



**Union County Airport Authority
Union County Airport (KMRT)
760 Clymer Road
Marysville, Ohio 43040**



STANDARDS FOR OPERATIONS AT UNION COUNTY AIRPORT (KMRT)

**January 1, 1995
Revised April 2026**

INTRODUCTION: The Union County Airport Authority (UCAA) has promulgated and adopted the following rules, requirements and standards for the use of any part or parcel of The Union County Airport (KMRT) and its facilities by any commercial user engaged in an activity, both aeronautical and nonaeronautical, involving The Union County Airport (KMRT).

PURPOSE: To establish standards and procedures to govern both aeronautical and nonaeronautical activities at the Union County Airport.

POLICY: Fair and reasonable opportunity, without discrimination, shall be accorded to all entities and individuals to qualify or otherwise compete for available facilities and to establish aeronautical and nonaeronautical operations within the jurisdiction of the Union County Airport Authority (UCAA), subject to the adopted Standards For Operations At Union County Airport (KMRT). Operators are encouraged to exceed these Standards For Operations. Only in extreme cases, and with prior written approval of the UCAA, will businesses be allowed to operate under conditions below the minimums.

SECTION I

Implementation and Applications

- a. These standards shall effect and be incorporated by reference into future Operator's leases.
- b. Any person, firm, corporation, or entity intending to conduct, perform, or engage in any commercial activity upon or involving Union County Airport shall submit to the UCAA a written application describing the scope and nature of the activity proposed, and specifying with particularity the following:
 1. The name, address, mobile and main telephone numbers, and email of the applicant and proposed name and type of operation;
 2. The proposed land use, facility and/or activities sought, including location and size of lease area and buildings;
 3. The names and qualifications of the personnel to be involved in conducting such activity and number of people to be employed;

a. Attach the following documentation to the application:

- 1) Copies of Pilot Certificates.
- 2) Driver licenses if requesting to operate a commercial vehicle(s) on the premises.
- 3) Insurance Coverage as specified within this Standard of Operations document.

b. Attach additional documents as required within this Standard of Operations document.

4. The financial responsibility and technical ability of the applicant and Operator to carry out the activity sought;
5. The tools, equipment, vehicles (by license plate), aircraft (by N number and type), services, and inventory, if any, proposed to be furnished and/or utilized;
6. The estimate of costs for any development and improvements to any leased land or facilities being used;
7. The applicant's proposed hours of operation and construction (if appropriate); and
8. the number and type of aircraft to be provided.

SECTION II

Definitions: As used herein, the following terms shall have the meanings indicated.

1. **Aeronautical Activity.** Any activity that involves, makes possible, or is required for the operation of aircraft or that contributes to or is required for the safety of such operations. Activities within this definition, commonly conducted on airports, include, but are not limited to, the following: general and corporate aviation, air taxi and charter operations, scheduled and nonscheduled air carrier operations, pilot training, aircraft rental and sightseeing, aerial photography, flying clubs, crop dusting, aerial spraying, aerial advertising and surveying, aircraft sales and services, aircraft storage, sale of aviation petroleum products and lubricants, repair and maintenance of aircraft, sale of aircraft parts, hot air balloon, Unmanned Aerial Vehicles or Systems, parachute or ultralight activities, sale or maintenance of aircraft accessories, radio, communication and navigation equipment, and any other activities that, because of their direct relationship to the operation of aircraft, can appropriately be regarded as aeronautical activities. Activities, such as model aircraft and model rocket operations, are not aeronautical activities.

2. **Airport:** Shall mean the Union County Airport (KMRT).

3. **Airport Owner:** Shall mean the Union County Airport Authority (UCAA), Marysville, Ohio.

4. Critical Aircraft: Shall mean the aircraft with the largest wingspan, tail height and/or gross weight which is anticipated to use a proposed facility.

5. Commercial activity is any activity conducted on airport property for compensation, hire, or the intent of generating revenue, including the provision of goods, services, or facilities to the public or to airport users.

