



The Pekin Municipal Airport is currently in the process of updating the below Airport Rules and Regulations and Airport Minimum Standards.

If you have any questions, please contact the Airport Manager.

- Clayton Stambaugh
Airport Manager
November 4, 2014

PEKIN MUNICIPAL AIRPORT COMMISSION

RULES AND REGULATIONS AND MINIMUM STANDARDS

DATE ADOPTED: February, 1980

APPROVED: City Council, City of Pekin February, 1980

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Mandatory Lease Clauses	Page 1
Recommended Lease Clauses	Page 3
Minimum Standards	
Air Craft Sales	Page 4
Air Frame and/or Power Plant Repair	Page 7
Air Craft Rental	Page 9
Flight Training	Page 11
Air Craft Fuels and Oil Dispensing Service	Page 13
Radio Instrument or Propeller Repair Service	Page 16
Air Taxi Service	Page 18
Aerial Applicators	Page 20
Specialized Commercial Flight Services	Page 23
Multiple Services	Page 25
General Requirements	Page 27
Flying Clubs	Page 28
Lease Proposal Requirements	Page 32
Rules and Regulations	Page 34
General Rules and Regulations	Page 34
Vehicles Use and Registration	Page 37
Airport Operations	Page 40
Fueling and Inflammables	Page 44
Public and Tenant Usage	Page 46
Schedule of Charges	Page 52
Revisions	Page 53

MANDATORY LEASE CLAUSES

- I. The tenant agrees to furnish services on a fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable and not unjustly discriminatory prices for each unit or service; provided, that the tenant may be allowed to make reasonable and nondiscriminatory discounts, rebates and other similar types or price reductions to volume purchasers.
- II. The *(Grantee, Licensee, Lessee, Permittee, Etc., as appropriate) for himself, his personal representatives, successors in interest, And assigns as a part of the consideration hereof does hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (Grantee, Licensee, Lessee, Permittee, Etc.) shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation Effectuation of Title VI of the Civil

Rights Act of 1964, and as said regulations may be amended.

In the event of breach of any of the above nondiscrimination covenants, the City of Pekin shall have the right to terminate the (License, Lease, Permit, Etc.) and to re-enter and repossess said land and the facilities thereon, and hold the same as if said (License, Lease, Permit, Etc.) had never been made or issued.

* Insert Grantee, Licensee, Lessee, Permittee, Etc., full name.

III. It is clearly understood that the Lessee know that no right or privilege has been granted which would operate or prevent any person, firm or corporation operating aircraft on the airport from performing any services with its own regular employees including, but not limited to, maintenance, fueling and repair) of its own aircraft that it may choose to perform, subject to reasonable safety regulations of the Airport Commission and subject to payment of the airport's fuel and/or lubricant tax per unit that is assessed on FBO sales at" the airport at the time.

IV. It is hereby specifically understood and agreed that nothing herein contained shall be construed to grant o! authorize the granting of an exclusive right to provide aeronautical services to the public as prohibited by Section 308(a) of the Federal Aviation Act of 1958, as amended, and the landlord reserves the right to grant to others the privilege and right of conducting anyone or all activities of an aeronautical nature.

RECOMMENDED LEASE CLAUSES

- V. 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.
- VI. 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.
- VII. 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.
- VIII. 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.
- IX. This lease shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which shall be or may be required as a condition precedent to the expenditure of Federal funds for the development of the airport.

AIRCRAFT SALES

Any lessee desiring to engage in the sale of new or used aircraft must lease and/or provide as a minimum the following:

I. Land

Basic Requirements

The leasehold shall contain 50,000 square feet of land to provide space for building, storage of aircraft and display.

II. Buildings

Basic Requirements

Lease or construct 1,000 square feet of properly lighted and heated space for office and public lounge and public use telephone.

III. Personnel

Basic Requirements

One person having a current commercial pilot certificate with ratings appropriate for the types of aircraft to be demonstrated.

Provide for office to be attended during the operating hours.

IV. Dealership

Basic Requirements

New aircraft dealers shall hold an authorized factory or sub dealership. All aircraft dealers shall hold a dealership license or permit if required by State.

V. Aircraft

Basic Requirements

A dealer of new aircraft shall have available or on call one current model demonstrator.

Provide an adequate supply of parts and servicing activities facilities) to customers during aircraft and parts warranty period.

VI. Services

Basic Requirements

Provide for adequate servicing of aircraft and accessories during warranty periods. (New aircraft)

VII. Hours of Operation

The normal operating hours will be at the operator's discretion, but he should be reasonably available to the public.

VIII. Insurance Coverage

Aircraft Liability

Bodily Injury	\$100,000.00	each person
	\$300,000.00	each accident
Property Damage	\$100,000.00	each accident
Passenger Liability	\$100,000.00	each Passenger
	\$100,000.00	each accident

Comprehensive Public and Property Damage

Bodily Injury	\$100,000.00	each person
	\$300,000.00	each accident
Property Damage	\$100,000.00	each accident

NOTE - The above coverages should include aircraft held for sale and demonstration by lessee but owned by others.

Hangar Keepers Liability - for non-owned aircraft left in Lessee's care if appropriate.

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

AIRFRAME AND/OR POWER PLANT REPAIR

Any Lessee desiring to engage in airframe and/or power plant repair service must provide as a minimum the following:

1. Land

Basic Requirements

The leasehold shall contain an area of 50,000 square feet to provide space for all buildings and temporary parking of aircraft.

