

City of
SHELBYVILLE
Tennessee

January 3, 2024

REQUEST FOR PROPOSALS

The City of Shelbyville is accepting proposals, on behalf of the Shelbyville Municipal Airport Authority, for **LEASE OF PASTURE AND LAND FOR CROPS, LOCATED SOUTH AND EAST OF RUNWAY AT SHELBYVILLE MUNICIPAL AIRPORT - 2024.**

Proposals will be accepted by the City of Shelbyville Purchasing Office, 201 N. Spring St., Shelbyville, TN 37160 or may be mailed to P.O. Box 185, Shelbyville, TN 37162 **until 2:00 P.M., January 23, 2024.** Proposals should be submitted in sealed envelopes marked "**LEASE OF PASTURE AND LAND FOR CROPS, LOCATED SOUTH AND EAST OF RUNWAY AT SHELBYVILLE MUNICIPAL AIRPORT - 2024**". Any proposals received after the scheduled closing time for receipt of proposals will be returned to the bidder unopened.

Proposals will be opened at public meeting of council appointed bid committee on Tuesday, January 23, 2024 at 2:00 P.M. at City Hall, 201 N. Spring Street. Award of the lease will be made at the next scheduled City Council Meeting. (February 8, 2024)

MINIMUM SPECIFICATIONS:

Scope: To enter into a lease agreement for use of:

1) approximately 50 acres south of runway, for the purpose of pasturing livestock

and

2) approximately 100 acres east of runway, for the purposes of growing and harvesting crops, more specifically hay and beans. Tenant shall submit to the Airport Authority what type of crop they intend to grow each growing season and receive approval from the Authority before planting.

- This lease agreement shall be for four years beginning February 15, 2024.
- Anytime during the term of the lease, the City of Shelbyville may give the tenant 150 days advanced written notice to terminate lease, and refund to tenant a pro-rata amount of rent with tenant vacating the premises.
- Anytime during the term of the lease, the tenant may terminate the lease giving the City of Shelbyville 30 days advanced written notice, with no rent to be refunded.
- The tenant will pay the annual rental fee in advance on or before February 15th each year.
- The tenant may utilize the acreage as specified in the scope above.
- The tenant will comply with all restrictions as outlined in Airport Layout Plan (ALP). Exhibit attached.
- The tenant will also be responsible for erecting and maintaining all necessary fences.
- The tenant will also bush hog the property if necessary.
- The tenant is responsible for repair of any damages to the property resulting from the tenant's use or benefit of.
- The tenant will be responsible for all claims, damages and liabilities arising from the tenant's use of the property, holding harmless.
- The City maintains a right of entry to the property for inspection.
- The agreement between the tenant and the City cannot be transferred, assigned or sublet without the prior written permission of the City.
- A Lease Agreement will be signed by all parties - 1) Tenant selected by the Municipal Airport Authority / City Council 2) City Mayor and 3) Municipal Airport Authority Chairperson.

- It is highly recommended that interested parties schedule an appointment with Airport staff by calling 931-684-1669 to view the property and ALP restrictions prior to submitting a proposal.

Please return all pages of this proposal and fill in all blanks below:

Name _____

Address _____

Phone # _____

Annual amount offered for four-year lease of approximately 150 acres total, south and east of Shelbyville Municipal Airport runway as described in this document -

\$ _____ annually (due on or before February 15th each year)

Signature _____

Date _____

All bid/proposal submissions to the City of Shelbyville are subject to inspection and reproduction pursuant to the Tennessee Public Records Act ("TPRA"), T.C.A. section 10-7-501, et seq. The City of Shelbyville provides access to public records upon request in full compliance with TPRA.

Approx. 100 acres - #2 crops

Approx. 50 acres - #1 pasturing cattle - livestock

Layout Plan Legend

Item	Existing	Ultimate
Airfield Pavement	---	---
Building	▭	▭
Building Restriction Line	---	---
Fence Line	---X---	---
Airport Property Line	---	---
Airport Easement Line	---	---
Roosting Beacon	★	---
Windcone and Segmented Circle	⊙	---
Ground Contours	---	---
Tree Line	---	---
Tree	○	○
Threshold Lights	⊙	⊙
BEALS/DOALS	▲	▲
VASI/PAPI	○	○
Airport Reference Point (ARP)	⊙	⊙
Utility Pole	⊙	⊙
Part 77 Violation No.	⊙	⊙

Airport Data

	Existing	Ultimate
Airport Reference Point (ARP) Coordinates (NAD 83) NAVD 83	N 35°33'33.80" W 84°26'32.50"	Some
Mean Maximum Temperature (hottest month)	81°F	Some
Airport Elevation	800.6'	Some
Airport Average Approximate	556.0' ±	Some
Airport Reference Code	C-11	Some
Critical Aircraft	Boeing 737	Some
Navigation/Airprocon Aids	VOR, Beacon, PAPI, BEALS	Some
Automated Weather Observation System	N 35°33'31.00" W 84°26'21.00"	Some