6. Exclusive Right. A power, privilege, or other right excluding or debarring another from enjoying or exercising a like power, privilege, or right. An exclusive right can be conferred either by express agreement (i.e., lease agreement), by the imposition of unreasonable standards or requirements, or by any other means. Such a right conferred on one or more parties, but excluding others from enjoying or exercising a similar right or rights, would be an exclusive right.

7. Standards For Operations: Shall mean the minimum qualifications and requirements established herein for aeronautical and nonaeronautical activity at the Airport.

8. Master Plan or Airport Layout Plan: Shall mean the currently approved scaled dimensional layout of the entire Airport, indicating current and proposed usage for each identifiable segment as approved by the UCAA.

9. "Non-Aeronautical Activity" Shall mean any use of airport land or facilities not directly and substantially related to aircraft operations or safety, and not required to be located on the airport to perform its function. Such activity shall include but not be limited to automobile rental or leasing, catering, restaurateuring, concessions, public parking and any other commercial activities that are incidentally connected to (fairs, events, model aircraft activities) and not directly related to the operation of aircraft and do not compromise the safety, efficiency, or capacity of the airport

10. Operator: Shall mean Commercial, Non-based (Commercial and Private), Private, or Fixed-base.

a. Commercial Operator: A person, firm, corporation or entity engaged in Aeronautical or Non-aeronautical Activities, as defined herein, on the Union County Airport said that engages in an Activity that is conducted for, or results in gain, income, compensation, or profit.

b. A Non-based Operator:

1) A Commercial Operator authorized by the UCAA for temporary commercial use of the airport for activity involving gain, income, compensation, or profit but does not base an aircraft at the Airport. Any aircraft flight training based at another airport but using the Union County Airport for training are not considered commercial operations.

2) Non-based Private Operators, defined below in Section II, 7.b. 2), maintain aircraft at other airports and primarily operate from other airfields.

c. Private Operator: A person, firm, corporation, or entity that conducts aeronautical activities on an airport for its own use and not for compensation, hire, or the provision of services to others. Based Private Operators use the airport as their base and maintain aircraft at the Airport.

d. Fixed Base Operator (FBO): A commercial business granted the right by the airport sponsor to operate on an airport and provide aeronautical services as well as maintaining aircraft at the Airport.

11 Public Facilities: Shall mean Ladies' and Men's' rest rooms, lobby and waiting area equipped with seating provisions, the airport conference room, outdoor covered viewing area, drinking water, and telephone. These shall also include roads and automobile parking areas (unless specifically included as part of the leased area). These facilities are to be open to and for the benefit of the public using the airport during hours of operation.

12. Self Fueling: Shall mean the fueling or servicing of an aircraft (i.e., changing the oil, washing) by the owner of the aircraft with his or her own employees and using his or her own equipment. Self-fueling and other self-services cannot be contracted out to another party. Self-fueling implies using fuel obtained by the aircraft owner from the source of his/her preference. As one of many self-service activities that can be conducted by the aircraft owner or operator by his or her own employees using his or her own equipment. The Union County Airport Authority has exercised its exclusive right to serve as the only entity that provides aviation fuel services at the Union County Airport; therefore, self fueling is prohibited at the airport.

13. Self Maintenance: Shall mean maintenance performed by bona fide employees of the Operator, or by the Operator, with equipment owned or leased by the Operator, only to aircraft owned by the Operator. This must be performed in accordance with all appropriate federal, state and local rules, regulations and requirements.

SECTION III

Airport Exclusive Rights

The Union County Airport Authority has exercised its exclusive right to serve as the only entity that provides aviation fuel services at the Union County Airport. The Airport exercises this right through commercial self-service fueling. Commercial self-service fueling is a fueling concept that enables a pilot to fuel an aircraft from a commercial fuel pump installed for that purpose by an FBO or the airport sponsor. The self-service fueling facility may or may not be attended.

Commercial self-service fueling is not considered self-fueling.

