

12.01.050 Operators and fixed base operators to provide certain services. Each operator and F.B.O. shall supply the following, in conjunction with its ground operations:

A. Telephone facilities and computer weather information service for public use, if applicable;

B. Operator's and F.B.O.'s buildings shall include as a minimum hot and cold running water, one or more restrooms, and be fully heated. The building owner shall be responsible for installation of sewer and water lines to the nearest publicly owned sewer and water mains acceptable to the City of Eau Claire Utilities Department;

C. Heated hangars, only where natural gas hookup is not available, using tanks for heating fuel storage shall have such tanks located above ground, within leased lot lines and in full compliance with all local and state codes;

D. A paved aircraft apron to accommodate aircraft movement from the operations building to the taxiway to airport runways.

E. An adequate number of paved parking spaces for employees and customers with the following minimums;

1. One space minimum per two on site employees plus customer spaces.

2. Two spaces per company aircraft for operations offering services under Chapters 12.02 and 12.03.

3. Three spaces minimum for customers of operators offering services under Chapters 12.05 through 12.08.

4. Ten spaces minimum for customers of operators offering services under Chapters 12.04.

5. Multiple service providers operating under Chapter 12.09 shall meet the combined parking requirements of this section for all aeronautical services they are providing.

6. Paved parking spaces shall be installed on the ground space to be leased as part of the airport facilities for the service to be offered. If construction is necessary to accommodate said paved spaces, construction shall be paid for by the lessee unless other arrangements are made with the airport. (Ord. 169-002, Sec. 1, 2025; Ord. 162-13, Sec. 2-4, 2018; Ord. 161-002, Sec. 8, 2017; Ord. 147-84, Sec. 6., 2003; Ord. 133-80 Sec.8, 1990; Ord. 80-81/405 Sec.1(part), 1981).

12.01.060 Operators subleasing from another commercial operator on the airport.

A. Prior to finalizing an agreement, the lessee and sub-lessee shall obtain the written approval of the commission for the business proposed. Said sublease shall define the type of business and service to be offered by the sub-lessee operator.

B. The sub-lessee operator shall meet all of the minimum standards and pay all fees established by the commission for the categories of services to be furnished by the operator. The minimum standards may be met in combination between lessee and sub-lessee. The sublease agreement shall specifically define those services to be provided by the lessee and the sub-lessee that shall be used to meet the standards.

C. The sublease agreement shall specifically identify the portion of facilities to be used by sub-lessee and the financial agreement entered into for the sub-lessee's use of such facilities. (Ord. 162-13, Sec. 5, 2018; Ord. 147-84, Sec. 7, 2003)

12.01.070 Enforcement. The commission or its designee shall have the authority to request enforcement through the City of Eau Claire Police Department, airport director, or director's designee, or prosecution by the corporation counsel for any violations of the terms and conditions of this Subtitle. The commission reserves the right to waive, modify or eliminate any or all minimum standards temporarily or permanently consistent with Wisconsin Bureau of Aeronautics and Federal

Aviation Administration guidelines at its sole discretion if it deems it to be in the best interest of the airport. (Ord. 161-002, Sec. 9, 2017; Ord. 160-9, Sec. 4, 2016; Ord. 147-84, Sec. 8, 2003)

12.01.080 Penalties. Any person or persons, party, firm or corporation who shall violate any of the provisions of this Subtitle shall, upon conviction thereof, be punished by a fine of not less than \$50.00, nor more than \$1,000, together with the costs of prosecution and in default of payment of forfeiture and costs of prosecution shall be imprisoned until such forfeiture and costs are paid, but not exceeding 30 days. Each day's failure to comply with any of the provisions of this Subtitle shall constitute a separate violation. (Ord. 147-84, Sec. 9, 2003)

Chapter 12.02

AIRCRAFT SALES AND RENTAL

Sections:

<u>12.02.005</u>	Definitions.
<u>12.02.010</u>	Rental aircraft availability.
<u>12.02.020</u>	Airport facilities.
<u>12.02.030</u>	Hours of operation.
<u>12.02.040</u>	Personnel availability.
<u>12.02.050</u>	Parts and servicing.
<u>12.02.060</u>	Aircraft Brokerage

12.02.005 Definitions.

A. An operator or F.B.O. engaged in sales shall have available new or used aircraft and shall provide on site such repair services and parts as may be necessary to meet any guarantees or warranties on aircraft sold by the operator or F.B.O.

B. An operator or F.B.O. engaged in rental functions shall have aircraft available for rental by the public at large. (Ord. 156-38, Sec. 10, 2013; Ord. 133-80 Sec.9, 1990; Ord. 80-81/405 Sec. 1 (part), 1981).

12.02.010 Rental aircraft availability. An operator or F.B.O. engaged in rental operations to the general public shall have available for rental not less than 2 certified and currently airworthy aircraft, at least 1 of which shall be a 2-place or larger, training type aircraft; and at least 1 shall be a 4-place or larger aircraft with at least 1 certified for IFR flight and is considered complex as defined in FAR 61.31 (e). (Ord. 162-16, Sec. 6, 2018; Ord. 147-84, Sec. 10, 2003; Ord. 133-80 Sec.10, 1990; Ord. 80-81/405 Sec. 1 (part), 1981).

