

By: Department of Public Works
Adopted: June 9, 2014
Vote: Buswell, Harris, O'Barr, Sullivan-Leonard, Wall, and Wilson in favor

**CITY OF WASILLA
RESOLUTION SERIAL NO. 14-21**

A Resolution of the Wasilla City Council Authorizing a 30-year lease at the Wasilla Airport for Lease Lots 7, 8, and 9 to Soloy Helicopters.

WHEREAS, on April 23, 2014, the applicant provided a complete lease application for a 30-year lease of lots 7, 8, and 9, New Wasilla Airport along with a site plan showing a proposed hangar building up to 14,000 square feet to provide for helicopter maintenance and operations; and

WHEREAS, this business has been operating successfully in the Wasilla area since 1979 and it is proposing to be relocated to the Wasilla Airport where it have 25 employees; and

WHEREAS, the Airport Master Plan supports this type of development on the lease lots to promote general aviation; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of airport leases when the proposed lease term is longer than a ten year period; and

WHEREAS, the Wasilla Planning Commission provided a recommendation of approval on May 13, 2014, through Planning Commission Resolution Serial No. 14-13 for the 30 year term.

NOW, THEREFORE, BE IT RESOLVED the Wasilla City Council authorizes the lease of Lots 7, 8, and 9, New Wasilla Airport, to Soloy Helicopters for a term of 30 years.

ADOPTED by the Wasilla City Council on June 9, 2014


VERNE E. RUPRIGHT, Mayor

ATTEST:



KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

WASILLA





• ALASKA •


CITY COUNCIL LEGISLATION STAFF REPORT**Resolution Serial No. 14-21: Authorizing a 30-year lease at the Wasilla Airport for Lease Lots 7, 8, and 9 to Soloy Helicopters.**

Originator: Public Works Director

Date: May 28, 2014

Agenda of: June 9, 2014

Route to:	Department Head	Signature	Date
X	Public Works Director		5/28/14
X	Finance Director		5-29-14
X	Deputy Administrator		5-29-14
X	City Clerk		5/29/14

Reviewed by Mayor Verne E. Rupright: **Fiscal Impact:** yes \$8,572 lease revenue annually**Account name/number:** Airport Fund/330-4300-362-31-00**Attachments:** Lease application with attachments (12 pages)

Summary Statement: Soloy Helicopters has been considering relocating their operations to the Wasilla Airport for over a year. They have been operating helicopter contract and charter service from their private facility off of north Wasilla Fishhook Road since 1979. They are proposing to relocate their base of operations to the Wasilla Airport where they will store and maintain 16 helicopters that operate around the State of Alaska in remote locations.

Soloy Helicopters is proposing to make a significant investment at the Wasilla Airport that justifies the issuance of a 30-year lease term.

Recommended Action: Adopt Resolution Serial No. 14-21.

APPLICATION

AIRPORT PROPERTY LEASE

April 23, 2014
30 Year Lease

(1) Name of Applicant L. Chris Soley
Name of Business Soley Helicopters LLC
Mailing Address PO. Box 872828
Wasilla AK 99687
Phone and Fax #s 907-376-1161 FAX 907-376-5883

(2) Application is for Lease Lot Number 7, Bend 9. If you will accept another lot, please list that number _____.

(3) If applicant is a Corporation or Partnership, list the Principals.

Name <u>L. Chris Soley</u>	Name <u>Jaw N. Soley</u>
Address <u>PO. 872801</u>	Address _____
<u>Wasilla</u>	<u>same</u>
Phone <u>376-1161</u> fax <u>376-5883</u>	Phone _____ fax _____
Name _____	Name _____
Address _____	Address _____
Phone _____ fax _____	Phone _____ fax _____

(4) Describe the specific type of business activities to be conducted on the lease

property: Helicopter Contract & Charter Company.
all our offices + Hanger + Hc Tie Down
Main base of operations with all our in house maintenance

(4) Describe the specific type of business activities to be conducted on the lease

property: Helicopter Part 135, 133 and 137

operators

APPLICATION AIRPORT
PROPERTY LEASE
Page 2

(5) Attach a scale drawing of the requested lot and depict the location and size, including heights of any buildings proposed to be constructed or placed on the leased lot.