All aviation fuels delivered to the Union County Airport shall be placed directly into tanks owned and operated by the Airport. Any entity or commercial operators desiring to conduct self-fueling operations into their own aircraft shall purchase fuel from the Airport at a rate equal to the cost of the fuel plus an additional fee that is mutually

agreed upon between the two parties from time-to-time in a separate agreement. All fuel purchased from the Airport by any entity or commercial operators wishing to dispense aviation fuels into their own aircraft shall be transferred directly into a mobile refueler that meets at all times in service, FAA Part 139 standards, the standards for fuel quality as set forth by the Air Transport Association (ATA- 103) Standards. The mobile fueler must meet all applicable NFPA (407 & 385) codes and have been manufactured within the last three years of entering service at the Union County Airport. Mobile refuelers shall only be stored in locations authorized for such use by the Union County Airport.

SECTION IV

Standards for Operations at the Airport

1. All aircraft operations on the Airport shall be conducted within the regulations of the Federal Aviation Administration, Ohio Department of Transportation - Division of Aviation, Ohio Revised Code, Federal Communications Commission, Union County, the City of Marysville, the Airport Owner and all other applicable federal, state and local rules and/or regulations. Any violation of these regulations will be considered a violation of these Standards For Operations.
2. All flight operations will be conducted per the Airport/Facility Directory (AFD), the Airman's Information Manual and Federal Aviation Administration Regulations.
3. All flight operations will be planned so as to avoid flight over populated areas whenever possible, particularly at low levels and high noise levels, without compromising flight safety, as reasonably determined by the aircraft pilot-in-command.
4. Special events or demonstrations are only to be conducted with prior approval of the UCAA or its designated representative and the FAA, where applicable, and shall be limited to aeronautical activities, unless otherwise approved by the UCAA.
5. All persons operating aircraft at the airport shall hold at least a valid student pilot certificate, or shall be a certified mechanic authorized to test the aircraft on the ground.
6. Aircraft shall taxi at a safe and reasonable speed for existing conditions.
7. Aircraft that are unattended shall be properly secured with engines off and shall be locked.
8. Aircraft owner/pilot preventative maintenance and cleaning is to be performed in an area to be designated by the UCAA or its designated representative and shall be confined to that maintenance to which he or she is qualified and permitted to do as specified in Appendix D to FAR PART 43.
9. All aircraft maintenance conducted on the Union County Airport, other than owner/pilot preventative self-maintenance, shall be completed by a qualified and licensed person or facility located on the Union County Airport, and such person or

facility shall enter into a maintenance lease agreement conforming to the appropriate requirements with the UCAA prior to conducting such maintenance.

10. All aircraft based at the airport must have an agreement with the Airport Owner. Any aircraft conducting commercial operations — meaning operating for hire or to earn income, compensation, or profit — must receive prior approval from the Airport Owner before engaging in such activities.

11. All aircraft based at the airport shall be covered by insurance as specified in the Union County Airport T-Hanger Lease, Union County Airport Single (Community / Large) Volume Hangar Lease, Union County Airport Authority Ground Lease, or the Union County Ramp Lease. Commercial insurance requirements are covered in SECTION IX.

12. All fuel products dispensed into aircraft at the airport shall be a type approved by the aircraft manufacturer and/or the Federal Aviation Administration for the specific aircraft and engine receiving the fuel.

13. Only personnel engaged in fuel handling or in the maintenance and operation of the aircraft being refueled shall be permitted in the immediate vicinity of aircraft being refueled.

14. Neither the UCAA, the Board of County Commissioners, Union County, Ohio, the Airport Fixed Based Operator (SkyVista LLC), and any and all employees and/or trustees of the said organizations and business shall be responsible for any loss or damage due to theft or vandalism of any aircraft, vehicle, or equipment parked at the airport.

15. Smoking or vaping is prohibited everywhere on airport grounds.

16. If any specific rule or part thereof is designated or otherwise declared invalid or inappropriate, the remainder of these rules and parts thereof shall continue to be of full force and effect.

17. Parachutists are prohibited from using the airport, except by prior written approval of the UCAA.

18. No motorized vehicles shall enter onto, travel across, or be parked upon the airport operations area without prior authorization from the UCAA. Hangar owners or lessors may travel on the hangar taxiways to get to their privately rented or leased hangars as long as they park their vehicles inside while using their aircraft. All other UCAA authorized vehicles must be marked and lighted in accordance with FAA requirements in order to travel on the airfield.