12.02.020 Airport facilities.

A. Operators subject to this chapter shall lease a minimum of 5,000 sq. feet of ground space whether engaged solely in aircraft sales or rentals or in both activities. F.B.O's subject to this chapter shall meet the facility standards as defined in 12.09.010.

B. Upon each leasehold described generally at A., the operator shall have erected or shall lease on the airport a building of at least 3,600 sq. feet for the purposes of aircraft storage, offices, a customer lounge and restrooms. F.B.O's subject to this chapter shall meet the facility standards as defined in 12.09.010. (Ord. 169-002, Sec. 2, 2025; Ord. 162-16, Sec. 7, 2018; Ord. 133-80 Sec.12, 1990; Ord. 80-81/405 Sec.I(part), 1981).

12.02.030 Hours of operation. Each operator or F.B.O. shall be available to respond to customers for a minimum of 8 hours per day, 6 days per week. (Ord. 162-16, Sec. 8, 2018; Ord. 133-80 Sec.12, 1990; Ord. 80-81/405 Sec.I(part), 1981).

12.02.040 Personnel availability. Each operator and F.B.O. shall have in its employment and on duty during its designated business hours, trained personnel in such numbers as are needed to provide minimal services in an efficient manner but never less than one person having a current commercial pilot certificate with single engine rating and instructor rating. (Ord. 133-80 Sec.13, 1990; Ord. 80-81/405 Sec.I(part), 1981).

12.02.050 Parts and servicing. Each sales operator and F.B.O. shall provide necessary and satisfactory arrangements for repair and servicing of aircraft, for the duration of any sales guarantee or warranty period. Servicing facilities may be provided through written agreement with a repair shop operator or F.B.O. at the airport. The operator or F.B.O. shall provide an adequate inventory of spare parts for the type of new aircraft for which sales privileges are granted. (Ord. 133-80 Sec.14, 1990; Ord. 80-81/405 Sec.I(part), 1981)

12.02.060 Aircraft Brokerage. An operator or F.B.O. may engage in brokerage, as defined as brokering, acquisition and sales of aircraft but shall not be required to comply with the provisions of this Chapter. Aircraft brokerage requires approval of the airport director. (Ord. 161-002, Sec. 10, 2017; Ord. 160-9, Sec. 5, 2016; Ord 155-20, Sec. 2, 2011)

Chapter 12.03

FLIGHT TRAINING

Sections:

<u>12.03.001</u>	Purpose.
<u>12.03.020</u>	Required aircraft.
<u>12.03.025</u>	Airport facilities
<u>12.03.030</u>	Hours of operation.
<u>12.03.040</u>	Personnel availability.

12.03.001 Purpose. This chapter shall govern the functions of flight training operators and F.B.O.'s at the airport who are engaged in the business of instructing pilots in dual and solo flight training, in fixed or rotary wing aircraft. Operators who provide flight instruction shall also provide such related ground school instruction as is necessary to prepare students for knowledge tests as well as practical tests for the type of pilot certificate and ratings being pursued by individual students. (Ord. 162-16, Sec. 9, 2018; Ord. 147-84, Sec. 11, 2003; Ord. 133-80 Sec.16, 1990; Ord. 80-81/405 Sec. 1 (part), 1981).

12.03.020 Required aircraft. Each operator or F.B.O. must have available for flight training, either owned or leased, a minimum of two properly certified aircraft, at least one of which shall be equipped for and capable of use in instrument flight instruction. (Ord. 133-80 Sec.17, 1990; Ord. 80-81/405 Sec.1(part), 1981).

12.03.025 Airport facilities.

A. Operators subject to this chapter shall lease a minimum of 5,000 sq. feet of ground space. F.B.O's subject to this chapter shall meet the facility standards as defined in 12.09.010.

B. Upon each leasehold described generally at A., the operator shall have erected or shall lease on the airport a building of at least 3,600 sq. feet for the purpose of aircraft storage, offices, customer lounge, restrooms, a classroom and a briefing room. F.B.O's subject to this chapter shall meet the facility standards as defined in 12.09.010. (Ord. 169-002, Sec. 3, 2025; Ord. 162-16, Sec. 10, 2018; Ord. 133-80 Sec.18, 1990)

12.03.030 Hours of operation. Each operator or F.B.O. shall be available to respond to customers a minimum of 8 hours per day, 6 days per week. (Ord. 162-16, Sec. 11, 2018; Ord. 133-80 Sec.19, 1990; Ord. 80-81/405 Sec.1(part), 1981).

12.03.040 Personnel availability. Each operator or F.B.O. shall have in its employment and on duty during its designated business hours at least one pilot/flight instructor who has an FAA rating of Certified Flight Instructor or Certified Flight Instructor - Instrument. (Ord. 133-80 Sec.20, 1990; Ord. 80-81/405 Sec.1(part), 1981).