II. Buildings

Basic Requirements

Lease existing facility or construct a building sufficient to provide 2,000 square feet of shop space meeting local and state industrial code requirements plus adequate office space.

Provide public telephone.

III. Personnel

Basic Requirements

One person currently certificated by FAA with ratings appropriate for work being performed who may hold an airframe and/or power plant rating.

Office shall be attended during required operating hours.

IV. Hours of Operation

Basic Requirements

The normal operating hours shall be from 8:00 A.M. to 5:00 P.M.

five days a week.

Provide for mechanical service during weekends on call basis.

V. Equipment

Basic Requirements

Sufficient equipment, supplies and availability of parts to perform maintenance in accordance with manufacturers' recommendations or equivalent.

VI. Insurance Coverage

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident
Hangar Keepers Liability	\$1,000,000.00 each accident (coverage depends on type and number of aircraft serviced at anyone time)

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

AIRCRAFT RENTAL

Any Lessee desiring to engage in the rental of aircraft to the public must provide as a minimum the following:

I. Land

Basic Requirement

The leasehold shall contain 50,000 square feet of land to provide space for aircraft parking and building.

II. Buildings

Basic Requirements

Lease or constructed building which will provide 2,000 square feet of properly heated and lighted office space, including adequate space for the public.

Public use telephone.

III. Personnel

Basic Requirements

One person having a current commercial pilot certificate with appropriate ratings.

Additional certificated personnel with appropriate ratings. Office to be attended during operating hours.

IV. Aircraft

Basic Requirements

Two airworthy aircraft owned or leased in writing to the Lessee.

V. Hours of Operation

Basic Requirements

The operating hours will be from 8:00 A.M. to 5:00 P.M. six days a week.

VI. Insurance Coverage for Owned or Leased Aircraft

Aircraft Liability

Bodily Injury	\$100,000.00 each person
	\$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Student and renter pilot coverage

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00 each person
	\$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be-determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to-perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

FLIGHT TRAINING

Any Lessee desiring to engage in pilot flight instruction shall provide as a minimum the following:

I. Land

Basic Requirement

The leasehold shall contain 50,000 square feet of land to provide space for Lessee's buildings and aircraft tie downs.

II. Buildings

Lease or construct a building having 2,000 square feet of properly lighted and heated floor space to provide classroom, briefing room, pilot lounge and office space.

Public use telephone.

III. Personnel

One person properly certificated by FAA as flight instructor to cover the type of training offered.

Additional certificated personnel with proper ratings. Currently certificated ground school instructor. Office to be attended during required operating hours. Certification by FAA as a Pilot School.

III. Aircraft

Basic Requirements

The Lessee shall own or have leased to him in writing two properly certificated aircraft, equipped for flight instruction.

V. Hours of Operation

Basic Requirements

The hours of operation shall be eight hours a day, six days a week.

VI. Insurance Coverage for Owned or Leased Aircraft

Aircraft Liability

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident
Passenger Liability	\$100,000.00 each passenger \$300,000.00 each accident (if appropriate)

Student and Renter Pilot Coverage

Comprehensive Public Liability and Property Damage

Bodily Injury	\$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice tenant.

AIRCRAFT FUELS AND OIL DISPENSING SERVICE

Lessees desiring to dispense aviation fuels and oils and provide other related services such as tie down and parking, shall provide as a minimum the following services and facilities:

I. Land

Basic Requirements

The leasehold shall contain 50, 000 square feet of land to provide for building, aircraft parking area equipped with six tie downs and dispensing equipment.

II. Buildings

Basic Requirements

Construct or lease a building providing 2,000 square feet of properly lighted and heated floor space for office, public lounge and rest rooms, telephone.

III. Personnel

Basic Requirements

One properly trained person shall be on duty during operating hours.

IV. Aircraft Service Equipment

Basic Requirement

Emergency starting equipment, adequate fire extinguishers.

V. Service

Fuel, park and tie down aircraft.

Wash aircraft, inflate tires, change aircraft engine oil, provide transportation for aircraft occupants from parking ramp to office, provide minor repairs and services not requiring certificated mechanic rating. Rental car service. Operate Unicorn.

VI. Fueling Facilities

Basic Requirements

Two metered filter-equipped dispensers fixed or mobile for dispensing two grades (80-87 and 100 octane) of gasoline from storage tanks having a minimum capacity of 10~000 gallons each. Mobile dispensing truck(s) shall have a total of 300 gallon capacity for each grade of fuel and maintain grounding capabilities.

Separate dispensing pumps and meters for each grade of fuel is required.

VII. Hours of Operation

Basic Requirements

Fueling service shall be provided from 8:00 A.M. to Sundown, seven days a week.

On-call service may be required during the hours of darkness.

VIII. Insurance Coverage

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00 each person
	\$300,000.00 each accident
Property Damage	\$100,000.00 each accident
Hangars Keepers Liability	\$100,000.00 each accident.
Products Liability	\$1,000,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission

at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

RADIO, INSTRUMENT, OR PROPELLER REPAIR SERVICE

Lessees desiring to provide a radio, instrument or propeller repair service must hold an FAA repair station certificate and rating for same and provide as a minimum the following:

I. Land

Basic Requirement

The leasehold shall contain 50,000 square feet of land for building.

II. Building

Basic Requirement

Construct or lease building-providing 2,000 square feet of properly lighted and heated space to house office, rest room facilities and minimum shop and hangar space as required for FAA repair shop certification.

Telephone.

III. Personnel

Basic Requirements

One FAA certificated repairman qualified in accordance with the terms of the Repair Station Certificate.