19. All refuse from private Operators must be disposed of in the proper containers and removed from the site. No trash shall be left to blow around the airfield. Commercial Operators must dispose of their refuse in their own proper containers and arrange for collection and disposal of this refuse at their cost.

20. Any person found to be in violation of these Standards for Operations at the Union County Airport may be denied use of the airport and its facilities by the Airport Owner.

The Airport Owner will investigate complaints submitted by airport operators regarding suspected noncompliance with these regulations.

21. UCAA reserves the right to inspect all premises on the airport to ensure conformance to and compliance with these Standards For Operations for Union County Airport as contained in this document, or as amended.

SECTION V

General Standards for All Based Operators

1. Operator will enter into a lease agreement with the UCAA or an approved Fixed Base Operator and meet the standards set for all anticipated aeronautical activities prior to conducting such activities.
2. Operator will comply with the "Standards for Operations at the Airport" (Section IV).
3. Operator will not at any time during the term of the lease agreement with the UCAA or during the term of any previously approved sublease with a Fixed Base Operator, in any manner assign or transfer any interest or sublease in whole or in part any of the leased property without the written consent of the UCAA. Such approval shall not be unreasonably withheld.
4. Any and all site grading, erection, construction, repairs, or remodeling of the leased premises shall be done with the prior written consent of the UCAA and the FAA, if applicable, and to the specifications of the UCAA, Local and State building, fire protection, and sanitary codes and regulations. Proof of such approval will be required. Operators will submit plans and specifications for all improvements or modifications to the UCAA for review and approval.
5. Operator will provide proof of insurance coverage to the UCAA or its designated representative. Such coverage shall meet or exceed the requirements in SECTION IX Insurance / Indemnity
 - a. Operators shall also maintain Premises, Hangar Keeper's, Products, and other insurance suitable to the UCAA, depending on the type of operation.
 - b. Operator will also name the UCAA as additional named insured.
7. Operators who erect new structures shall be required to maintain such structures according to the Union County Airport Authority Ground Lease.
8. Operators who erect new structures shall maintain fire and extended coverage insurance on said structure according to the Union County Airport Authority Ground Lease.
9. Operators must provide any required utility service to their facilities according to the Union County Airport Authority Ground Lease.
10. Operators will be held responsible for all damage to persons or property which results from their operation or an act or omission by an employee.

SECTION VI

Standards for Private Based Operators

1. Operators will comply with the "General Standard for All Based Operators" (Section V).
2. Operators desiring to build a new structure shall lease from the UCAA an area of sufficient size for conducting the intended aeronautical activity, including auto parking, access and surrounding areas, as determined by the Operator and the UCAA. The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan. Operator shall be responsible for upkeep and maintenance of all leased property and improvements thereon, including snow removal, mowing, and building maintenance according to the Union County Airport Authority Ground Lease.
3. Operators needing to build a new hangar must site grade and erect a structure of sufficient size for conducting the intended aeronautical activity, including auto parking, access and surrounding areas, as determined by the Operator and the UCAA. This structure is to incorporate a door with ramp entry for aircraft.
4. Operators needing to build a new structure will construct according to the Union County Airport Authority Ground Lease.

SECTION VII

General Standards for All Commercial Fixed Base Operators

1. Operator will show evidence to the UCAA of financial responsibility and a good credit rating appropriate to the type of operation anticipated.
2. Operator must meet and comply with the "Standards for Operations at the Airport" (Section IV).
3. Operators must provide for adequate refuse storage and private disposal. Public waste storage facilities shall not be utilized for commercial waste. Waste containers shall be stored in fenced areas, screened from public view, and be equipped with lids that seal the containers tightly. If hazardous materials are stored or disposed of on site, the containers shall be located with approved spill containment, and shall not be mixed with normal waste.
4. Operator will charge reasonable and non-discriminatory prices for all products and services, provided that the Operator may make reasonable and non-discriminatory discounts, rebates or similar types of price reductions to a volume purchase.
5. Operator will provide high quality, efficient and prompt service adequate to meet all reasonable demands for such service.
6. Operator will maintain an adequate staff of employees with skills, licenses and certificates appropriate to the activities anticipated.