Runway Protection Zone Dimensions

RW End	Existing	Ultimate
18	1,000' W x 1,510' OW x 1,700' L	Some
36	1,000' W x 1,510' OW x 1,700' L	Some

Traverse Way

NO.	ROADWAY	APPROACH SURFACE ELEVATION	POINT OF INTERSECTION	PROPOSED ACTION
C1	789.1'	842.6'	-	None
C2	775.0'	830.6'	-	None
C3	789.9'	848.0'	-	None

Runway Object Free Area

RW End	Existing	Ultimate
18	800' x 1,503'	Some
36	800' x 1,503'	Some

Runway Data

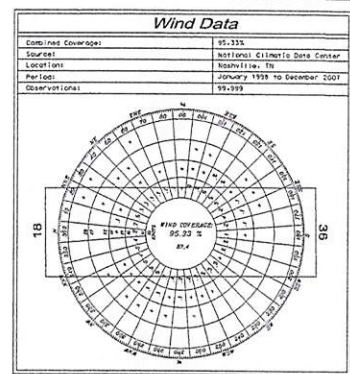
ITEM	Runway 18-36	
	Existing	Ultimate
Runway Dimensions	5,503' x 100'	Some
Runway Bearing (True)	N113°12'24.04" W	Some
Approach Width (1175) W/THRU	274' W/THRU	Some
Runway Approach	1187/175PAPI	Some
Runway Safety Area (RSA)	400' x 1,503'	Some
Object Free Area (OFA)	800' x 1,503'	Some
Geostatic Free Zone (GFZ)	400' x 1,503'	Some
Runway Approach Surfaces	1411	Some
Runway Safety Way Lighting	1000' P/MIL	Some
Runway Safety Way Marking	1000' P/MIL	Some
Effective Runway Gradient (1 in 3)	0.10	Some
Pavement Material Surface 1	ASPH/11	Some
Pavement Strength 1 (Proposed 18-1)	42,500 PSI DMC	Some
Instrument Runway	18-100P/200E/ANAY/SPS 2 35-100P/ANAY/SPS 2	Some
Runway End Coordinates (NAD 83) NAVD 83	RW 18: N 35°34'01.048" W 84°26'33.284" W RW 36: N 35°33'08.1302" W 84°26'32.5265"	Some
Runway End Elevations	RW 18: 793.1' RW 36: 793.3'	Some
Touch Down Zone (TDZ) Elevations	RW 18: 793.6' RW 36: 800.6'	Some

Runway Safety Area Determination

RW End	Width	Length Beyond RW	RSA Determination	Date Approved
Runway 18	Existing: 300'	820'	Yes	
Runway 36	Existing: 400'	1,000'	Yes	