IV. Hours of Operation

Basic Requirements

The hours of operation shall be from 8:00 A.M. to 5:00 P.M., five days a week.

Radio repair station to provide on call service during weekends.

V. <u>Insurance Coverage</u>	\$1,000,000.00	each	accident
Hangar Keepers Liability			
Products Liability	\$1,000,000.00	each	accident

NOTE -

Insurance coverage limits appropriate to risk exposure.

Exact dollar value of required minimum amounts or each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

AIR TAXI SERVICE

Lessees desiring to engage in air taxi service must hold an FAA Air Taxi-Commercial Operator Certificate with ratings appropriate to the functions to be accomplished.

I. Land

Basic Requirement

The leasehold shall contain 50,000 square feet of land for buildings.

II. Buildings

Basic Requirement

Lease or construct a building providing a minimum of 2,000 square feet of properly heated and lighted space for office and customer lounge. Telephone. Rest rooms.

III. Personnel

Basic Requirement

One FAA certificated commercial pilot who is appropriately rated to conduct air taxi service offered.

IV. Aircraft

Basic Requirement

One four-place aircraft meeting all the requirements of the Air-Taxi/Commercial Operator Certificate held.

NOTE - Aircraft shall be owned or leased by agreement in writing and meet all the relevant requirements of Part 135 of the FAA Regulations.

V. Hours of Operation

Basic Requirements

The hours of operation shall be from 8:00 A.M. to 5:00 P.M. six days a week. Provide on call service during non-operating hours.

VI. Insurance Coverage

Aircraft Liability

Bodily Injury	\$100,000.00	each person
	\$300,000.00	each accident
Property Damage	\$100,000.00	each accident
Passenger Liability	\$100,000.00	each passenger
	\$500,000.00	each accident

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00	each person
	\$300,000.00	each accident
Property Damage	\$100,000.00	each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

AERIAL APPLICATORS

Lessees desiring to engage in ,aerial application operation must hold an Agricultural Aircraft Operator Certificate issued by the FAA under Part 137; comply with the requirements of the State and political subdivisions thereof; and provide as a minimum the following:

I. Land

Basic Requirements

Leasehold shall contain 50,000 square feet of land to provide for buildings, aircraft parking and tie down, and parking space for loading vehicles and equipment.

II. Buildings Basic

Requirements

Lease or construct 3,000 square feet of building space for office and storage. Telephone.

III. Personnel

Basic Requirements

One person holding current FAA commercial certificate, properly rated for the aircraft to be used and meeting "the requirements of Part 137 of the FAA Regulations and applicable regulations of the State.

IV. Aircraft

Basic Requirement

One aircraft which will be airworthy, meeting all the requirements of Part 137 of FAA Regulations and applicable regulations of the

State. This aircraft shall be owned or leased by agreement in writing and based on the Lessee's leasehold.

V. Facilities

Basic Requirements

A segregated chemical storage area protected from public access. Centrally drained, paved area for aircraft loading, washing, servicing and dumping facility, 3,000 square feet in area to meet governmental requirements.

Tank trucks for handling of liquid spray and mixing liquids. Adequate ground equipment for handling and loading of dusting materials.

VI. Hours of Operation

Available on reasonable notice during the normal aerial application season.

VII. Insurance Coverage

Aircraft Liability

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement

granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

SPECIALIZED COMMERCIAL FLIGHT SERVICES

Lessees desiring to engage in the specialized commercial air activities including but not limited to those listed below shall provide as a minimum the following:

Banner towing and aerial advertising

Aerial photography or survey

Fire fighting or fire patrol

Power line or pipe line patrol

Any other operation specifically excluded from Part 137 of the Federal Aviation Regulations

I. Land

Basic Requirements

Leasehold shall contain 25,000 square feet of land to provide for buildings, aircraft parking and tie downs.

II. Building

Basic Requirements

Construct or lease 320 square feet of properly heated and lighted floor space for office. Telephone.

III. Personnel

Basic Requirements

One person having a current Commercial Pilot Certificate with appropriate ratings for the aircraft to be flown.

IV. Aircraft

Basic Requirements

One properly certificated aircraft owned or leased in writing to the Lessee.

V. Hours of Operation

Basic Requirements

The operating hours will be from 8:00 A.M. to 5:00 P.M. five days a week. On call service during non-operating hours, if appropriate.

VI. Insurance Coverage for Owned or Leased Aircraft

Aircraft Liability

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Comprehensive Public Liability and Property Damage

Bodily Injury	\$100,000.00 each person \$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract~ lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

MULTIPLE SERVICES

Lessee desiring to engage in two or more commercial aeronautical activities must provide as a minimum the following:

I. Land

Basic Requirements

The leasehold for multiple activities shall contain 100,000 square feet of land to provide for specific use area requirements established for the service to be offered (specific use spaces need not be additive where combination use can be reasonably and feasibly established.

II. Buildings

Basic Requirements

Lease or construct a building containing 5,000 square feet to provide properly lighted and heated space for office, public lounge, pilot briefing room and rest rooms. Repair stations must provide minimum shop and hangar space as required by FAA repair shop certification.

III. Personnel

Basic Requirements

Multiple responsibilities may be assigned to personnel to meet personnel requirements for all activities.

IV. Aircraft

All requirements for aircraft for the specific activities to be engaged in must be provided; however~ multiple uses can be made

of all aircraft except aerial applicator aircrafts to meet these requirements. In order to meet these requirements, however, a minimum of two aircraft must be owned or under the direct control of the Lessee and based on the Lessee's leasehold.