7. Operator will meet and comply with the "General Standards for All Based Operators"(Section V).

8. Operator shall be responsible for maintaining leased property in a neat, clean, presentable condition, including mowing of grass and plowing of snow on leased premises. UCAA will be responsible for repairs to all property owned by them where the repairs are not a result of Lessee's operation. Operator will be responsible for repairs to and upkeep of all facilities owned by them.

9. Operator will provide adequate fixtures and equipment appropriate to the aeronautical activity anticipated.

10. Operator shall lease from the UCAA sufficient land to comply with the specific categories below plus additional land around the buildings and for auto parking, as deemed appropriate for the operation and the desired location by the UCAA.

11. All buildings and real property improvements constructed by Operator shall become the property of the UCAA in accordance with according to the Union County Airport Authority Ground Lease

a. Once the buildings revert to the UCAA, Operator will be given first option to lease at then current fair market lease rates, providing that lease terms can be agreed upon by both parties at least 180 days prior to beginning of each lease period.

12. Aircraft temporarily based at the airport to conduct commercial operations must have prior written approval of the UCAA.

SECTION VIII

Standards for Specific Category Commercial Fixed Base Operator

1. Category "A":

- Flight Training
- Aircraft Charter, Air Taxi, and Freight Hauling
- Aircraft Rental
- Aircraft Sales
- Sale of Aircraft Accessories and Equipment

a. Operator will lease or comply with "General Standards for All Commercial Fixed Base Operators"(Section VII), defined herein.

b. The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan and according to the Union County Airport Authority Ground Lease.

c. If an Operator engages in more than one of the above activities, additional space may be required for each additional activity.

d. Operator will lease or construct airport parking ramp or hangar area sufficient to conduct his business, as determined by the Operator and the UCAA. If Operator desires to construct a hangar, a structure of sufficient size for conducting the intended aeronautical activity, as determined by the Operator and the UCAA, shall be erected in addition to the basic requirement and according to the Union County Airport Authority Ground Lease.

f. Operator will be open a minimum of 8 hours each day during normal week days, and have available a properly licensed or certified person to conduct the aeronautical activities engaged in.

g. Operator will construct according to the Union County Airport Authority Ground Lease.

h. Operator will obtain and maintain FAA approval, where required or appropriate, for schools, services and operations provided.

i. If conducting flight training, Operator will provide at least one FAA certified instruction pilot and one aircraft properly licensed and FAA certified for flight instruction.

j. Operator will obtain and maintain FAA Part 135 certificate and provide at least one FAA certified pilot and one FAA Part 135 certified and airworthy aircraft owned or leased by the Operator, but under control of the Operator, or other aircraft approved by the UCAA, if conducting charter, air taxi, and freight hauling.

k. Operator will provide at least one aircraft properly licensed and FAA certified if conducting aircraft rental.

l. Operator will provide at least one FAA certified pilot with appropriate ratings for demonstration of aircraft, if providing aircraft sales.

m. Operator may be required by the UCAA to meet all of the individual requirements for each activity they desire to provide.

2. Category "B"

- Maintenance to Aircraft and Engines
- Maintenance to Aircraft Accessories
- Maintenance to Aircraft Radios, Communications, and Navigation equipment

a. Operator will meet or comply with "General Standards for All Commercial Fixed Base Operators"(Section VII), defined herein.

b. The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan and according to the Union County Airport Authority Ground Lease.

c. Operator will lease or site grade and erect a basic structure of sufficient size for conducting the intended aeronautical activity, including appropriate rest room facilities, if required, as determined by the Operator and the UCAA. If a hangar is required, then the Operator will lease or site grade and erect a structure of sufficient size for conducting the intended aeronautical activity, including appropriate rest rooms facilities, if necessary, as determined by the Operator and the UCAA and according to the Union County Airport Authority Ground Lease.

d. If an Operator engages in more than one of the above activities additional space may be required for each additional activity.

e. Operator will construct according to the Union County Airport Authority Ground Lease.

f. Operator will meet FAA requirements for approved shop and/or repair station certificate and provide at least one FAA certified airframe and powerplant mechanic or technician with a current inspection authorization endorsement.

g. Operator will be open a minimum of 8 hours each day during normal weekdays, and have available a properly licensed or certified person to conduct the aeronautical activities engaged in.

