

Exhibit "B"

MINIMUM STANDARDS FOR FIXED BASE OPERATORS

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AT \_\_\_\_\_ AIRPORT

WHEREAS, the (City/County) of \_\_\_\_\_, being a municipality created under and pursuant to the Laws of the State of Tennessee, owns and operates by and through the \_\_\_\_\_, a duly constituted public body corporate and politic and agency of the said (City/County) of \_\_\_\_\_, hereinafter referred to as "\_\_\_\_\_", a public airport known as \_\_\_\_\_ Airport, hereinafter referred to as "Airport"; and

WHEREAS, the \_\_\_\_\_ desires that certain aeronautical services and activities be furnished by and engaged in for the benefit of the general aviation flying public, operating either as General Fixed Base Operators or Special Fixed Base Operators, depending upon their scope of operation and activities; and

WHEREAS, the \_\_\_\_\_, in recognition of the statutory prohibition against granting an exclusive right to conduct aeronautical activity on the airport imposed by Section 308 of the Federal Airport Act and in contractual obligations contained in certain contracts between said \_\_\_\_\_ and the United States of America relative to the expenditure of Federal funds for the development and operation of said Airport, desires that all such general aviation aeronautical activities be conducted on said Airport in a fair and equitable manner:

NOW, THEREFORE, the (City/County) of \_\_\_\_\_, does hereby resolve that said aeronautical services and activities at said Airport shall hereafter be rendered by and engaged in by duly qualified operators so determined by the hereinafter established standards which are hereby adopted as the "Minimum Standards for Fixed Base Operators", as follows:

Section 1. STANDARD REQUIREMENTS FOR ALL OPERATORS Each individual or corporation desiring to conduct aeronautical activities on the airport must satisfy the \_\_\_\_\_:

- a. That the applicant has sufficient management experience and available personnel to conduct the proposed service or activity in an efficient and workmanlike manner.
- b. That the applicant is financially responsible and able to provide the facilities and services proposed.

c. That the applicant has or can reasonably secure necessary certificates from the FAA or other authority where the same are required for the activity proposed:

d. That the applicant has or can furnish suitable indemnity insurance or bond to protect and hold the \_\_\_\_\_ harmless from any liability in connection with the conduct of the activity proposed.

e. No operator shall be permitted to operate at the Airport without a fully executed lease agreement with the \_\_\_\_\_ containing provisions for strict compliance with these minimum standards and regulations and containing such other special provisions as may be determined by the \_\_\_\_\_ to be necessary on account of any building or other construction which may be required under such lease or any other special circumstances which may be applicable to such particular operator.

f. All fixed base operators shall abide by and comply with all state, county and city laws and ordinances, the rules and regulations of the \_\_\_\_\_ governing such Airport, and the rules and regulations of the Federal Aviation Administration.

g. All contracts and leases between such operators and the \_\_\_\_\_ shall be subordinate to the provisions of any existing or future agreement between the \_\_\_\_\_, 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 properties.

h. All construction required of such operators shall be in accordance with design and construction standards required or established by the \_\_\_\_\_ for the facility or activity involved.

All operators shall be required to furnish the \_\_\_\_\_ payment and performance bonds commensurate with any construction required under any contract or lease by and between such operator and the \_\_\_\_\_.

Section 2. GENERAL FIXED BASE OPERATOR A General Fixed Base Operator shall be only those individuals, corporations, or firms which are authorized to engage in and furnish a full range of aeronautical activities and services which shall include, as a minimum, the following:

- a. Sale and dispensation of aviation gasoline fuels and oils.
- b. Aircraft storage consisting of a minimum of \_\_\_\_\_ square feet of hangar space and tie-down spaces for a minimum of \_\_\_\_\_ aircraft.
- c. Adequate and efficient ramp service.
- d. Capability to perform FAA approved \_\_\_\_\_ aircraft, engine, and accessory maintenance and to furnish necessary tools and equipment.  
major/minor

e. Capital investment of not less than \$ \_\_\_\_\_. Capital investment as used herein does not include aircraft. In the event that no successor operator is available having the required minimum capital investment for General Fixed Base Operations, \_\_\_\_\_ shall be privileged to waive the minimum capital requirement. However, as a condition precedent to entering into a lease with any such General Fixed Base Operator not having the required minimum capital investment, \_\_\_\_\_ will offer said premises upon the same terms and rental offered the proposed successor General Fixed Base Operator to all of the General Fixed Base Operators on the Airport. In the event more than one shall desire the premises, decision as to the successful applicant rests with the \_\_\_\_\_. If none of the General Fixed Base Operators desires the premises, in such event, the same may be leased with waiver or reduction of capital investment requirement, in the discretion of the \_\_\_\_\_.

Section 3. STANDARDS FOR SPECIFIC AERONAUTICAL SERVICES In addition to meeting the requirements set forth in Section 2 above, each operator conducting the following specific activities shall meet the requirements set forth below:

a. Fuel and Oil Sales Persons conducting aviation fuel and oil sales on the Airport shall be required to provide:

1. Hard surface ramp space accessible by taxiway with electric pumps and tank storage having a capacity equal to the minimum tank truck load deliverable for 100/130 grade aviation fuel.
2. Properly trained line personnel on duty at least \_\_\_\_\_ hours of every day, \_\_\_\_\_ days a week, and on call by readily accessible telephone at other hours during the day or night.
3. Conveniently located waiting rooms for passengers, and airplane crews of itinerant aircraft, together with sanitary rest rooms and public telephones.
4. Adequate towing equipment and parking and tie-down area to safely and efficiently move aircraft and store them in all reasonably expected weather conditions.
5. Adequate inventory of accepted grades of engine oil and lubricants.