V. Equipment

All equipment, specifically required for each activity, must be provided.

VI. Services

All services specifically required for each activity must be provided during the hours of operation.

VII. Hours of Operation

The Lessee will adhere to the operating schedule as required for each activity.

VIII. Insurance Coverage

The Lessee will obtain the highest single coverage in the amounts established for each type of insurance required for the specific activity.

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

GENERAL REQUIREMENTS

Building space requirements may be provided in one building, attached buildings or separate buildings.

All Lessee personnel required to hold FAA certificates and ratings shall maintain such certificates and ratings.

All Lessees offering any of the services or combinations thereof shall do so under written lease or agreement with the airport owner.

FLYING CLUBS

In an effort to foster and promote flying for pleasure, develop skills in aeronautics, including pilotage, navigation, and an awareness and appreciation of aviation requirements and techniques the category of Flying Clubs is added to the Rules, Regulations and Minimum Standards of the Pekin Municipal Airport.

All flying clubs desiring to base their aircraft and operate on the Airport must comply with the applicable provisions of these Standards and Requirements. However, they shall be exempt-from regular fixed base operator requirements upon satisfactory fulfillment of the conditions contained herein.

I. The club shall be a non-profit entity (corporation, association or partnership) Organized for the express purpose of providing its members with an aircraft, or aircraft, for their personal use and enjoyment only. The ownership of the aircraft, or aircraft, must be vested in the name of the flying club (or owned ratably by all of its members). The property rights of the members of the club shall be equal and no part of the net earnings of the club will inure to the benefit of any member in any form (salaries, bonuses, etc.). The club may not derive greater revenue from the use of its aircraft than the amount necessary for the operations, maintenance and replacement of its aircraft.

II. Flying clubs may not offer or conduct charter, air taxi, or rental of aircraft operations. They may not conduct aircraft

flight instruction except for regular members, and only members of the flying club may operate the aircraft. No flying club shall permit its aircraft to be utilized for the giving of flight instruction to any person, including members of the club owning the aircraft, when such person pays or becomes obligated to pay for such instructions, except when instruction is given by a lessee based on the Airport and who provides flight training. Any qualified mechanic who is a registered member and part owner of the aircraft owned and operated by a flying club shall not be restricted from doing maintenance work on aircraft owned by the club and the club does not become obligated to pay for such maintenance work except that such mechanics and instructors may be compensated by credit against payment of dues or flight time.

III. All flying clubs and their members are prohibited from leasing or selling any goods or services whatsoever to any person or firm other than a member of such club at the Airport except that said flying club may sell or exchange its capital equipment.

IV. The flying club, with its permit request, shall furnish the Airport Management a copy of its charter and by-laws, articles of association, partnership agreement or other documentation supporting its existence; a roster, or list of members, including names of officers and directors, to be revised on a quarterly basis (March 31, June 30, September 30 and December 31); evidence of insurance in the form of a certificate of insurance in the following minimum amounts: Public Liability (\$100,000/\$50,000) per person; public liability

(\$300,000/\$100,000) per accident; property damage (\$100,000/\$20,000), with hold harmless clause in favor of the Airport, its officers and employees (ten days prior notice of cancellation shall be filed with airport management); number and type of aircraft; evidence that aircraft are properly certificated; evidence that ownership is vested in the club; and operating rules of the club. The books and other records of the club shall be available for review at any reasonable time by airport management or his authorized agent.

V. A flying club, at any airport controlled by this same airport management shall abide by and comply with all Federal, State and local laws, ordinances, regulations and the Rules and Regulations of this airport management.

VI. A flying club which violates any of the foregoing, or permits one or more members to do so, will be required to terminate all operations at all airports controlled by this airport management. A public hearing should be held for the purpose of considering such termination. In addition, the Airport Manager may impose other sanctions when appropriate for violation of any rule or standard.

VII. Each aircraft owned by the flying club must have aircraft liability insurance coverage for the following amounts:

Aircraft Liability	\$100,000.00 each person
Bodily Injury	\$300,000.00 each accident
Property Damage	\$100,000.00 each accident

Exact dollar value of required minimum amounts of each item of insurance coverage will be determined by the Airport Commission at the time of the beginning of each contract, lease or other agreement granting a tenant the right to perform each of the aeronautical services or other services in a reasonable amount appropriate to protect the City of Pekin from loss. These amounts shall be subject to annual adjustment by the Airport Commission effective 30 days after notice to tenant.

LEASE PROPOSAL REQUIREMENTS

The airport owner will not accept as final a proposal to lease land area or building space for the sale of aeronautical services to others unless the proposed Lessee puts forth in writing a proposal which sets forth the scope of operation he proposes, including the following:

- 1) The service he will offer
- 2) The amount of land the Lessee desires to lease
- 3) The building space he will construct or lease
- 4) The number of aircraft he will provide (if required)
- 5) The number of persons he will employ
- 6) The hours of proposed operation
- 7) The number, types and exact amounts (determined by the Airport Commission) of insurance coverage he will maintain
- 8) Evidence of his financial and technical capability to perform and provide the above service and facilities.

No amount of building space or land will be leased in excess of that required for the immediate need of the Lessee, except that reasonable amounts of land and/or space for bonafide proposed expansion may be leased for short periods to allow reasonable time accomplish construction by a time certain fixed in the lease or other contract.

Sub-leasing will require written concurrence of the Airport Commission.