3. Category "C" (operations of an ongoing or continuously operating nature):

- Aerial Photography
- Aerial Advertising
- Aerial Surveying
- Aerial Spraying / Crop Dusting
- Aerial Patrol of Pipeline or Utility Lines

a. Operator will meet or comply with "General Standards for All Commercial Fixed Base Operators"(Section VII), defined herein.

b. The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan and according to the Union County Airport Authority Ground Lease.

c. Operator will lease or site grade and erect a basic structure of sufficient size for conducting the intended aeronautical activity, including appropriate rest rooms facilities, as determined by the Operator and the UCAA. If a hangar is required, then the Operator shall site grade and erect a structure of sufficient size for conducting the intended aeronautical activity, including appropriate rest rooms facilities, as determined by the Operator and the UCAA and according to the Union County Airport Authority Ground Lease.

d. If an Operator engages in more than one of the above activities, additional space may be required for each additional activity.

e. Operator will construct according to the Union County Airport Authority Ground Lease

f. For operations of an itinerate nature, not to exceed 15 days, insurance coverage shall meet or exceed the requirements in SECTION IX Insurance / Indemnity and:

1) Pay to the Authority, a fee in the amount of \$100.00 per day, unless discounted for fuel purchases.

2) For operations which bring hazardous materials on to the airport grounds, a copy of all applicable permits and licenses pertaining to the nature of their operation and or HAZMAT substances. (USEPA/OEPA) And a copy of their containment plan and storm water runoff protection plan.

3) Aerial application operations may be subject to limitation on the hours of operation as determined by the Airport Manager. (Amended 5-2008)

4. Category "D"

a. Storage of Aircraft (Single Volume Hangar or Tie-Down)

1) Operator will meet or comply with "General Standards for All Commercial Fixed Base Operators"(Section VII), defined herein.

2) The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan and according to the Union County Airport Authority Ground Lease.

3) For hangars, Operator will lease or site grade and erect a minimum structure of sufficient size for conducting the intended aeronautical activity, as determined by the UCAA. For tie-downs, Operator will lease or construct 5,000 square yards of paved ramp with adequate quantities of chocks, ropes and other tie-down equipment conforming to FAA AC 20-35 and according to the Union County Airport Authority Ground Lease.

4) Operator will construct according to the Union County Airport Authority Ground Lease.

5) Operator will be open from 8:00 A.M. until sunset every day of the week, including weekends and holidays, and have available a properly licensed or certified person to conduct the aeronautical activities engaged in.

5. Category "E"

a. Storage of Aircraft ("T" Hangars)

1) Operator will meet or comply with "General Standards for All Commercial Fixed Base Operators"(Section VI), defined herein.

2) Operator will lease from the UCAA all land between the edges of the taxiways, existing or proposed, serving the hangars. The leased Parcel of land shall be in an

area designated to be used for such purpose on the Layout Plan and according to the Union County Airport Authority Ground Lease.

3) Operator will lease or site grade and erect a structure of at least 10 units with a clear door opening at least 41.5 feet for conducting the intended aeronautical activity and according to the Union County Airport Authority Ground Lease.

4) If a new hangar is erected, Operator will construct according to the Union County Airport Authority Ground Lease r.

5) Operator will be open from 8:00 A.M. until sunset every day of the week, including weekends and holidays, and have available a properly licensed or certified person to conduct the aeronautical activities engaged in.

