

Minutes of Meeting
Airport & Airport Advisory Board Update
April 19, 2021
10:00 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 Coeur d'Alene Skeet & Trap Club Representatives Greg Wrigley, David Thompson, Steve Thurman, Michelle Thurman, Ava Munyer, Ed Wagner and Il'ya Blazin.

A. Call to Order: Chairman Chris Fillios called the meeting to order at 10:00 a.m.

B. Changes to the Agenda (Action):

Chairman Fillios suggested that item three on the agenda be handled first.

C. Business (Discussion):

CDA Skeet and Trap Club Property Cleanup and Infrastructure Reimbursement

Airport Director Steven Kjergaard reported that representatives of the CDA Skeet and Trap Club were present to discuss reimbursement for a partial water line that was installed.

President of the Coeur d'Alene Skeet & Trap Club Ed Wagner introduced himself. He stated that they also wanted to discuss the proposed sale of the land on which their club was located.

Coeur d'Alene Skeet & Trap Club Member Michelle Thurman spoke about the importance of the club to the community. She pointed out that Governor Brad Little had recently signed SB 1055, a bill intended to offer protection to non-profit shooting ranges in Idaho. She described some of the challenges the club faced, listed the various events that were held at the club and the projects they had undertaken to maintain their facility. She specifically noted removal of lead from the shot fall zone area, roof repair to the building and repairs and improvements to the water lines. She listed other important activities undertaken by the membership, such as application for grant support, adoption of improved safety measures at the range and training offered by professional instructors.

Kootenai County Resident Erin Barnard entered the meeting at 10:06 a.m.

Coeur d'Alene Skeet & Trap Club Member Ava Munyer also spoke in support of the preservation of the club.

Ms. Thurman said that the Airport and the County had declared that the 27 acre parcel of land they occupied was worth about \$2 million. She said that the club did not have the

funds to relocate, to purchase the land or to fully clean the site of contamination. Instead, she said they asked the County to survey the current footprint of the club and revisit the platting process, then sell the other parcels and create a 99 year lease for the club.

Mr. Kjergaard stated the he wanted to move the Airport away from leasing property for purposes that did not align with their goals. He said that a realignment of the lease to market rate would result in a rental cost between \$300,000 and \$400,000 per year, instead of the \$1,000 the Club currently paid.

Commissioner Leslie Duncan asked whether the contamination of the soil would reduce the value of the parcel from market rate.

Mr. Kjergaard stated that he had already taken that into account and had discounted the parcel's value by 50%.

Commissioner Bill Brooks asked whether potential buyers would be made aware of the contamination.

Mr. Kjergaard confirmed that the bid packet would include a clause explaining that the parcel had been used for over 50 years as an active gun range. He said the packet would state that no formal soil testing had been done by the County and none was planned. He noted that, if a potential buyer wanted to order testing, they would certainly permit it.

Mr. Wagner indicated that he had received an estimate of between \$2 million and \$3 million to remediate the ground, information he had included in with the packet he provided.

Commissioner Brooks commented that he had been a member of the Club for a number of years and that there had been a "sizeable building fund" in the Club's possession. He asked what had happened to that fund.

Mr. Wagner said he had been working there for seven years and had never been made aware of any such fund.

Mr. Kjergaard cautioned that, if the Club retained its land, it would create a negative impact on the sale of the other parcels. He explained that it would also complicate the subdivision of the whole property under the City of Hayden. He said that he needed direction from the Board on how they wanted him to proceed.

Chairman Fillios suggested that they schedule a separate Airport Meeting to discuss these issues and come to a final recommendation. He asked that it be scheduled on the same day as the next Airport Advisory Board Update.

Mr. Kjergaard said there were also questions regarding upgrades to the Club's portion of the property in relation to its water and sewer service. He explained that there was an old agreement between the Hayden Lake Water District and the Avondale Water District to be reckoned with when the property does change hands. He said the Club was currently

serviced by Hayden Lake Water District, but any new property owners would receive service from Avondale.