The Airport Commission will at all times retain and enforce control of the airport and be responsible to the United States for the assurances made to the Federal Aviation Administration to obtain Federal assistance.

No bonafide proposals to engage in the business of providing competing aeronautical services to those already being provided will be unreasonably discouraged, delayed or rejected to create an exclusive right for an incumbent tenant.

Leases and other contracts to provide services will normally be for a period not to exceed five years) unless construction or other high cost of setting up for business must be amortized over a longer period not to exceed twenty years. All renewals past the original term should provide for concurrence by the Airport Commission before becoming effective. Original price per year should be tied to the Consumer Price Index and annual rentals thereafter subject to price escalation.

RULES AND REGULATIONS

1 General

1.1 Definitions:

a. AIRPORT -- All property under the control and supervision of the Airport. Commission, including areas not used for aeronautical purposes.

b. AIRPORT MANAGER -- The Manager of the Pekin Municipal Airport is appointed by the Commission.

c. PERSON -- Any individual, firm, co-partnership, corporation, company or association; and includes any trustee, receiver or similar representative thereof.

d. AIRCRAFT FACILITIES AREA

1. The phrase "Public Aircraft Facilities means the following facilities as they are from time to time provided and made available by the Airport Commission of the Pekin Municipal Airport for the public use by all aircraft and their operations.

a. Public runways for the purpose of landing and taking off of aircraft.

b. Public taxiways for the purpose of ground movement of aircraft.

c. Public aircraft parking space for the purpose of parking and storing aircraft, loading and unloading passengers, baggage, freight, mail and other cargo upon

and from aircraft, performing operations incidental to the immediate arrival and departure of aircraft and servicing with fuel, and for parking mobile equipment actively used in connection with the foregoing.

d. The area in the vicinity of the Terminal Building known as ramp or apron space (and any future additions and improvements thereto), which said space is provided for the purpose of loading and unloading passengers, baggage, freight, mail and other cargo to or from Aircraft for the purpose of performing operations incidental to the immediate preparations of aircraft for departure such as servicing with fuel and inspection, and for the purpose of parking mobile equipment actively used in connection with the foregoing.

e. Any other space provided .b y the Airport Commission for public use by aircraft operators at the Airport.

1. 2 SCOPE:

All persons on any part of the property comprising the Airport shall be governed by the regulations prescribed herein and instructions of the Manager relative to the use or occupation of any part of the property comprising the Airport. These regulations are subject to amendment.

1.3 PENALTIES:

The Airport Manager for the Airport Commission of Pekin Municipal Airport may remove or evict from the Airport premises any person

who knowingly or willfully violates any rule or regulation prescribed herein, or any rule or regulation in effect by the Federal Aviation Administration or the state of Illinois, and may deny the use of the Airport and its facilities to any such person if it is determined that such denial is in the public interest.

1.4 LOST ARTICLES:

All lost articles shall be turned into the Airport Manager's office by the finders. Any such articles not claimed in sixty (60) days will be disposed of as determined by the Manager.

1.5 LIABILITY:

The Airport Commission of Pekin Municipal Airport assumes no responsibility for loss, injury or damage to persons or property by reason of fire, theft, vandalism, wind, flood, earthquake or collision damage, nor does it assume any liability for injury to persons while on the Airport or while using the facilities of same.

1.6 ACCIDENT REPORTS:

All persons involved in any accident or incident, personal, aircraft or automotive occurring on the premises of the Pekin Municipal Airport shall make a report to the Airport Manager as soon as possible, giving all pertinent information as requested. (This does not relieve person from reporting all incidents and accidents to State, local police or Department of Aeronautics and Federal Aviation Administration).

2 Vehicles

2.1 LICENSING AND REGISTRATION:

a. No person shall operate motorized ground equipment of any kind on the Airport without a valid Operator's license.

b. No person shall operate any motor vehicle in the Aircraft Facilities Area without having first registered the same with the Airport Manager and obtained written permission for the operation of such equipment.

c. No person shall operate from the Pekin Municipal Airport any aircraft that is not fully certificated by the Federal Aviation Administration and registered with the Federal Aviation Administration, and carrying a current certificate of airworthiness -- with the exception of Government owned aircraft.

2.2 RULES OF OPERATION:

a. No person shall operate a motor vehicle of any kind on the Airport in a reckless or negligent manner~ or in excess of the speed limits prescribed by the Airport Commission. Speed limits shall not exceed 15 miles per hour in Aircraft Facilities Area, posted speeds in congested areas, and not to exceed 30 miles per hour elsewhere.

b. Pedestrians and aircraft shall at all times have right of way over vehicular traffic. All vehicles shall pass to the rear of taxiing aircraft.

c. No persons operating a motor vehicle on the Airport shall fail to give proper signals or fail to observe the directions of posted traffic signs.

d. No person under the influence of liquor or narcotic drugs shall operate a motor vehicle or aircraft on the Airport.

e. No person shall operate any motor vehicle on the Airport overloaded or carrying more passengers than that for which the vehicles were designed. No person shall ride on the running board, stand up in the body of moving vehicles, ride on the outside of the body of a vehicle or with arms or legs protruding from the body of motor vehicles.

f. No vehicles shall be operated on the Airport if it is so constructed, equipped or loaded as to endanger persons or property.

g. Emergency conditions existing on the Airport will not mitigate or cancel any existing regulations.

2.3 EMERGENCY EQUIPMENT:

In the event of an emergency on the Airport~ any employee who holds a valid driver's license is authorized to drive the Airport Authorities crash equipment to the scene of the emergency and assist~ if he so desires upon notification of such emergency by the Airport Manager's office, either by telephone, emergency horns or in person.

