

**MINUTES OF A REGULAR MEETING
OF THE
FRIEDMAN MEMORIAL AIRPORT AUTHORITY***

**June 14, 2016
5:30 P.M.**

IN ATTENDANCE:

BOARD MEMBERS: Chairman – Ron Fairfax, Vice-Chairman – Don Keirn, Secretary - Lawrence Schoen, Treasurer - Jacob Greenberg, Board - Fritz Haemmerle, Angenie McCleary, Pat Cooley
FRIEDMAN MEMORIAL AIRPORT STAFF: Airport Manager – Rick Baird, Contracts/Finance Administrator – Lisa Emerick, ASC/Special Projects Coordinator/Executive Assistant – Steve Guthrie, Administrative Assistant/Alternate Security Coordinator – Roberta Christensen, Administrative Assistant – Cecilia Vega
CONSULTANTS: T-O Engineers – Dave Mitchell; Ricondo & Associates – Geoff Wheeler; Centerlyne – Nancy Glick and Sarah Shepard
AIRPORT TENANTS/PUBLIC: Acorn – Mark Chisolm; Donna Serrano, Richard Fassino, Atlantic Aviation – Mike Rasch; Eric Seder, Felicity Roberts, R/L/B – Nicholas Latham; Glass Cockpit Aviation – John Strauss; Lisa Phillips
AIRPORT LEGAL COUNSEL: Lawson Laski Clark & Pogue, PLLC – Jim Laski

CALL TO ORDER:

The meeting was called to order at 5:35 p.m. by Chairman Fairfax.

I. APPROVE AGENDA

The agenda was approved with the following changes:

IX. EXECUTIVE SESSION

I.C. §74-206 (a) To consider employment action regarding Airport Manager position

I.C. §74-206 (c) To acquire an interest in real property which is not owned by a public agency

I.C. §74-206 (f) To communicate with legal counsel to discuss legal ramifications for controversy imminently likely to be litigated

MOTION:

Made by Board Member Schoen to add paragraph (a) of Idaho Code §74-206 to the executive session description under Agenda item IX. Seconded by Board Member Greenberg.

PASSED

BOARD MEMBER HAEMMERLE OPPOSED

Board Member Haemmerle commented that adding an additional item for discussion in executive session is above his level of public service as there are already too many items on the agenda to discuss.

II. PUBLIC COMMENT

No public comment was made.

**III. APPROVE FMAA
MEETING MINUTES**

A. May 3, 2016 Regular Meeting (See Brief)

The May 3, 2016 Friedman Memorial Airport Authority Meeting Minutes will be presented in the August Board meeting.

IV. REPORTS

A. Chairman Report

Chairman Fairfax acknowledged that this was Rick Baird's last FMAA meeting as the Airport Manager and commended him for never losing his composure at a single meeting over the last 25 years.

Airport Manager Baird thanked the Board for the opportunity to serve this community as it has been his pleasure to do so.

B. Blaine County Report

No report was given.

Board Member Schoen commented that it has been a pleasure, honor, and privilege serving on the FMAA with Mr. Baird as the Airport Manager.

C. City of Hailey Report

Board Member Haemmerle echoed his fellow Board Member's sentiments towards Mr. Baird and thanked him on behalf of the City of Hailey for all his efforts and hard work.

D. Airport Manager Report

Airport Manager Baird thanked the Board for their support of the Todd Combs building dedication for the new administration/operations building at the Airport. He also reported that Airport staff is anticipating heavy traffic for the July corporate event and will be busy for the next two weeks preparing for the event.

E. Communications Director Report (See Power Point Presentation)

Communications Director Nancy Glick updated the Board on the current status of print and social media, art installation in the passenger terminal, and the new Airport website.

F. Fly Sun Valley Alliance Report

No report was given.