NOTE: Some lots have a B.R.L. (building restriction line) beyond which no portion of a building may extend.

Depict the proposed location of sewer and water facilities, if any.

(6) Describe the type of structure, the dollar value and type of materials proposed for the structure.

we are proposing 10,000 - 14,000 sq ft of
Hanger and office space.

all sewer + well + utilities to be included in
our permit application.

(7) Date construction is estimated to commence is: Late 2015 or 2016

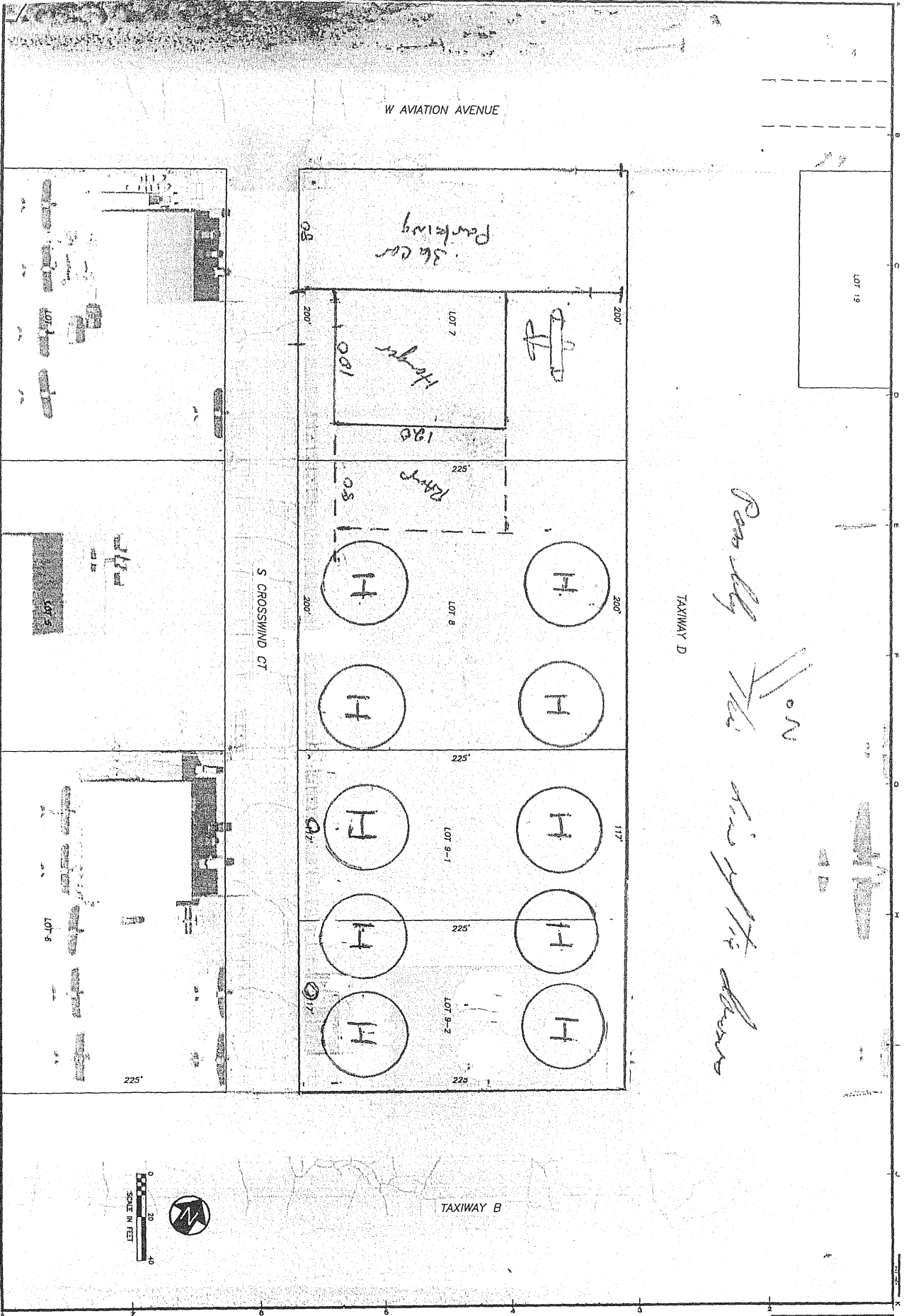
Date construction is estimated to be complete: 1 year from start date