2.4 REPAIR OF MOTOR VEHICLES AND AIRCRAFT:

No person shall clean or make any repairs to motor vehicles or aircraft anywhere on the Airport other than in designated areas, except those minor repairs necessary to remove such motor vehicle or aircraft from the Airport; nor shall any person move, interfere or tamper with any motor vehicle or aircraft, or put in motion the

engine, or take or use any motor vehicle part, aircraft part, instrument, or tool thereof without the permission of the owner or satisfactory evidence of the right to do so duly presented to the Manager.

2.5 PARKING:

a. No person shall park a motor vehicle for loading, unloading or any other purpose on the Airport other than in the areas specifically established for parking and in the manner prescribed by signs, lines or other means. No person shall abandon any motor vehicle on the Airport. No person shall park a motor vehicle in a manner so as to obstruct roadways; nor in aircraft parking areas; nor on grassed areas.

b. All employees of firms engaged in business at the Pekin Municipal Airport shall park in areas designated for parking and none other. It is suggested that employers ask their employees to keep as much of the convenient parking areas open for their customers and customers of the Airport as possible.

c. The Manager shall have the authority to tow or otherwise move motor vehicles which are parked by their owners or operators on the Airport in violation of the regulations of the Airport, at the operator's expense and without liability for damage which may result in the course of such moving.

3 Airport Operations

3.1 AERONAUTICAL ACTIVITIES:

All aeronautical activities at this Airport, and all flying of aircraft departing from or arriving in the air space above this Airport, shall be conducted in conformity with the current pertinent provisions of the Federal Aviation Administration, Civil Aeronautics Board and orders issued by the Airport Manager.

3.2 FIXED - BASE REGISTRATION:

The owners of all aircraft based on the airport will register their aircraft with the Manager's Office prior to beginning operation. Any change in the ownership will require a change in registration.

3.3 ACCIDENT REPORTS:

Persons involved in aircraft accidents occurring on the Airport shall, as soon as possible, make a full report thereof to the Airport Manager for transmittal to the Illinois Department of Aeronautics, which report shall include names, addresses and all pertinent information.

When a written report of an accident is required by the Federal Air Regulations, a copy of such report may be submitted to the Airport Manager in lieu of the report required above.

3. REFUSAL OF CLEARANCE:

The Airport Manager may delay or restrict any flight or other operations at the Airport to any aircraft for any justifiable reason.

3.5 CLOSING OF FIELD:

In the event the Manager believes the conditions of the Airport or any part of the Airport to be unsafe for landing or take-offs,

it shall be within his authority to issue a NOTAM closing the entire airport or any part thereof. This shall be filed with the FAA Flight Service Station. The same procedure will be followed when the field is again usable.

3.6 DISABLED AIRCRAFT:

a. All disabled aircraft and parts thereof on the Airport shall be promptly removed from public view by the owners.

b. If any person refuses to move an aircraft as directed by the Airport Manager, said aircraft may be towed away by the Airport Manager at the owner or operator's expense, and without liability for damage which may result in the course of or after such moving. The same shall apply to removal of a wrecked or damaged aircraft and its parts.

3.7 REPAIRING OF AIRCRAFT:

No person shall repair an aircraft, aircraft engine, propeller, or apparatus in any area of the airport other than that specifically designated for such purpose by the Manager, except that minor adjustments may be made while the aircraft is on a loading ramp preparatory to take-off, and when such adjustment is necessary to prevent a delayed departure. No fuel shall be placed in any aircraft by any person or company except by authorized vendors of aviation fuel so authorized for this operation by the Airport Commission. This provision shall not be used to deny anyone his right to refuel his own aircraft under reasonable conditions given by the Airport Manager.

3.8 WARMING-UP:

Aircraft at Pekin Municipal Airport shall not perform warm-up or engine test operations in any area that would result in a hazard to other aircraft, persons or property, and in no case closer to the Terminal Building than 500 feet.

3.9 PARKING OF AIRCRAFT:

No person shall park aircraft in any area on the Airport other than that prescribed by the Manager.

3.10 DEMONSTRATION:

No experimental flight or ground demonstrations shall be conducted on the Airport without adequate Liability Insurance set by the Airport Commission and the written approval of the Manager.

3.11 LIGHTING FACILITY DAMAGE:

Any person damaging any light or fixture by means of contact with aircraft shall report such damage to the Airport Manager's office immediately and shall be fully responsible for any costs required to repair or replace the damaged facility.

3.12 TAXIING RULES:

a. No person shall taxi an aircraft until he has ascertained that there will be no danger of collision with any person or object in the immediate area by visual inspection of the area.

b. No aircraft shall be operated in a careless or reckless manner or taxied except at a safe and reasonable speed.

c. No person shall start or run any engine in aircraft unless a competent person is in the aircraft attending the engine controls. Blocks shall always be placed in front of the wheels before starting the engine or engines unless the aircraft is provided with adequate parking brakes.

d. No person shall run the engine or engines of any aircraft at any location on the Airport in such manner as to cause damage to other aircraft or property or in such a manner as to blow paper, dirt~ or other materials across taxiways or runways in such manner as to endanger the safety or operations on the Airport.

3.13 LANDING AND TAKE-OFFS:

a. All aircraft will fly a left-hand rectangular pattern at 800' altitude above the terrain and the base leg will be at least 1000' from the landing end of the runway.

b. Procedures to be used when landing and taking-off:

1. Landing aircraft shall maintain traffic pattern altitude until turning onto base leg prior to commencing final approach.

