



Agenda Report

File #: 18-2235

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 11/7/2018

TO: Honorable Mayor and City Council Members

FROM: Maintenance Services

SUBJECT:

City Council consideration of a Sublease Agreement between Corona Executive Hangars and California Power Systems at the Corona Municipal Airport.

RECOMMENDED ACTION:

That the City Council:

1. Approve a Sublease Agreement between Corona Executive Hangars and California Power Systems.
2. Recommend to the U.S. Army Corps of Engineers, approval of Corona Executive Hangars' request to permit California Power Systems to operate an avionics installation and general aircraft and engine inspection business based out of the Corona Municipal Airport.

ANALYSIS:

Corona Municipal Code Section 4.12.020 for Commercial Business Establishment states "No person or entity shall engage in any commercial business establishment at the airport without first obtaining the approval of the City Council and the USACOE." City staff received a request from Steve Rosko, of Corona Executive Hangars, Master Leaseholder of Parcels III, IV and V at the Corona Municipal Airport, for permission to allow California Power Systems (CPS) to commence and operate its business at 2003 Aviation Drive Unit 4 on Parcel V. Staff concurs that CPS would be a viable business operation at the airport and would complement the current compilation of the business and private tenants on the airfield. Their addition will remain within the proportionate composition of business to recreational use of not more than 15 percent of the leased hangar space on the parcel, as required under the Master Lease.

Mr. Rosko has assured staff that CPS will abide by all laws, rules, and regulations of the governmental entities with authority over the Corona Municipal Airport in the operation of its

business. Upon obtaining approval from the U.S. Army Corps of Engineers, CPS will obtain a City of Corona Business License and the required business insurance naming the City of Corona and the U.S. Army Corps of Engineers as additional insured.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

This action will have no impact on the City's Airport Fund. Revenues generated by this agreement will be received by Corona Executive Hangars.

ENVIRONMENTAL ANALYSIS:

No environmental review is required because the proposed action is not a project governed by the California Environmental Quality Act.

PREPARED BY: CURTIS SHOWALTER, ADMINISTRATIVE MANAGER

REVIEWED BY: TOM MOODY, GENERAL MANAGER

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Attachments:

- Exhibit "A" California Power Systems Airport Vicinity Map
- Corona Executive Hangars Request to the City for Business Operations Approval
- California Power Systems' Request to operate a business at the Corona Municipal Airport
- Rental Agreement between Corona Executive Hangars and California Power Systems

Exhibit "A"
California Power Systems (CPS) Airport Vicinity Map



September 20, 2018

Curtis Showalter
Airport Manager
Corona Municipal Airport

Dear Mr. Showalter,

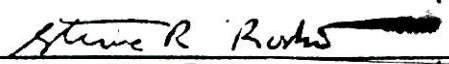
In accordance with established procedures, Corona Executive Hangars requests the approval for Light Sport Power Systems to operate its services on site in building 2003 hangar #3, Aviation Drive Corona, CA 92880. At Corona Municipal Airport.

Light Sport Power Systems has completed all appropriate applications and has completed with regards to the nature of its business, to include written assurance of appropriate insurance coverage of US Army Corps of Engineers. The City of Corona and Corona Executive Hangars added as additional "insured".

Light Sport Power Systems has agreed to abide by all laws, rules, regulations and other lawful directives from the governmental entities with authority over aviation business operations at Corona Municipal Airport.

Based upon the above, Corona Executive Hangars recommends Light Sport Power Systems to be approved as a business tenant of Corona Executive Hangars. Therefore, we request that their application be processed through the appropriate channels for approval(s).

Respectfully Submitted,


Steve Rosko

May 8, 2018

Mr. Steve Rosko
2003 Aviation Dr unit 1
Corona CA 92880

Dear Mr. Rosko,

We are requesting permission to operate Light Sport Power Systems DBA California Power Systems (CPS) at 2003 Aviation Dr Unit 4, Corona CA 92880. This business will complete the following services: avionics installation, general inspection, engine inspection.

We agree to abide by the Corona Municipal Airport and Army Corps of Engineers rules and regulations. We are in compliance with all insurance regulations and business licensing.

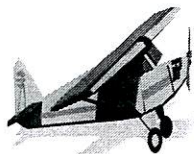
Sincerely,

Bryan Toepfer



Operations Manager CPS
225 Airport Circle
Corona CA 92880
bryantoepfer@cps-parts.com

2003:4



AIRCRAFT HANGAR RENTAL AGREEMENT

Landlord and Airport Manager Information

Landlord: Corona Executive Hangars Airport Manager: _____
Address: 2003 Aviation Dr. Unit #1 Address: _____
Corona, CA 92880
Telephone: 951-738-0203 Telephone: 951-736-2289

Tenant(s) Information

First Tenant Name: Light Sport Power Systems DBA CPS Cell No.: 951 317 8677
Home Address: 225 Airport Circle Home Telephone: _____
Mailing Address: 225 Airport Circle Corona Ca 92880 CA Driver's License No.: 3624761
Employer: _____ Work Telephone: _____
E-Mail Address: bryantoepter@cps-parts.com

Second Tenant Name: _____ Cell No.: _____
Address: _____ Home Telephone: _____
Mailing Address: _____ CA Driver's License No.: _____
Employer: _____ Work Telephone: _____
E-Mail Address: _____

Aircraft Information

Aircraft to Be Stored in Hangar: _____
Year: 2005 Make: Cosmos Model: B-300 N No.: N 75656
Pilot's License No.: 3624761 Type of License: Pilot

Persons to Be Notified About Said Aircraft or Hangar Rented

Name: Bryan Teepler Name: _____
Address: 225 Airport Circle Address: _____
Corona Ca 92880
Telephone: 951-317-8677 Telephone: _____
E-Mail Address: bryanteepeler@cps-partners.com E-Mail Address: _____

Corporate, Partnership or Fictitious Name of Tenant

Name of Entity: _____

If Corporate: Give Corporate No. _____

Name of Agent for Service of Process: _____

If Partnership: **Give names of all partners and addresses.**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If Fictitious:

Name Use Given of Owner: _____

User of Said Name: _____

Where Name Statement Filed: _____

Financial Information

Name and Address of Business Bank: _____

Names of Persons Authorized on Said Account: _____

_____	_____
_____	_____
_____	_____