6. Category "F"

- o Sale of Aircraft Fuel Products
- o Sale of Aircraft Engine Lubrication Products

a. Operator will meet or comply with "General Standards for All Commercial Fixed Base Operators"(Section VII), defined herein.

b. Operator will be required to be engaged in Storage of Aircraft, as specified in Category "D", and in Maintenance of Aircraft and Engines, as specified in Category "B", and shall comply with the requirements of these categories.

c. The leased parcel of land shall be in an area designated to be used for such purpose on the Airport Layout Plan and according to the Union County Airport Authority Ground Lease.

d. Operator will lease or site grade and erect a basic structure of sufficient size for conducting the intended aeronautical activity, including suitable public rest room facilities and waiting area, as determined by the Operator and the UCAA and according to the Union County Airport Authority Ground Lease.

e. Operator will lease or install new metered and properly filtered dispensers and 10,000 gallon underground storage tanks for each grade of fuel to be sold, but shall provide at least 100 AVGAS and Jet "A". If new tanks are installed, they shall be double wall, coated or uncoated, with an automatic monitoring system that will report and record tank volumetric and tightness information. Tanks shall be registered with the State. Equipment shall be approved by the UCAA prior to installation.

f. Operator shall lease or construct an aircraft ramp of at least 6,000 square feet to provide adequate access to the refueling area. Pavement shall be of satisfactory strength to support the critical aircraft using the facilities, and shall be approved by the UCAA. Operator will construct adequate automobile parking area to satisfy client

and employee demand and, if required by the UCAA, driveways to provide access to the facilities.

g. Operator will be open from 8:00 A.M. until sunset every day of the week, including weekends and holidays, and have available a properly trained person to conduct the aeronautical activities engaged in.

h. Fueling shall be accomplished only when at least 50 feet from the buildings or other hazards.

i. Aircraft and fueling or refueling vehicles must be properly grounded. In addition, all fuel filters shall comply with standards for the type of fuel being dispensed.

j. Smoking or Vaping on or within the airport buildings, public areas and grounds is prohibited.

k. Spills of fuel or oil must be immediately reported to the airport manager. If over 1 gallon in size, they shall also be reported to the Marysville Fire Department.

l. Operator is liable for damages to the property and the environment resulting from fueling operations. Operator must furnish proof of adequate liability insurance covering fueling operations to the UCAA. The UCAA shall be included as additional named insured on the insurance policy.

m. An adequate fire extinguisher must be provided by at the fueling location and must be fully charged and current.

n. Only personnel engaged in fuel handling or in the maintenance and operation of the aircraft being refueled shall be permitted in the immediate vicinity of aircraft being refueled.

o. All fuel products dispensed into aircraft at the airport shall be a type approved by the aircraft manufacturer and/or the Federal Aviation Administration for the specific aircraft and engine receiving the fuel.

p. Operator shall comply with all applicable local, state, and federal environmental statutes and regulations, including but not limited to, requirements for underground storage tanks, for the disposal of waste oil and other potentially hazardous substances, and for the refueling of all aircraft.

SECTION IX

Insurance / Indemnity

All vendors shall conduct their activities and render their services in a safe, responsible and efficient manner, shall be solely responsible for all acts of their agents and/or employees, and shall indemnify, save and hold harmless the UCAA, the Board of County Commissioners, Union County, Ohio, and any and all employees of the said organizations blameless for any death, physical injury, or damage to property resulting

from their negligent acts or omissions. All vendors shall ensure employees are covered by Ohio workers' compensation laws within statutory limits.

All vendors shall maintain in force throughout the duration of any agreement with the Union County Airport liability and property damage insurance of sufficient amount to meet the standards and requirements set forth by UCAA while performing services on the Union County Airport, as follows:

1. Commercial Aircraft Maintenance Operations

- a. Coverage: \$2,000,000 Combined Single Limit per occurrence (In Flight, In Motion and Not-in-Motion)
- b. Scope: Comprehensive coverage, including bodily and personal injury, sickness, disease or death, injury to or destruction of property (including loss of use). Coverage must include Premises/Operations, Independent Contractors, Contractual Liability (specifically including the indemnity), Products/Completed Operations, and broad-form property damage.