2. Departing aircraft shall climb out straight ahead until 800' above the terrain except aircraft making practice take-offs and landings, and these aircraft shall make their first turn at a point of 1000' beyond the end of the runway and at an altitude of not less than 400' above the terrain, continuing to climb after their first turn until an altitude of 800' above the terrain is reached. A left-hand rectangular traffic pattern shall be in use at the Pekin Municipal Airport.

c. Aircraft will enter the traffic pattern at an altitude of 800' above the terrain at a 45 degree angle to the downwind leg.

d. It is recognized that emergencies or other abnormal conditions may require deviation from the above procedures.

4 Fueling and Inflammables

4.1 CLEANING OF AIRCRAFT:

No person shall use inflammable volatile liquids having a flash point of less than 110 degrees Fahrenheit in the cleaning of aircraft~ aircraft engines, propellers, appliances or for any other purpose, unless such operations are conducted in open-air, or in a room specifically set aside and approved for that purpose; which room must be properly fireproofed and equipped with adequate and readily accessible fire extinguishing apparatus.

4.2 STORAGE:

a. No person shall keep or store any inflammable liquids, gases, signal flares or other similar material in the hangars;, or in any building on the Airport; provided that such materials may be kept in an aircraft in the proper receptacles installed in the aircraft for that purpose;, or in rooms or areas specifically approved for such storage by the Manager, or in the underwriters approved safety cans.

b. No person shall keep or store lubricating or waste oils in or about the hangars; PROVIDED, that such material may be kept

in rooms specifically designed for oil storage; PROVIDED, FURTHER; that not more than twelve (12) hours supply of, lubricating oil may be kept in or about a hangar unless in sealed cans, containers or receptacles approved by insurance underwriters.

c. Lessees shall provide suitable metal receptacles with self closing covers for the storage of waste, rags, and other rubbish. All used waste and rags, or other rubbish shall be removed by the Lessee daily, or in regular scheduled pick-ups, but not later than once each week.

4.3 DOPING AND PAINTING:

"Doping" processes shall be conducted only in properly designated, fire-proofed and ventilated rooms or, buildings in which all illuminations, wiring, heating, ventilation equipment, switches, outlets and fixtures shall be explosion-proof, spark-proof and vapor-proof, and all windows and doors shall open easily.

Painting will not be permitted except certificated repair shops and in approved areas, and in no case will aircraft painting be permitted in the T-hangars owned by the Airport Commission.

4.4 FUELING OPERATIONS:

All aviation fuels will be dispensed on the Pekin Municipal Airport property by vendors authorized by the Airport Commission~

No company or individual will be allowed to transport inflammable liquids into any aircraft area or to refuel aircraft on any property owned by the Airport Commission without authorization from the Airport Commission.

4.5 INSTALLATION OF FUELING EQUIPMENT:

The installation of fueling equipment shall comply with all Federal, State of Illinois, and Airport Commission regulations and must be installed under the supervision of the Airport Manager.

4.6 STORAGE IN APRON AREA:

Gasoline, oil and solvent drums or receptacles shall not be stored on apron and ramp areas in excess of amounts actually needed as current stock. Any material of this type that is kept in subject areas will be kept enclosed and covered in a housing of a design and type that meets approval of the Airport Manager.

4.7 LIQUID DISPOSAL:

No fuels, oils, dopes, paints, solvents or acids shall be disposed of or dumped in drains, on the ramp areas, catch basins or ditches or elsewhere on the Airport.

5 PUBLIC AND TENANT USAGE

5.1 DISORDERLY CONDUCT:

No person shall be or become intoxicated or drunk, commit any disorderly, obscene or indecent act or commit any act of nuisance, nor conduct or engage in any form of gambling on the Airport.

5.2 SANITATION:

No person shall dispose of garbage, papers, refuse or other material on the Airport except in the receptacles provided for that purpose; nor use a comfort station other than in a clean and sanitary

manner; nor eat food or drink beverages in the Terminal Building lobby, other than the soft drink and candy normally sold in the building; nor expectorate on the floors, walls or other surfaces of any Airport building.

5.3 PRESERVATION OF PROPERTY:

No person shall destroy, injure, deface or disturb in any way any building, sign, equipment, marker or other structure, trees, flowers, lawn or other property on the Airport; nor alter, make additions to or erect any building or sign or make any excavations on the Airport nor willfully abandon any personal property on the Airport.

5.4 WEAPONS, EXPLOSIVES AND INFLAMMABLE MATERIALS:

No persons, except peace officers, duly authorized Post Office, Airport and Air Carrier employees or members of the Armed Forces of the United States on official duty, shall carry any weapons, explosives or inflammable material on the Airport except cased sporting guns carried for transshipment.

5.5 INTERFERING OR TAMPERING WITH AIRCRAFT:

No person shall interfere or tamper with any aircraft or put in motion the engine of such aircraft, or use any aircraft, aircraft parts, instrument or tools without permission of the owner or by specific direction of the Airport Manager.

5.6 RESTRICTED AREAS:

No person shall enter upon the field area, utilities and service rooms or areas, or other areas as may be designated restricted, except:

- a. Persons assigned to duty therein;
- b. Persons authorized by the Airport Manager;
- c. Passengers, under appropriate supervision, entering the apron for the purpose of embarkation or debarkation.

