

Minutes of Meeting
Airport & Airport Advisory Board Update
March 22, 2021
9:00 a.m.

The Kootenai County Board of Commissioners: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks met to discuss the following agenda items. Also present were Airport Director Steven Kjergaard, BOCC Communications Manager Nancy Jones and Deputy Clerk Tina Ginorio. Also present were Airport Advisory Board Chair Greg Gfeller and Vice Chair Joan Genter, Kootenai County Residents Steve Anderson and John Huckabay.

- A. Call to Order:** Chairman Chris Fillios called the meeting to order at 9:01 a.m.
- B. Changes to the Agenda (Action):** There were no changes to the agenda.
- C. Business (Discussion):**

Review of March 2021 Advisory Board Minutes (Discussion)

Airport Director Steven Kjergaard stated that the March 2021 meeting had been relatively short, but it had been followed by a well-received Grant Assurances Workshop. He said they had covered the following topics in their meeting:

- He reported that work on the Taxiway D North should be starting in the next month. It had been delayed due to weather.
- They planned to start the Perimeter Fence Project soon. The agreement would need to be modified yet again and the Airport might have to pay for installation of an additional gate at the end of "D6." The cost was estimated to be between \$3,500 and \$5,000. Mr. Kjergaard said they would see if the FAA (Federal Aviation Administration) would be willing to cover the cost.
- They were still discussing Runway Decoupling with the FAA.
- Ramsey Road Land Release – He said they had received the "163's," the land release forms, for both the four acre Ramsey Road parcel and the 60 acre parcel near the Armory, so they were now able to sell both properties. He added that he had spoken to the gun club about the sale of the land they used.
- Snow Removal Equipment (SRE) and Administration Building Design – He said that the grant applications for the SRE had been approved last week at the Business Meeting.
- Gulfstream Road Project – He said they would need to modify the plans again. They had received requests for additional sewer hookups on "D1A," near Unitek. He said the fire department had also asked that some fire hydrants be installed.
- Mr. Kjergaard said they were trying to find room for more hangars. He said there were five people who wanted to build new hangars at the moment.
- The Infinite Apron plan was progressing and should provide room for about seven more hangars. He said this would be brought to the Board soon.

North Side Funding Source – Land Sale Valuation, Dates and Process Preferences (Discussion)

Mr. Kjergaard asked the Board's direction regarding the projected sale of the 60 acre plot referenced above. He said they were required by state law to use a bidding process, with the FAA being able to accept whatever amount the market would bear. He suggested that the Board place a minimum bid on the total property of between \$4.5 million and \$6 million, with it split into three separate parcels of about 20 acres each. He noted that he would also recommend certain restrictions be placed on the sale, such as no residential development and nothing that could adversely impact air navigation.

Mr. Kjergaard predicted that the City of Hayden would buy the four acre parcel on Ramsey. In response to a question from Commissioner Leslie Duncan regarding the gun club, he said he felt a long-term lease on any portion of the 60 acres would adversely affect resale value.

Mr. Kjergaard concluded that, with the Board's approval, he would begin to draft the bid documents. He said that he would bring them back before the Board before he published them and added that he would include the \$4.5 million minimum bid.

No objections were voiced.

Sewer Equivalent Residential (ER) to Wastewater Unit (WU) Conversion Issue (Action)

Mr. Kjergaard reported that they had found an error that dated back to 2015 during their sewer study. He explained that when one of the HARSB (Hayden Area Regional Sewer Board) Board Joint Powers Agreements was signed in 2015, it ultimately led to some incorrect charges.

Mr. Kjergaard summarized the math of the situation: HARSB was charging the Airport about 530 WUs and the Airport was only collecting for about 320. He said the solution would be for HARSB to refund the hangars that had overpaid, but many of the hangars had changed hands since they had been built.

Mr. Kjergaard suggested that a letter be sent to all the current hangar owners that dated from the 2015 period to state that they were eligible for a refund of 3WUs, at the 2015 price, and that they must send back a response to indicate whether they want it. He said the Airport would then notify HARSB. He asked the Commissioners if they agreed with his suggestion.

Mr. Kjergaard remarked that there were other issues related to HARSB which he intended to pursue in the future.

No objections were voiced to his proposed plan.

- D. Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

Kootenai County Resident John Huckabay voiced both concerns and suspicions regarding the HARSB billing issues.

Kootenai County Resident Steve Anderson reported that he had made a presentation regarding rates to the HARSB Board last week. He also voiced concern about sewer charges and offered some suggestions on how the problems could be approached.

Chairman Fillios remarked that Commissioner Duncan was the liaison to HARSB and Commissioner Bill Brooks was the liaison to the Airport. He indicated that they would look into the issues and bring information back.

Mr. Kjergaard commented that they were looking into the rates. He said it seemed that three WUs were as low as they could go for private clients and that they were considering raising commercial rates from 6 WUs to 8 WUs.

Airport Advisory Board Chair Greg Gfeller praised the Grant Assurance Workshop. He said they planned to review fees in their next meeting. He said he would ask the Board to consider whether they would approve a temporary summer tower at the Airport. He also noted that they were thinking of asking for a new radio frequency for Coeur d'Alene, because it was getting congested with overlap from other users. He said that he had attended two of Mr. Kjergaard's presentations and felt they were very educational for the public.

Airport Advisory Board Vice Chair Joan Genter reported that Mr. Kjergaard and Community Development Director David Callahan would be making a joint presentation to the Board of Realtors in early June.

- E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 9:42 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
