



**Background Paper for Proposed  
Ordinance**

**COUNCIL MEETING DATE:** May 23, 2022

TO: President Heather Graham and Members of City Council  
CC: Nicholas A. Gradisar, Mayor  
VIA: Marisa Stoller, City Clerk  
FROM: Greg Pedroza, Director of Aviation  
SUBJECT: AN ORDINANCE APPROVING A HANGAR LEASE AGREEMENT FOR 522 SKYWAY STREET AT PUEBLO MEMORIAL AIRPORT BETWEEN THE CITY OF PUEBLO, A MUNICIPAL CORPORATION, AND SOUTHERN COLORADO FLIGHT PROFESSIONALS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

**SUMMARY:**

Attached is an Ordinance approving and authorizing the Mayor to sign a Hangar Lease Agreement with Southern Colorado Flight Professionals, LLC, a Colorado limited liability corporation.

**PREVIOUS COUNCIL ACTION:**

Not applicable to this Ordinance.

**BACKGROUND**

The City owns 522 Skyway Street at the Pueblo Memorial Airport, which can be leased out on a month-to-month basis for the storage of aircraft and commercial services. The building was vacant effective April 30, 2022, and can be leased to Southern Colorado Aviation Professionals, LLC, starting May 12, 2022.

**FINANCIAL IMPLICATIONS:**

The hangar, office space, landside parking lot, and ramp will be leased for \$800.00 per month and two percent (2%) of Lessee's gross revenues derived from all activities conducted at Pueblo Memorial Airport.

**BOARD/COMMISSION RECOMMENDATION:**

Not applicable to this Ordinance.

**STAKEHOLDER PROCESS:**

Not applicable to this Ordinance.

**ALTERNATIVES:**

If this Ordinance is not approved, the hangar space will remain vacant.

**RECOMMENDATION**

It is the recommendation of the Department of Aviation that this Ordinance be approved.

**Attachments:**

Hangar Lease - 522 Skyway Street

ORDINANCE NO. 10190

AN ORDINANCE APPROVING A HANGAR LEASE AGREEMENT FOR 522 SKYWAY STREET AT PUEBLO MEMORIAL AIRPORT BETWEEN THE CITY OF PUEBLO, A MUNICIPAL CORPORATION, AND SOUTHERN COLORADO FLIGHT PROFESSIONALS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

WHEREAS, the City of Pueblo is the owner and operator of the Pueblo Memorial Airport together with the land on which said Airport is situated; and

WHEREAS, Southern Colorado Aviation Professionals, LLC, is desirous of leasing 522 Skyway Street, which is owned by the City of Pueblo; NOW, THEREFORE,

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

SECTION 1.

A certain Hangar Lease – 522 Skyway Street (“Lease”), by and between the City of Pueblo, a Municipal Corporation, and Southern Colorado Aviation Professionals, LLC, a Colorado Limited Liability Company, to lease hangar space, office space, and a portion of the landside parking lot at 522 Skyway Street at Pueblo Memorial Airport, a copy of which is attached hereto and made a part hereof by reference, after having been approved as to form by the City Attorney, is hereby approved.

SECTION 2.

The Mayor is hereby authorized to execute the Lease on behalf of the City of Pueblo, and the City Clerk shall affix the Seal of the City thereto and attest same.

SECTION 3.

The officers and staff of the City are authorized to perform any and all acts consistent with the intent of this Ordinance and the attached Lease to implement the terms and conditions described therein.

**SECTION 4.**

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 May 23, 2022.

Final adoption of Ordinance by City Council on June 13, 2022.

  
\_\_\_\_\_  
President of City Council

**Action by the Mayor:**

☒ Approved on June 15, 2022.

☐ Disapproved on \_\_\_\_\_ based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Mayor

**Action by City Council After Disapproval by the Mayor:**

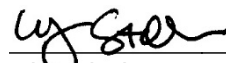
☐ Council did not act to override the Mayor's veto.

☐ 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