(8) Provide a written business plan including capital investments, services to be provided and number of employees.

we will have at least 1.5 million invested.
we currently have 25 employees and 35 total
in the summer. we have a crew house + use
local hotels for overflow with seasonal employees.
we use as many local businesses as possible for
support + supplies. we have been on our own
airstrip in Wadilla since 1979 + wish to begin
the move to the Wadilla Airport.

we are currently operating 16 helicopters +
2 fixed wings all over the state.

you can see more at www.soloyhelicopters.com



SOLOY HELICOPTERS
 WASILLA MUNICIPAL AIRPORT
 WASILLA, ALASKA

1 OF 1
 DATE: 11-07

HDL HATTENBURG DILLEY & LINNELL
 Engineering Consultants

- ENGINEERING
- SURVEYING
- PROJECT MANAGEMENT
- EARTH SCIENCE
- PLANNING
- ENVIRONMENTAL

(907) 564-2199 - ANCHORAGE
 (907) 746-2299 - PALMER WWW.HDLALASKA.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



Google earth



Lease Lots 7, 8, 9

SOLOY HELICOPTERS, LLC

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Soloy Helicopters

Welcome to Soloy Helicopters. We have been providing helicopter services in Alaska for over 30 years. Today, operating out of Wasilla Alaska, Soloy Helicopters serves the entire state and the Lower 48 with currently a fleet of twelve helicopters and a Cessna 206 support plane. The helicopters consist of eight A-Stars – one AS350B3+, two of the new AS350B3e's, two SD2's with Honeywell conversions, two AS350B2's, one AS350BA, and four Hughes 500D's. Soloy Helicopters supplies support for mining and oil exploration, specializing in precision long line work including core and seismic drills. Soloy employs 18 pilots and 14 mechanics. With decades of experience with precision long line work and remote operations, we are able to get your job done safely and efficiently year after year.

Mission

Soloy Helicopters is an Alaskan owned small business. Our Mission is to provide our clients with the best helicopter service in Alaska while putting emphasis on safety, professionalism and customer service.



Services

- Power Line/Sock Line Pulling
- Mineral and Oil Exploration
- Drill Moves & Support
- Airborne Geophysics
- AMD Qualified Pilots & Aircraft
- Aerial Transmission Line Inspections and Right of Way Clearing
- Environmental
- Mining
- Mapping
- Surveying
- Power Line
- External Loads – Precision Long Line
- Volcano Studies
- Helicopter/Vessel/Icebreaker Operations
- Wildlife Survey/Capture

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About Us

Soloy Helicopters was reestablished in 2011. Owners Chris and Jan Soloy have lived and worked in Alaska since 1979. Soloy Helicopters strives for excellence in all areas of professional aviation services. Customer satisfaction is a priority of the company, always looking to improve upon every aspect of the helicopter service industry.

Safe, reliable and efficient helicopter operations are the keys to the long history of this Alaska based company. Every contract that Soloy Helicopters is hired for is important and we put customer satisfaction at the top of the list, working closely with each customer to ensure a successful outcome to each project. Having a long history of operating helicopters in Alaska and the Lower 48, we have demonstrated that through exceptional team effort within the company and working with our customers, we carry out the jobs we are hired to do with success, safety, reliability and efficiency.