2. Hangarkeepers Liability:

- a. Per Aircraft Limit: Equal to the maximum actual cash value of any customer's aircraft while in the vendors care, but not less than \$250,000 per aircraft limit, not exceeding \$5,000,000 per aircraft limit
- b. Per Occurrence Limit: All aircraft while in the care, custody, or control of the Operator, consistent with the storage capability of each hangar, but not exceeding \$5,000,000 per occurrence

3. Flight Schools, Aircraft Rentals, and/or Flying Clubs, and 501(c)(3) organizations Operating Owned, Leased, or Managed Piston Aircraft

a. Aircraft Liability:

- 1) Coverage: \$1,000,000 Combined Single Limit per occurrence (In Flight, In Motion and Not-in-Motion)
- 2) Scope: Comprehensive coverage, including bodily and personal injury, sickness, disease or death, injury to or destruction of property (including loss of use). Coverage must include Premises/Operations, Independent Contractors, Contractual Liability (specifically including the indemnity), Products/Completed Operations, and broad-form property damage.

4. Crop Dusting / Aerial Spray Operations / Aerial Patrol of Pipe Line and Utility Lines

a. Aircraft Liability:

- 1) Coverage: \$2,000,000 Combined Single Limit per occurrence (In Flight, In Motion and Not-in-Motion)

b. Environmental / Pollution Liability

- 1) Coverage: \$5,000,000 Combined Single Limit per occurrence
- 2) Scope: Comprehensive coverage including soil or groundwater contamination, environmental cleanup costs, bodily and personal injury, sickness, disease or death, injury to or destruction of property (including loss of use). Coverage must include Premises/Operations, Independent Contractors, Contractual Liability (specifically including the indemnity), Products/Completed Operations, and broad-form property damage.

c. Vehicle Liability

- 1) Coverage: \$2,000,000 Combined Single Limit per occurrence
- 2) Scope: Comprehensive coverage for bodily and personal injury, sickness, disease or death, injury to or destruction of property (including loss of use). Coverage must include owned, non-owned, hired and leased vehicles, including loading and unloading of chemicals and/or fuel, as required.

5. General Liability Requirements for All Vendors

a. Airport General Liability

- 1) Coverage: \$1,000,000 Combined Single Limit per occurrence
- 2) Scope: Comprehensive coverage, including bodily injury, sickness, disease or death, injury to or destruction of property (including loss of use). Coverage must include Premises/Operations, Independent Contractors, Contractual Liability (specifically including the indemnity), Products/Completed Operations, and broad-form property damage. (Products/Completed Operations may be provided within the aircraft liability policy for flight schools and/or aircraft rental Vendors.)

SECTION X

Notice

1. Any application for lease filed with the UCAA shall be reviewed and considered at a regularly scheduled meeting of the UCAA within 90 days from the filing of such application.
2. The applicant will be given notice of this meeting.

SECTION XI

Lease or Contract

1. Upon approval of any such application as submitted or modified, the UCAA shall cause to be prepared a suitable lease or contract agreement setting forth the terms and conditions under which the fixed base operation shall be conducted.
2. In every instance the lease or contract shall be conditional upon the following:

a. Original and continued compliance with the Standards For Operations of each authorized aeronautical activity. Lease shall refer to and incorporate these standards by reference. Failure to comply after notification shall constitute grounds for termination or cancellation of the lease.

b. Any structures or facility to be constructed or placed upon said airport shall conform to all safety regulations of the State of Ohio, EPA and the County, and shall conform with the requirements of current building codes and fire regulations; and any construction commenced will be diligently pursued to completion. Performance bonds commensurate with the value of the construction shall be required.

c. For any structure constructed using borrowed funds, the Airport Owner must be provided with a copy of the loan or mortgage agreement. The structure located on the airport may not be used as collateral for the loan, and the lender shall have no rights, interest, or claim to the structure or the underlying land in the event of default.

These standards were initially approved and accepted on this the 1st day of January, 1995 by the Union County Airport Authority in accordance with the Resolution passed on this date. These standards comply with Federal Aviation Administration Advisory Circular (AC) 150/5190-8: *Minimum Standards for Commercial Aeronautical Activities*, dated Dec 7, 2023. The Union County Airport Authority shall reserve the right to modify or alter these standards from time to time.