V. AIRPORT STAFF BRIEF

A. Noise Complaints (See Brief)

B. Parking Lot Update (See Brief)

C. Profit & Loss, ATCT Traffic Operations Count and Enplanement Data (See Brief)

D. Review Correspondence (See Brief)

E. Airport Commercial Flight Interruptions (See Brief)

VI. OLD BUSINESS

A. Airport Solutions

1. Current Projects

a. Plan to Meet 2015 Congressional Safety Area Requirement

i. Runway Safety Area Improvements Project – Update and consideration of an AIP '41 Grant Amendment (See Brief)

Engineer Mitchell updated the Board on the current status of the RSA Improvements Project and requested that the Board approve a grant amendment of \$50,000 due to terminal change orders and the addition of the public lounge area.

MOTION: *Made by Board Member Greenberg to direct Staff to prepare a letter to request a grant amendment to AIP '41 in the amount of \$50,000, of which FMAA is responsible for \$3,125. Seconded by Vice-Chairman Keirn.*

PASSED UNANIMOUSLY

b. Future Projects

i. Terminal Aircraft Parking Improvements (See Brief)

ii. Terminal Parking Lot Improvements - Update (See Brief)

iii. Terminal Airline Ticketing Office Improvements - Update (See Brief)

Engineer Mitchell and Architect Nicholas Latham updated the Board on the current status of the Terminal Airline Ticketing Office Improvements project.

B. Runway 13-31 Pavement Maintenance

Engineer Mitchell briefed the Board that he is working towards rescheduling the pavement maintenance for Runway 13-31 for late September.

C. Voluntary Noise Abatement Program Review Committee – Opportunity for the Committee to Update the FMAA on Activity

No report was given.

D. Master Plan Discussion – Consideration of Accepting Chapter E and Discussion Related to Chapter F (See Brief & Power Point Presentation)

Airport Manager Baird briefed the Board on the status and schedule for Chapter E of the Master Plan Update (MPU).

Board Member Schoen commented that he submitted amendments for Chapter E, Section 1.3.2., Section 1.5, Section 1.6, and Section 1.7 to Airport Staff for consideration. Board Member Schoen explained the reasoning for his amendments regarding site selection and regional airport sites.

Board Member Cooley commented that he supports the revised Chapter E of the MPU. He also commented that a stronger appeal for a regional airport study in the future may help the Board fund a replacement airport.

Board Member Haemmerle suggested that the paragraph Board Member Schoen added to page 52 regarding a regional airport option be relocated or duplicated on page 66, Section 1.6.

The Board supported the addition of the paragraph regarding a regional airport to page 66 and retaining it on page 52 as well.

MOTION:

Made by Board Member Schoen to accept Chapter E of the Master Plan Update as amended. The amendments should include those suggested from previous meetings, Board Member Schoen's amendments from tonight's meeting, and the amendments to add a paragraph to page 66 as well as add language to the third paragraph on page 67 in order to communicate the value and significance of a regional airport concept as a replacement airport. Seconded by Vice-Chairman Keirn.

PASSED UNANIMOUSLY

No public comment was made.

Board Member Haemmerle commented that in his opinion the entire Chapter E is an exercise in complete futility.

Airport Manager Baird briefed the Board on the status of Chapter F of the Master Plan Update (MPU).

Ricondo and Associates Financial Consultant Geoff Wheeler presented Chapter F material to the Board.

The Board discussed technical aspects of Mr. Wheeler's presentation including the following:

- How future cost estimates in the study are derived.
- Whether or not the current airline enplanement fee structure is too high or too low.
- The estimation process of the FAA's share of the cost of a replacement airport.
- The difference between a regional and international airport.
- The state statutes regarding regional airports and what counties would be allowed to co-sponsor an airport with Blaine County.

Board Member Haemmerle asked if the cost of a regional airport would differ from the cost of the replacement airport as it is currently quoted. He also asked if there would be additional funding sources available for the construction of a regional airport.

Mr. Wheeler answered that he would assume the cost of a regional airport would be different. He answered that the amount of funding available for a regional airport would be dependent on the size of the other city or county's PFC program and entitlement funds.