Soloy Helicopters developed a company Safety Management System (SMS) specifically because of the type of work we do and it is the basis of our safety culture. As a company we strive to maintain the highest safety standards by providing excellent training for our pilots and mechanics, plus all members of the team. This includes certified First Aid and CPR training for all field personnel.

In July 2012 Soloy received its STC for the MD500 cargo racks.

Soloy continues its work on other STC's and 337's to better serve its customers needs.

[Heli-Ops Magazine article on Soloy Helicopters.](#) [Heli-Ops Magazine Article](#)

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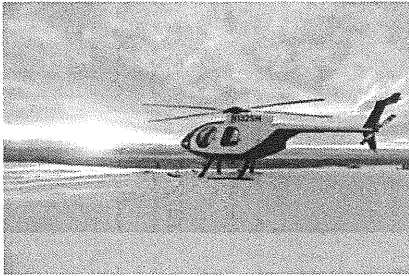
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SOLOY

HELICOPTERS, LLC

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Available Aircraft



MD500D

- Seating for 3 passengers
- Cruise speed 110 Knots
- Max gross weight 3,000 lbs. internal/3,550 lbs. external
- Range 200 NM/1.7 hrs.
- External load 1200 lbs.



AS350B2

- Seating for 5 passengers
- Cruise speed 115 Knots
- Max gross weight 4,960 lbs. internal/5,512 lbs. external
- Range 300 NM/2.6 hrs.
- External load 2,100 lbs.



AS350B3

- Seating for 5 passengers
- Cruise speed 115 Knots
- Max gross weight 4,960 lbs. internal/6,173 lbs. external
- Range 300 NM/2.6 hrs.
- External load 3,000 lbs.



AS355FX2

- Twin-engine reliability and safety
- Cruise speed 115 Knots
- Max gross weight 5,600 lbs. internal/5,732 lbs. external
- Range 345 NM/3.0 hrs.
- External load 2,100 lbs.



Support Plane Cessna 206

- Seating for 3 passengers
- Cruise speed 140 mph
- Max gross weight 3,600 lbs.
- Range 520 NM/4.5 hrs.

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By: Public Works
Public Hearing: 05/13/14
Adopted: 05/13/14

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-13**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A 30-YEAR LEASE OF LOTS 7, 8 AND 9, NEW WASILLA AIRPORT TO CONSTRUCT A BUILDING 14,000 SQUARE FEET TO OPERATE A HELICOPTER CONTRACT AND CHARTER SERVICE; GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY OFF OF AVIATION AVENUE.

WHEREAS, on April 23, 2014, the applicant provided a completed lease application for a 30-year lease for Lots 7, 8 and 9, New Wasilla Airport, along with a site plan showing a proposed building and apron layout to operate a helicopter contract and charter service; and

WHEREAS, this business has been operating successfully at a private airfield north of Wasilla since 1979 and it is proposing to be relocated at the Wasilla Airport over the next two years; and

WHEREAS, the Airport Master Plan supports this type of development at the airport and this area provides sufficient buffer on each side of the lease lots to the fixed winged aircraft located on adjacent lots and tie-down spaces; and

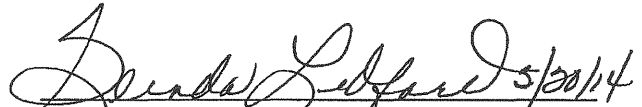
WHEREAS, the proposed facility is for helicopter storage and maintenance to support primarily remote service around the state, with some local charter service in the area for utility companies and other entities; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of the airport leases when requesting the term of the lease is longer than a ten-year period.

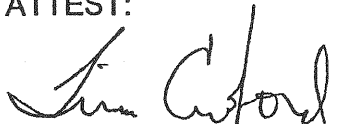
NOW, THEREFORE BE IT RESOLVED, the Wasilla City Planning Commission recommends approval of the lease for Lots 7, 8 and 9, New Wasilla Airport to Soloy Helicopters, LLC.

ADOPTED by the Wasilla Planning Commission on May 13, 2014.

APPROVED:


Glenda Ledford, Chairman Date

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously