in his employ, and on duty during appropriate business hours, trained personnel in such numbers as may be required to meet the minimum standards herein set forth in an efficient manner, but never less than one (1) person holding a current Federal Aviation Administration commercial certificate, properly rated for the aircraft to be used and the type of operation to be performed.

H. MULTIPLE SERVICES

1. Statement of Concept

A multiple services operator shall be one who engages in any two (2) or more of the aeronautical services for which minimum standards have been herewith provided.

2. Minimum Standards

- (a) Where multiple services are to be provided by an operator, the total land area to be leased shall be determined by negotiation and shall not be less than that required for the single service among those provided which requires the greatest land area.

At least 40% of the gross land area leased shall be improved with paved aircraft parking ramp and building improvements. Hangars and other building improvements shall occupy at least 10% of the gross land area leased.

If flight training is one of the multiple services offered, the operator shall provide classroom and briefing room facilities in the aforementioned building.

If crop dusting, aerial application, or other commercial use of chemicals are part of the multiple services offered, the operator shall provide a centrally drained, paved or all weather area of not less than 2,500 square feet for aircraft loading, washing and servicing. Operator shall also provide for the safe storage and containment of noxious chemical matters. Such facilities will be in a location on the Columbus Metropolitan Airport which will provide the greatest safeguard to the public.

All plans, specifications, architectural designs and landscaping shall require written approval of the Airport Commission prior to construction.

- (b) The operator shall comply with the aircraft requirements, including the equipment thereon, for each aeronautical service to be performed except as hereinafter provided.

Multiple uses can be made of all aircraft except aircraft used for crop dusting, aerial application or other commercial use of chemicals.

The operator, except if he is performing combinations of multiple services for which aircraft are not required, shall have available and based at the Columbus Metropolitan Airport, either owned by operator or under written lease to operator, not less than two (2) certified and currently airworthy aircraft. These aircraft shall be equipped and capable of flight to meet the minimum standards as hereinbefore provided for each aeronautical service the operator is performing.

- (c) The operator shall obtain, as a minimum, that insurance coverage which is equal to the highest individual insurance requirement of all the aeronautical services being performed by the operator.

- (d) The operator shall adhere to the hours of operation required for each aeronautical

service being performed.

- (e) The operator shall have in his employ, and on duty during the appropriate business hours, trained personnel in such numbers as are required to meet the minimum standards for each aeronautical service operator is performing as hereinbefore provided. Multiple responsibilities may be assigned to meet the personnel requirements for each aeronautical service being performed by the operator, except such multiple responsibilities may not be assigned to the Federal Aviation Administration certified repair stations.

I. GENERAL REQUIREMENTS

1. Buildings

- (a) The minimum space requirements as hereinbefore provided shall be satisfied with one (1) building.
- (b) The hangar building shall have a least one (1) door with the following minimum dimensions:

Floor Space of Hangar Building	Door Width Clear Area	Door Height Clear Area
8,000'	100'	16' 2"

- 2. All personnel hereinbefore required to hold Federal Aviation Administration certificates and ratings shall maintain such certificates and ratings.

LEASE CLAUSES

A. Premises to be operated for the use and benefit of public.

Lessee agrees to operate the premises leased for the use and benefit of the public.

1. To furnish good, prompt, and efficient service adequate to meet all the demands for its service at the airport.
2. To furnish said service on a fair, equal, and non-discriminatory basis for all users thereof, and
3. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service, provided that the Lessee may be allowed to make reasonable and non-discriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

B. Non-discrimination clause.

The Lessee, his agents and employees will not discriminate against any person or class of persons by reason of race, color, creed or national origin in providing any services or in the use of any of its facilities provided for the public, in any manner prohibited by Part 15 of the Federal Aviation Regulations.

The Lessee further agrees to comply with such enforcement procedures as the United States might demand that the Lessor take in order to comply with the Sponsor's Assurances.

C. Aircraft service by owner or operator of aircraft.

It is clearly understood by the Lessee that no right or privilege has been granted which would tend to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its regular employees (including, but not limited to, maintenance and repair) that it may choose to perform.

D. Non-exclusive rights clause

It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right.

E. Development of Columbus Metropolitan Airport clause.

Lessor reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the Lessee, and without interference or hindrance. If the physical development of the airport requires that relocation of the Lessee, the Lessor agrees to provide similar facilities for the Lessee at no cost to Lessee.

F. Lessor's rights clause

Lessor reserves the right, but shall not be obligated to Lessee to maintain and keep in repair the landing area of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Lessee in this regard.

G. War or national emergency.

During the time of war or national emergency Lessor shall have the right to lease the landing area or any part thereof to the United States Government for military or naval use, and, if such lease is executed, the provisions of this instrument insofar as they are inconsistent with the provisions of the lease to the Government, shall be suspended.

H. Obstructions at the Columbus Metropolitan Airport.

Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport which, in the opinion of the Lessor, would limit the usefulness of the airport or constitute a hazard to aircraft.

I. Subordination clause.

This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

J. General Lease Provisions.

1. All lease between Muscogee County Airport Commission and an operator covering the performance by an operator of any aeronautical service as hereinbefore provided shall be in writing.
2. Lessee shall provide a performance bond insuring the completion of the building to be erected on the leasehold.
3. Lessee shall furnish evidence as may be reasonably requested by Muscogee County Airport Commission to show the Lessee is financially capable of providing the services and facilities set forth in the lease.

LEASE PROPOSAL REQUIREMENTS

Muscogee County Airport Commission will not accept an original request to lease land area at the Columbus Metropolitan Airport unless the request is a written proposal which sets forth the scope of operation to be performed and shall include the following:

1. The services to be offered.
2. The amount of land to be leased.
3. The building space to be constructed or leased.
4. The number of aircraft to be provided.
5. The number of persons to be employed.
6. The hours of proposed operation.
7. The number and types of insurance coverage to be maintained.
8. Evidence of financial capability to perform and provide the proposed services and facilities.

FLYING CLUBS

The following requirements pertain to all flying clubs desiring to base their aircraft on the airport and be exempt from the minimum standards.

Flying Club Organizations

Each club must be a non-profit Georgia Corporation or partnership. Each member must be a bona fide owner of the aircraft or a stockholder in the corporation. The club may not derive greater revenue from the use of its aircraft than the amount necessary for the actual use of operation, maintenance, and replacement of its aircraft. The club will file and keep current with the Airport owner a complete list of the club's membership and investment share held by each member.

Aircraft

The club's aircraft will not be used by other than bona fide members for rental and by no one for hire, charter, or air taxi. Student instruction can be given by a lessee based on the airport who provides flight training.

Violations

In the event that the club fails to comply with these conditions, the Airport owner will notify the club in writing of such violations. If the club fails to correct the violations in 15 days, the Airport owner may take any action deemed advisable by the owner.

Insurance

Each aircraft owned by the flying club must have aircraft liability insurance coverage for a minimum of \$250,000 single limit liability.

REVISED REQUIREMENTS FOR AIRCRAFT MECHANIC ACTIVITIES
ADOPTED FEBRUARY 23, 1989

1. Individuals who desire to provide aircraft maintenance service to aircraft owners who based their aircraft at Columbus Metro Airport must meet the following criteria:

- (a) Submit a written request to the Airport Commission to allow such operation and reasons justifying request.
- (b) Receive written permission from Airport Commission authorizing requested activities.
- (c) Possess a valid Airframe & Powerplant Mechanics Certificate issued by the FAA.
- (d) Pay an annual operators fee as established by the Airport Commission. (\$1,200/yr., payable at \$100 monthly)
- (e) Have a valid certificate of insurance, with no deductible, naming the Airport Commission as an additional insured in the following amounts:

\$100,000 / \$300,000	Bodily Injury
\$100,000 / \$300,000	Property Damage
\$500,000	Completed Products Liability
\$1,000,000	Aggregate Total

Insurance carrier must be licensed to do business in Georgia.

- (f) Execute a hold harmless agreement with the Airport Commission.
- (g) Not use t-hangars to perform maintenance on aircraft other than that aircraft which is registered with the Airport Commission as being in subject t-hangar.
- (h) Not conduct maintenance activities on taxiways, accessways, etc. nor use airport ramp areas to service "off airport" aircraft.
- (i) Not advertise or solicit business on airport property.
- (j) As a condition of Airport Commission authorizing such activities, upon establishment of a second FBO on the airport, all individuals desiring to conduct commercial aeronautical activities on airport property will then be required to meet the minimum requirements established in 1975 by the Airport Commission for that activity.
- (k) Possess a valid business license issued by the City of Columbus.

MINIMUM STANDARDS FOR FLYING CLUBS

Each club must register with the Airport Commission with a description of the type of club operation and show a business license (if appropriate) and evidence of liability insurance in the amount of \$250,000 CSL.

All club aircraft shall be owned or exclusively leased by the club and available for use of the members.

Clubs with more than 25 members will maintain an office at the airport with a telephone for use by members.

Clubs may offer student instruction solely for club members through their own member CFIs or may use CFIs employed by a local FBO at their discretion.

Clubs may provide their own maintenance solely on club aircraft through their own member FAA certified mechanics or may use local maintenance facilities at their discretion.

AMENDMENT NUMBER 1

The minimum requirements for airport aeronautical services for the Columbus Metropolitan Airport adopted by the Airport Commission on January 9, 1975 are hereby amended as follows:

Minimum Insurance Requirement

A minimum liability of \$1,000,000 combined bodily injury and property damage will be provided by all persons engaged in any aeronautical service covered by these minimum standards.

This amendment will be full force and effective upon its passage this 26th day of February, 1981.