Board Member Haemmerle asked if it would be possible to complete and include a cost analysis for a regional airport.

Mr. Wheeler answered that Ricondo & Associates would not be able to do a regional airport cost analysis without the permission of the partnering city or county and not within the scope of the current engagement with the FMAA; however, a cost analysis could be conducted for a regional airport if contracted to do so.

Engineer Mitchell commented that a regional airport in the Wood River Valley area would still be classified as a non-hub airport and the facility that would be required for a regional airport would be only slightly different than the one currently proposed.

Airport Manager Baird answered that the type of cost analysis Mr. Wheeler completed for the current replacement airport scope could be done for a regional airport concept as well. He commented that the difference in cost between the current concept and a regional concept would come from the site selected.

Board Member Haemmerle commented that the benefit of a regional airport is that there would be a larger population, accumulated from several counties, to help fund the cost of construction.

Mr. Wheeler commented that the selection of a site that is more accessible for utility companies would decrease the estimated cost of a replacement airport as the current cost for utility installation is estimated at \$90,000,000.

Board Member Greenberg asked if other counties were approached about a regional airport during the last EIS process for a replacement airport.

Airport Manager Baird answered that the FAA approached Camas County, Lincoln County, Shoshone County, Jerome County, and Twin Falls County to inquire about their interest in becoming co-sponsors or partners of a regional airport.

Board Member Schoen commented that the discussion on the development of a regional airport cost analysis is not within the scope of Chapter F of the MPU as the purpose of the financial implementation analysis is to give the Board a fairly reasonable projection of what a replacement airport would cost and what alternatives there may be at the existing site.

Board Member Haemmerle commented that in his opinion, the sites identified in Chapter E of the MPU will never be approved because the County will never zone for it, the community will not be able to pay \$130 million for a replacement airport, and the City of Hailey will never vote to expand the current site. He commented that a cost analysis for a regional airport should be completed because if the Airport cannot meet demand in the future and relocation is not a feasible alternative, passengers will use the Boise and Twin Falls airports.

Board Member Schoen disagreed with Board Member Haemmerle's comment.

Board Member Cooley commented that a regional airport is the logical next step and he does not see an issue with including a cost analysis for the alternative in the MPU.

Board Member Schoen commented that it is unnecessary to include a cost analysis for a regional airport in the MPU at this time.

Chairman Fairfax commented that the land and grading portion of a replacement airport is paid for by the FAA so regardless of where the Airport is located, the FMAA's share of the cost of \$130 million dollars will remain the same because the facilities will remain the same.

Mr. Wheeler commented that at this time, the MPU is mainly a 20-year plan for the current site.

Vice-Chairman Keirn commented that a financial forecast done now will most likely not be relevant in five years. He also commented that the national deficit has also increased since 2011.

Board Member McCleary commented that the replacement airport cost analysis estimates are relatively similar to the estimates computed in 2011 and a better idea has been given on how much of the cost the FAA would be willing to fund; however, it is difficult to estimate how much the FAA will be willing to fund 20 years from now.

Board Member Greenberg suggested that the Board first investigate whether or not neighboring counties would be interested in co-sponsoring a regional airport before money is spent to determine the cost.

Board Member Haemmerle speculated that in five years the County will have done nothing to zone for the current possible airport sites and commented that discussing the cost of alternative sites is useless. He also commented that the only viable alternative is a regional airport and a cost analysis should be developed for it.

Chairman Fairfax commented that the MPU is an FAA document for the existing site and the study on alternative sites was included in the document as requested by the City of Hailey.

Airport Manager Baird complimented the Board on the amount of work they have completed and the information they have collected so far in the process.

The Board continued to discuss zoning and the possibility of pursuing the idea of a regional airport.

Chairman Fairfax opened the discussion for public comment.

No public comment was made.