Building Data

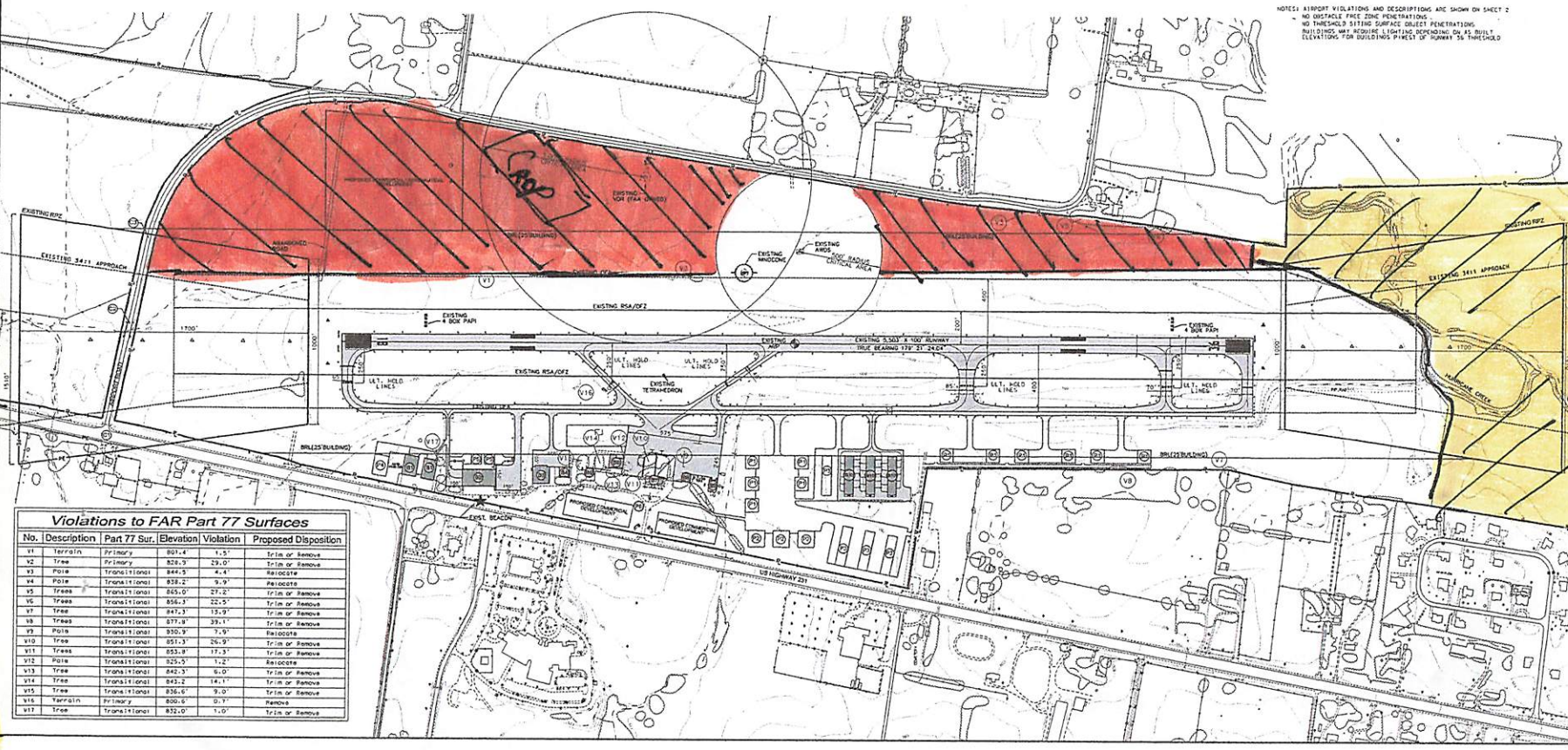
No.	Structure
B1	Job (1/1/85-1/20)
B2	Community hangar
B3	Admin. hangar (100-100)
B4	Admin. hangar (100-100)
B5	Fire Hall
B6	Storage hangar
B7	Terminal Bldg.
B8	Storage hangar
B9	Storage hangar
B10	10 Unit 1-hangar
B11	80-80 hangar
B12	100-100 hangar
B13	10 Unit 1-hangar (relocated)
B14	1111 new Job (1/1/85)
B15	60-60 hangar
B16	Aircraft Display



CONSTRUCTION NOTICE REQUIREMENT


To protect operational safety and future development, all proposed construction on the airport must be inspected by the Airport Owner with the Tennessee Department of Transportation, Aeronautics Division (PA) prior to construction. TDOT ADRs review times approximately 60 days.

NOTES: AIRPORT VIOLATIONS AND DESCRIPTIONS ARE SHOWN ON SHEET 2
 - NO OBSTACLE FREE ZONE PENETRATIONS
 - NO THRESHOLD SITTING SURFACE OBJECT PENETRATIONS
 - RUNWAYS WAY MARKING LIGHTING PERIODICALLY AS BUILT ELEVATIONS FOR BUILDINGS CLOSEST TO RUNWAY 18 THRESHOLD



Violations to FAR Part 77 Surfaces

No.	Description	Part 77 Sur.	Elevation	Violation	Proposed Disposition
V1	Terrain	Primary	801.4	1.5'	Trim or Remove
V2	Tree	Primary	828.5	28.0'	Trim or Remove
V3	Pole	Transitional	844.3	4.0'	Relocate
V4	Pole	Transitional	858.2	9.9'	Relocate
V5	Tree	Transitional	845.0'	27.2'	Trim or Remove
V6	Tree	Transitional	858.9'	22.5'	Trim or Remove
V7	Tree	Transitional	847.3'	15.9'	Trim or Remove
V8	Tree	Transitional	877.8	39.1'	Trim or Remove
V9	Pole	Transitional	830.9'	7.9'	Relocate
V10	Tree	Transitional	851.3'	25.9'	Trim or Remove
V11	Tree	Transitional	853.8	17.3'	Trim or Remove
V12	Pole	Transitional	825.5	1.2'	Relocate
V13	Tree	Transitional	842.3'	6.0'	Trim or Remove
V14	Tree	Transitional	842.2	14.1'	Trim or Remove
V15	Tree	Transitional	836.6'	9.0'	Trim or Remove
V16	Terrain	Primary	800.6'	0.1'	Remove
V17	Terrain	Transitional	833.0'	7.0'	Trim or Remove



AIRPORT SPONSOR APPROVAL BLOCK

Approved by: _____
 Date: _____
 City: Shelbyville

RECEIPT

REV. DATE

SHELBYVILLE MUNICIPAL AIRPORT SHELBYVILLE, TENNESSEE

AIRPORT LAYOUT PLAN SET

Scale: As Shown
 Job No.: 06061060
 Date: April 2010
 Designed by: RBH
 Drawn by: DWD

Sheet Number
1 OF 7