In conducting refueling operations, every operator shall install and use adequate grounding facilities at fueling locations to eliminate the hazards of static electricity and shall provide approved types of fire extinguishers or other equipment commensurate with the hazard involved in refueling and servicing aircraft.

b. Aircraft Engine and Accessory Maintenance All persons operating aircraft engine and accessory maintenance facilities shall provide:

1. Sufficient hangar space to house aircraft \_\_\_\_\_

being performed.

2. Suitable storage space for aircraft awaiting maintenance or delivery after repair and maintenance have been completed.

3. Storage of aircraft undergoing repair. Aircraft shall not be stored for salvage operations. Any aircraft undergoing repair and to be in a non-airworthy condition in excess of 30 days shall be screened from public view.

4. Separately partitionable space with adequate exhaust fans and fire protection for spray painting if this type work is performed.

c. Flight Training All persons conducting flight training activities shall provide:

1. At least one dual equipped single engine land aircraft properly equipped and maintained for flight instruction and such additional types of aircraft as may be required to give flight instruction of the kind advertised.

2. Adequate classroom space for at least \_\_\_\_\_ students with proper rest room and seating facilities.

3. Adequate mock-ups, pictures, slides, film strips or other visual aids necessary to provide proper ground school instruction.

4. Properly certificated ground school instructor providing regularly scheduled ground school instructions sufficient to enable students to pass the FAA written examinations for private pilot and commercial ratings.

5. Continuing ability to meet certification requirements of the FAA for the flight training proposed.

6. Adequate public liability and property damage insurance sufficient to protect the operator and the \_\_\_\_\_ from legal liabilities involved.

d. Aircraft Charter and Taxi Service. Persons operating aircraft charter and taxi service shall provide:

1. Passenger lounge, rest room and telephone facilities as required of an operator for fuel and oil sales.

2. Adequate table, desk or counter for checking in passengers, handling ticketing or fare collection, handling of luggage.

3. Shall have available properly certificated suitable aircraft with properly certificated and qualified operating crew, one of which shall be located at the airport and ready for departure during at least eight hours of daylight operation daily and at other times, stand-by units and crews available upon call within one hour's notice.

4. Shall provide passenger liability insurance of at least \_\_\_\_\_ per passenger seat and property damage liability of at least \_\_\_\_\_.

e. Aircraft Rental and Sales Persons conducting aircraft rental and sales activity shall provide:

1. Suitable office space for consummating sales and/or rentals and the keeping of the proper records in connection thereof.
2. Hangar storage space for at least one aircraft to be used for sales or rental.
3. For rental, at least \_\_\_\_\_ airworthy aircraft suitably maintained and certificated.
4. Adequate facilities for servicing and repairing the aircraft or satisfactory arrangements with other operators on the Airport for such service and repair.
5. There shall be available, at least during eight hours of the working day, a properly certificated pilot capable of demonstrating new aircraft for sale or for checking out rental aircraft.
6. The minimum stock of readily expendable spare parts, or adequate arrangements for securing spare parts required for the type of aircraft and models sold.
7. Current up-to-date specifications and price lists for types and models of new aircraft sold.
8. Proper check lists and operating manuals on all aircraft rented and adequate parts catalogue and service manual on new aircraft sold.

f. Crop Dusting and Spraying Persons seeking to conduct crop dusting or spraying of agricultural chemicals shall be required to satisfy the \_\_\_\_\_ that:

1. Suitable arrangements have been provided for the safe storage and containment of noxious chemical materials; no poisonous or inflammable materials shall be kept or stored in close proximity to other facility installations at the airport.
2. The operator shall have available properly certificated aircraft suitably equipped for the agricultural operation undertaken.
3. The operator shall make suitable arrangements for servicing the aircraft with adequate safeguards against spillage on runways and taxiways or pollution or dispersal of chemicals by wind to other operational areas on the Airport.

Combination Activities A person conducting a combination of the specific activities listed hereinabove shall not be required to duplicate the requirements of the individual activities but where the requirement of one activity is sufficient to meet the requirement of a separate activity to be conducted the one facility shall be sufficient to meet both requirements.

Section 4. A SPECIAL FIXED BASE OPERATOR shall be any individual, corporation, or firm which is authorized to engage in one or a combination of services and activities listed above. Any Special Fixed Base Operator shall be completely governed by the same minimum standards as to any activity or service involved as is herein made applicable to a General Fixed Base Operator at said airport.

Section 5. MAINTENANCE/MANAGEMENT AGREEMENT. Nothing herein contained shall be construed as to limit the right of the \_\_\_\_\_ to enter into a contract and agreement with a General Fixed Base Operator which is separate and distinct from his lease agreement with respect to the maintenance and overall supervision of the \_\_\_\_\_ Airport and to designate such operator as the General Manager of the \_\_\_\_\_ Airport.

These minimum standards may be supplemented and amended from time to time in such manner and to such extent as the Authority may deem proper.

Adopted by the \_\_\_\_\_  
at regular session on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.