E. Noise Monitoring/Modeling (See Brief)

Airport Manager Baird briefed the Board that Landrum & Brown consultant, Rob Adams, will be attending the July meeting to discuss components of noise monitoring and modeling.

F. Air Quality Monitoring/Modeling – Update (See Brief)

Airport Manager Baird briefed the Board that Landrum & Brown consultant, Rob Adams, will be attending the July meeting to discuss components of air quality monitoring and modeling.

G. Opposite Direction Traffic – Update (See Brief)

Airport Manager Baird briefed the Board on the results of the FOIA request regarding opposite direction traffic complaints filed with the FAA.

H. Discussion of Airport Manager Succession and Next Steps: Consideration of action necessary to support the selection process (See Brief)

Airport Manager Baird briefed the Board on the status of the search and interview process for an Airport Manager.

VII. NEW BUSINESS

A. FY '17 Draft Budget (See Brief)

Airport Manager Baird briefed the Board on the Draft Budget for Fiscal Year '17.

Board Member Schoen asked why there was no market rate adjustment computed for compensation. He commented that it is important to conduct CPI adjustments to ensure employees are paid wages that are current with the cost of living.

Airport Manager Baird answered that the funds are available if the new airport manager decides to propose a consumer price index (CPI) adjustment. He commented that for the last few years, raises in compensation have been merit based.

Board Member Greenberg asked why the line item for education and training has increased.

Airport Finance Administrator Lisa Emerick answered that the education and training line item has been increased to accommodate expenses related to airport manager and assistant airport manager training, ARFF training, and security training.

B. FY '17 Draft Rates and Charges (See Brief)

Airport Manager Baird briefed the Board on the Draft Rates and Charges for Fiscal Year '17.

The Board discussed the proposed changes to the Rates and Charges Schedule and agreed with Airport Staff's suggestions.

Board Member Schoen commented that it would be helpful to see the progressive rate increase to general aviation fees that Airport Staff has planned for future years.

Airport Manager Baird commented that a schedule of rate increases will be provided for the Board.

C. July Meeting Date – Consideration of when to schedule the July Regular Meeting

Airport Manager Baird suggested that the July Regular Board meeting date be rescheduled for July 12 due to the heavy aircraft traffic Airport Staff is anticipating for the first week in July.

MOTION:

Made by Board Member Schoen to reschedule the July 5th Regular Board Meeting to July 12th. Seconded by Board Member Cooley.

PASSED UNANIMOUSLY

VIII. PUBLIC COMMENT

No public comment was made.

**IX. EXECUTIVE SESSION – MOTION:
I.C. §74-206 (a)(c)(f)**

Made by Board Member McCleary to enter into executive session pursuant to Idaho Code §74-206 paragraph (a) to consider action regarding Airport Manager position, paragraph (c) to acquire an interest in real property and paragraph (f) to communicate with legal counsel to discuss legal ramifications for controversy imminently likely to be litigated. Seconded by Board Member Cooley.

ROLL CALL VOTE:

Chairman Fairfax	Yes
Vice-Chairman Keirn	Yes
Board Member Greenberg	Yes
Board Member Schoen	Yes
Board Member Haemmerle	Yes
Board Member McCleary	Yes
Board Member Cooley	Yes

PASSED UNANIMOUSLY

The Board exited executive session at approximately 8:30 p.m.

MOTION:

Made by Board Member Schoen to offer Chris Pomeroy the position of the Friedman Memorial Airport Manager contingent on a background check, fulfilling the conditions of employment and salary to begin at \$135,000 annually. Seconded by Board Member Greenberg.

PASSED UNANIMOUSLY

IX. ADJOURNMENT

The June 14, 2016 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at approximately 8:45 p.m.



Lawrence Schoen, Secretary

* Additional resources/materials that should be reviewed with these meeting minutes include but are not limited to the Friedman Memorial Airport Authority Board Packet briefing, the PowerPoint presentation prepared for this meeting and any referenced attachments.