

**Minutes of Meeting**  
**Airport & Airport Advisory Board Update**  
**May 24, 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 Coeur d'Alene Skeet & Trap Club Manager Il'ya Blazin, President Ed Wagner and Members Steve Thurman, Greg Wrigley, Dwight Van Horp, Jim Strinz, Barbara Nelson, Jim Garvey, John Mattera, Brian Stewart, Ava Munyer, Stephanie Pestarino, Joe Pestarino and Bob Grant, Airport Advisory Board Chair Greg Gfeller, Airport Advisory Board Vice Chair Joan Genter and Kootenai County Residents John Spencer and David Thompson.

- 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):**

**Coeur d'Alene Skeet and Trap Club Presentation by President Ed Wagner**

Coeur d'Alene Skeet & Trap Club President Ed Wagner explained that his group had come to ask the County to reconsider selling the land their club had leased.

Coeur d'Alene Skeet & Trap Club Member Steve Thurman offered a presentation detailing reasons the County should allow them to retain use of the property. He stated that, before the land could be put up for sale or repurposed, a firing range reclamation and cleanup operation would have to be performed, as required by the EPA (Environmental Protection Agency). He reminded those present that his group had received an estimate of \$2 to \$3 million to complete the procedure from a Colorado-based company called MT2. He noted that the need for environmental remediation would probably deeply affect the Fair Market Value of the property, if the Airport tried to sell it.

Mr. Thurman presented the Club's proposal, which included the Airport's release of the 27 acres to the County and the County's subsequent offer of a 25-year lease to the Club. He provided additional details of the plan, including their production of an Environmental Stewardship Plan, in accordance with EPA regulations. He described the ongoing cleanup process they would undertake and how they would fund it.

Commissioner Leslie Duncan indicated that she would be willing to consider their proposal.

Airport Director Steven Kjergaard commented that he had received estimates of value for the property, taking into consideration the need for cleanup, of between \$4 and \$5 million. He said that dividing the land as requested would not be good for the Airport in general, because the parcels would be irregularly shaped. He stated that the full market

rate for a lease on the land used by the Club would be about \$800,000 per year and the Club could not afford it. He explained that the Airport would be required to charge that rate, if the Airport continued to own the property.

Commissioner Bill Brooks voiced his agreement with Commissioner Duncan's remarks. He suggested that the County, the Airport and the Club work together to find a permanent solution rather than hurrying to sell the land.

Mr. Kjergaard confirmed that the amount of land involved would be about 35 to 36 acres, in total. He added that the property the Airport had intended to sell was about 60 acres, including the portion occupied by the Club, with a value of approximately \$75,000 per acre.

It was generally agreed that Mr. Kjergaard would arrange for an appraisal to be made of the 60 acres.

Commissioner Brooks stated that they should also seek an opinion from Legal on whether the County would have any liability issues once the property was sold.

Mr. Kjergaard recommended that the Board seek advice from the law firm Kaplan, Kirsch and Rockwell, in Colorado, because they were the legal experts on aviation.

Coeur d'Alene Skeet & Trap Club Manager Il'ya Blazin, Mr. Wagner, Mr. Thurman and Members Greg Wrigley, Dwight Van Horp, Jim Strinz, Barbara Nelson, Jim Garvey, John Mattera, Brian Stewart, Ava Munyer, Stephanie Pestarino, Joe Pestarino and Bob Grant and Kootenai County Residents John Spencer and David Thompson exited the meeting at 9:30 a.m.

#### **Kootenai Humane Society Building**

Mr. Kjergaard asked whether the Board wished to require that the Humane Society remove the building down to the foundation or not.

Commissioner Duncan commented that she did not think the group could afford the expense.

Mr. Kjergaard said either the Humane Society or the County would have to do it. He commented that it would be cheaper for the County to make the Humane Society do it. He added that the land would remain open space permanently because it could not be used for hangar development or taxiway.

Mr. Spencer re-entered the meeting at 9:33 a.m.

Commissioner Duncan suggested that the Humane Society be advised to put out the building for bids to salvage the building materials.

Chairman Fillios said he thought it would be bad public relations to make them pay to remove the building. He asked how much it would cost the County to do it.

Mr. Kjergaard commented that the building dated from the 1960's and could contain asbestos that would require mitigation. He suggested that the Board offer to split the cost.

Chairman Fillios suggested that an estimate for the demolition be sought from Cannon Hill Industries, Inc. in Post Falls.

Commissioner Duncan pointed out that it might be two years before the Humane Society was ready to begin construction on their new facility. She suggested that they wait until the group was ready to start their project before getting the estimate, since costs could vary widely between now and then.

Mr. Kjergaard remarked that there might be FAA (Federal Aviation Administration) funds available to put toward the project. He said he would look into it.

### **Review May 12, 2021 Airport Advisory Board Meeting Minutes**

Airport Advisory Board Chair Greg Gfeller said the focus of the last meeting was the Sewer Fee Resolution and the update from Mr. Kjergaard. He reported that they had decided to have a workshop this coming Thursday at 5 p.m. to talk further about the Resolution. He added that they planned a special Board Meeting after the workshop in the hopes of having the Resolution ready to present to the BOCC for approval.

Mr. Kjergaard stated that they did not plan to change the Sewer Rate, but rather go to a use-based fee structure.

Mr. Gfeller commented that he thought this new process would be fairer.

Mr. Kjergaard reported that the Airport's other rate changes would be presented at the Business Meeting tomorrow. He said the only rate that would change significantly was for the T Hanger rents, which would be moved to market rate.

Mr. Kjergaard said there would be some closures at the Airport over the next couple of weeks for painting projects and they also planned to re-bid the SRE (Snow Removal Equipment) building. He remarked that D North had been mostly finished, but there were some quality issues that were being pursued. He also said that they were still working on details of the Decoupling project with the FAA.

Mr. Kjergaard reported that their proposal for a summer tower had not been accepted by the FAA. He said he had consulted with Tower Tech and found it would cost between \$3,000 and \$4,000 per day to rent one, but he did not have the money in his budget. He said that the Forest Service would request one when they went active around July 10<sup>th</sup>.

Mr. Kjergaard announced that Hayden Lake Irrigation was going to build a 5 million gallon water tank, which the Airport had opposed because it affected their approaches. He said the City of Hayden had also objected, but state law prevented them from taking action.

- 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.

John Spencer, Hayden, suggested that the Air Force Reserve be contacted about a using one of their mobile towers, since they were always looking for training opportunities.

Mr. Spencer said he was also a member of the Coeur d'Alene Skeet and Trap Club and he suggested that the 60 acres be re-surveyed.

- E. Adjournment (Action):** Chairman Fillios adjourned the meeting at 9:58 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

CHRIS FILLIOS, CHAIRMAN

BY: \_\_\_\_\_  
Tina Ginorio, Deputy Clerk

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