

Minimum Standards

Branson West Municipal Airport

The City of Branson West has developed the following minimum standards to assure stability of business operations as the airport which shall apply equally to any person, firm or corporation granted operating privileges on the Branson West Municipal Airport, or any other business activity in any way controlled by the City thru lease to operate at the Branson West Municipal Airport.

The term “City” as used throughout is meant to be the City of Branson West.

The term “Operator” as used throughout is meant to be any person, firm, or corporation providing a single or combination of service activities at the Branson West Municipal Airport.

The term “Airport” hereinafter referred to be the Branson West Municipal Airport, Branson West, Missouri.

The term “Airport Management” as used is the city Board of Aldermen.

The term “Fixed Base Operation” is an Aviation Service Organization.

1. The City shall establish rental fees applicable to Airport Property and services and may make amendments thereto from time to time as the City deems necessary.
2. All operators shall have the right in common with others authorized to do so, to use common areas of the airport, including runways, taxiways, apron, roadways, floodlights, landing lights, signals and other conveniences for all aircraft operations, ground and flight.
3. Rights and privileges shall be on a non-exclusive basis except for specific areas leased which shall be for exclusive use of the lessee.
4. The operator shall be responsible for providing all maintenance and repair on leased premises, or as stipulated in the lease.
5. The operator shall be responsible for providing all janitorial and custodial services in its exclusive areas.
6. Operators shall pay all taxes and assessments against any buildings or any other structure placed on the premises by them, as well as any other personal property used by them in their operation.
7. The operators shall at their own expense, install maintain and operate proper obstruction lights and keep them lit from sunset to sunrise. (Far Part 70/7460-1K)

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8. Any construction required of any operator shall meet all applicable codes. All plans and specifications shall be submitted to the City for approval.
9. All operators shall conduct their activities in a safe, responsible and efficient manner and shall be solely responsible for all acts of their tenants, and/or employees.
10. All operators and their employees shall be trained to perform any and all customer services.
11. The City reserves the right to further develop or improve all areas of the Airport as it sees fit.
12. The location of any operation shall be at sites or locations as determined by the City.
13. The City reserves the right to take any action necessary to protect the aerial approaches to the airport.
14. The City, or its authorized representative, may enter upon the premises leased exclusively to the operator, or private access areas, at any reasonable time in the exercise of its function or connected with the performance of the operator's obligations.
15. All operators will make available all records, reports, books, and pertinent information as may be requested for the City's audit purposes.
16. The operator shall covenant, and agree to indemnify and save harmless the City and its Airport Authority from all fines, suits, claims, demands, actions, and/or causes of action of any kind and nature for personal injury or death, or property damage in any way arising out of or resulting from any activity or operation of the operator on the premises, or in connection with its use of the premises.
17. The operator shall maintain fire, extended coverage, vandalism and Malicious Mischief Insurance. A copy shall be filed with the Airport Manager.
18. Upon expiration or other termination of any agreement, all rights shall cease and the property surrendered in as good a condition as at the commencement of the lease. Reasonable wear and tear accepted.
19. All operators shall comply with all laws, ordinances, rules, and regulations of the U. S. Government, State of Missouri and City of Branson West. The operator shall display all permits, licenses or other evidence of compliance with all laws.
20. No person, firm or corporation shall be permitted to operate from the airport without a fully executed lease or permit with the City. The lessee shall not sublet any part of the leased premises without city approval.

Standards for a Fixed Base Operation

The City recognizes the fact that it may be impossible for a fixed base operator to meet all the requirements stated immediately upon opening his business. A fixed base operator making application shall submit, in writing, a time schedule as to when each phase of requirements will be met. This should be within a twelve month period.

In order to qualify for a lease agreement, the applicant must submit to the City a written request to include the following:

- a) The services to be offered
- b) The amount of land to be leased
- c) The location of the requested land
- d) The size of the building to be constructed or leased together with a floor and plot plan
- e) The number of aircraft to be provided
- f) The number of employees
- g) The hours of operation
- h) The number and types of insurance coverage
- i) Evidence of financial capability and a projected profit and loss statement for the first year of operation

Multiple Services Fixed Base Operator (FBO)

1. A FBO shall only be those who satisfactorily engage in and furnish the full range of aeronautical activities and services which shall include, as a minimum:
 - a) Maintain an executive office at the airport.
 - b) Adequate and efficient ramp services during normal business hours and on call as needed.
 - c) Tie-down space to accommodate a minimum of 15 aircraft.
 - d) Airframe and powerplant repair facilities with FAA certified personnel.
 - e) Sale of Aircraft parts and supplies.
 - f) Aircraft Rental and flight training with FAA qualified instructors.
 - g) Aircraft fuel dispensing service.

Multiple Services Fixed Base Operator (FBO)

Additionally, the FBO may also engage in the following at the option of the operator:

- i. Far part 135 air taxi operations.
 - ii. Aircraft charter.
 - iii. Aerial photography and surveying.
 - iv. Air ambulance.
 - v. Sight seeing, pleasure and orientation flights.
 - vi. Aircraft sales.
 - vii. Any other aeronautical activities or services for which there may be a demand at the airport.
2. The FBO shall provide:
- a) Ample sanitary lounges and restrooms.
 - b) Flight planning area.
 - c) Phone line-no charge for local calls or to flight service.
3. No FBO shall engage in the following at the airport.
- a) Auto taxi, or limousine service.
 - b) Rent-a-Car service.
 - c) Car storage.
 - d) Air travel trip insurance.

FBO Lease agreements to be determined by the City:

1. Land size and location.
2. Building size and construction.
3. Airport safety and emergency plans.
4. Aircraft fuel storage, handling, and dispensing on the airport.
5. Maintenance of leased area.
6. Minimum insurance requirements.
7. Records to be kept.
8. Rent and other fees.
9. Evidence of financial capability to perform and provide proposed services.