5.7 USE OF ROADS AND WALKS:

a. No person shall travel on the Airport other than on the roads, walks or places provided for the particular class of traffic.

b. No person shall occupy the roads or walks in such a manner as to hinder or obstruct their proper use.

5.8 ANIMALS:

No person shall enter the Terminal Building of the Airport with a dog or other animal other than seeing-eye dogs may be permitted in for appropriate purposes, and where dogs are to be transported by air, or restrained by leash or properly confined.

5.9 LOITERING AND REFUSAL TO COMPLY:

No person shall loiter or loaf on any part of the Airport or in any building on the Airport; nor shall any person come upon or use the Airport, except while enplaning or deplaning as a passenger on an aircraft operating on the Airport, after such person has been denied the use of the Airport by the Manager. Any person^I or persons who shall refuse to comply with these applicable rules and regulations, after proper request to so do by the Airport Manager or other authorized representative, shall be requested to leave the Airport, and in the event of his or their failure to comply with a proper request to

abide by the rules and regulations of the Airport Commission, shall be regarded as a trespasser.

5.10 USE OF SHOP AREAS:

All shops, garages, equipment and facilities are expressly for the conduct of the owner's or Lessee's business and operations. No persons other than employees of the owner or Lessee shall make use of these facilities or loiter around such premises without individual and specific permission of the owner or Lessee. This section applies to the Airport Commission premises as well as all others.

5.11 CIVIL DISORDERS AND STRIKES:

The Pekin Municipal Airport Authority reserves the right to waive any and all of its regulations in the event of civil disorders and/or strikes.

5.12 CONDUCT OF BUSINESS OR COMMERCIAL ACTIVITY:

No person shall engage in any business or commercial activity of any nature whatsoever on the airport except with the approval of the Manager and the Board, and under such terms and conditions as may be prescribed.

5.13 OPEN-FLAME OPERATIONS:

No person shall conduct any open-flame operations in any hangar or on the Airport unless specifically authorized by the Manager.

5.14 SMOKING:

No person shall smoke on the Airport apron, in any hangar or shop, service station area, gasoline storage area, or in any building,

room or place on the Airport where smoking is specifically prohibited, or within 100 feet of any fueling or defueling operation.

5.15 TRASH CONTAINERS:

No person shall keep uncovered trash containers in any area. No vehicle used for hauling trash, dirt or any' other material shall be operated on the Airport unless such vehicle is constructed so as to prevent the contents thereof from dropping, sifting, leaking or otherwise escaping there from. Areas to be used for trash or garbage containers shall be designated by the Manager and no other areas shall be used. Such areas shall be kept clean and sanitary at all times.

5.16 FLOOR CARE:

All Lessees on the Airport shall keep the floors of the hangars, hangar areas and terminal apron and ramp areas leased by them respectively or used in their operations clean and clear of dirt, oil, grease and other materials or stains except as may be provided to the contrary in any specific leases or contracts.

5.17 STORAGE OF EQUIPMENT:

No tenant or Lessee on the Airport shall store or stack materials or equipment in such a manner as to constitute a hazard to personnel or property.

5.18 EQUIPMENT AND MISCELLANEOUS IN APRON AREA:

All ramp equipment shall be parked and kept in a neat and orderly manner. No receptacles, chests, cases or housing shall remain on

the apron or ramp area that do not fit in with the general architectural and cleanliness standards of the rest of the installation. Final approval of these items rests with the Manager.

5.19 MAINTENANCE:

All tenants shall be required to maintain their leased property in a condition of repair, cleanliness and general maintenance in a manner agreeable to the Airport Manager and in accordance with their individual lease agreements and free from all fire hazards.

5.20 FIRE EQUIPMENT:

All tenants or Lessees shall supply and maintain such adequate and readily accessible fire extinguishers as are approved by Fire Underwriters for the particular fire hazard involved.

5.21 STRUCTURAL AND DECORATIVE CHANGES:

No persons will be permitted to effect structural or decorative changes or additions of any type including signs without prior permission of the Manager with the approval of the Airport Commission.

5.22 DAMAGES:

Tenants, Lessees and grantees shall be fully responsible for all damages to buildings, equipment, real property and appurtenances in the ownership or custody of the Airport Commission caused by their negligence, abuse, or carelessness on the part of their employees, agents, customers, visitors, suppliers or persons with whom they may do business.

5.23 DEFAULT OF OBLIGATIONS:

When any tenant, user or grantee is formally notified that he is held in default of any written or implied obligation to the Airport Commission, whether it be for breach of performance or service covenants or non-payment, he shall thereafter be billed for all losses of revenue, expenses incurred to reestablish performance or service, and other costs unless the tenant, user or grantee files with the Manager of the Airport within ten (10) days of receipt of the formal notification a statement that corrective or preventive measures have been initiated and will diligently be carried to completion. If the promises contained in the statement are not fulfilled, the tenant, user or grantee will be considered in absolute default and appropriate lawful steps shall be taken by the Airport Commission.

5.24 USE OF OTHER LAW ENFORCEMENT AGENCIES:

In the event that occasions arise that are beyond the capability of the Airport Manager, outside law enforcement agencies shall be called for assistance.

6 Schedule of Charges

6.1 PRIVATE AND COMMERCIAL AIRCRAFT:

Rates for the rental of T-hangar units and public parking areas will be set by the Airport Commission on a regular basis and reviewed periodically at their discretion.

7 Revisions

7.1 The board of the Pekin Municipal Airport Authority reserves the right to revise these Rules and Regulations, making changes or waiving said rules without prior notice to the general public.