Mr. Wagner, Ms. Thurman, Ms. Munyer and Coeur d'Alene Skeet & Trap Club Representatives Greg Wrigley, Il'ya Blazin, Steve Thurman and David Thompson exited the meeting at 10:24 a.m.

There was general agreement that the topic would be readdressed in the next meeting.

Review of April 2021 Advisory Board Minutes

Airport Advisory Board Chair Greg Gfeller said they received a presentation from FCS Group Vice President Angie Virnoche regarding sewer fees. He reported that they had discussed what method should be used to calculate the fees and had decided to table the issue until their next meeting. He stated that he had asked Brett Boyer and Mark Vehr to bring additional information for them to consider.

Mr. Gfeller said they also reviewed the other Airport fees. He remarked that they had withheld action on fuel flowage and whether to begin charging a landing fee for aircraft 5,000 pounds and over because they wanted to gather more data.

Mr. Gfeller noted that the Airport was charging below market rate for the four County owned hangars. He said the Advisory Board would like to see those rents brought up to market rate of \$350 per month.

Commissioner Brooks asked that the final draft of the Advisory Board minutes show that he was present at the meeting.

Mr. Kjergaard called the Commissioners' attention to the packet from T-O Engineers. He explained that it was discovered that the Airport did not have any accurate information on their sewer system when they began the study. He reported that T-O Engineers had presented an estimate of \$55,000 to fully map, with GIS (Geographic Information System) plotting, all of the lines and manholes, then evaluate its condition.

Mr. Kjergaard said they had also discussed the proposed tower for the Airport. He reported that he had spoken to the FAA about a reimbursable agreement for a temporary tower. He explained how such an agreement would function and estimated it would cost between \$100,000 and \$150,000 per month to operate a temporary tower from June 1 through September 30.

Mr. Kjergaard commented that the total cost of a permanent tower would be between \$7 million and \$12 million. He said that the use of a temporary tower was a completely novel suggestion; no one he had spoken with had ever heard of one. He explained the circumstances under which the Airport could receive support from the FAA (Federal Aviation Administration) on the project.

Liquor License

Mr. Kjergaard reported that Stancraft had asked the Airport for the use of their liquor license. He said this would require the Commissioners to be the signatories and to fulfill all the conditions required for the operation of a liquor license. He asked if the Board was interested and suggested that they charge Stancraft a fee if they decide to allow the use of the license. He said most airports charged between 5% and 15% for any alcoholic beverage sold at an Airport.

Commissioner Brooks asked if the Commissioners would be considered personally liable for what happened at the restaurant.

Mr. Kjergaard said the agreement would be structured so that the Commissioners would not be held personally liable for any problems. He confirmed the establishment would be open to the general public but remarked that Stancraft would still have some state requirements to satisfy, for example, whether their coffee shop could qualify as a full restaurant.

The Commissioners indicated they would be willing to consider the request, but needed more information.

Mr. Kjergaard said he would ask Stancraft to make a presentation to the Board. He added that he would provide the Board with the ISP documents that listed all the requirements for the Commissioners, as the actual holders of the liquor license.

Airport Fee Review

Mr. Kjergaard reported that the Airport was in the process of revising their methods of calculating water and sewer fees. He called attention to the information provided in Ms. Virnoche's presentation and asked for direction from the BOCC on how to proceed. He stated that the Airport owed about 6 miles of lines and three lift stations. He also described a new "capital needs" fund he wanted to create to cover upcoming water and sewer projects.

Mr. Kjergaard went into some detail regarding different formulas the Airport could use to calculate the water and sewer fees.

Moving on, Mr. Kjergaard reviewed proposed changes in other Airport fees such as lease rates and fuel flowage.

Mr. Kjergaard stated that a final discussion of the proposed fees would take place at the next Airport Advisory Board meeting and would probably be able to provide a recommendation to the BOCC at that time. He said that a public hearing would probably fall during the first full week of May.

- 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. There were no public comments.
- E. **Adjournment (Action):** Chairman Fillios adjourned the meeting at 10:57 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
