

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

**December 2, 2014  
5:30 P.M.**

**IN ATTENDANCE:**

**BOARD MEMBERS:** Chairman – Ron Fairfax, Vice-Chairman – Don Keirn, Board – Lawrence Schoen, Fritz Haemmerle, Jacob Greenberg, Angenie McCleary, Pat Cooley  
**FRIEDMAN MEMORIAL AIRPORT STAFF:** Airport Manager – Rick Baird, Emergency/Operations Chief – Peter Kramer, Contracts/Finance Administrator – Lisa Emerick, ASC/Special Projects Coordinator/Executive Assistant – Steve Guthrie, Administrative Assistant – Cecilia Vega  
**CONSULTANTS:** T-O Engineers – Dave Mitchell; R/L/B – Nick Latham; Mead & Hunt – Evan Barrett, Todd Hardin, Matt Dubbe, Mark McFarland  
**AIRPORT TENANTS/PUBLIC:** Glass Cockpit Aviation – John Strauss; Atlantic Aviation – Mike Rasch; FSVA – Walt Denekas, Carol Waller, Eric Seder; Pam & Ed Jenkins, Bob Leahy, Evan Stelma, Donna Serrano, Len Harlig, Chuck Matthiesen, Michelle Griffith, Peter Hendricks, Rich Pogue, Baird Gourlay, James Stireman, Larry Plott, Bob Crosby, Diane Shay  
**AIRPORT LEGAL COUNSEL - Lawson Laski Clark & Pogue, PLLC – Jim Laski**  
**PRESS:** Idaho Mountain Express – Greg Moore

**CALL TO ORDER:**

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

**I. APPROVE AGENDA**

The agenda was approved as presented.

**II. PUBLIC COMMENT**

No public comment was made.

**III. APPROVE FMAA  
MEETING MINUTES**

**A. Amended September 29, 2014 Special Meeting (See Brief)**

The September 29, 2014 Friedman Memorial Airport Authority Meeting Minutes were approved with the following changes:

**V. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

**a. Plan to Meet 2015 Congressional Safety Area Requirement (See Brief)**

**ii. Project 4 ARFF/Ops Building Relocation – Accept Lowest Responsive Bidder**

**MOTION:**

*Made by Vice-Chairman Keirn to award Project 4 ARFF/Ops Building Relocation including Alternatives 1, 2, 3, and 4 to Barry Hayes Construction, LLC in an amount not to exceed \$3,514,921, subject to FAA concurrence. Seconded by Board Member McCleary.*

**PASSED UNANIMOUSLY**

**MOTION:**

**Made by Board Member McCleary to approve the September 29, 2014 Special Meeting Minutes as amended. Seconded by Board Member Greenberg.**

**PASSED  
BOARD MEMBER SCHOEN ABSTAINED  
BOARD MEMBER HAEMMERLE ABSTAINED**

**B. A. October 9, 2014 Regular Meeting (See Brief)**

The October 9, 2014 Friedman Memorial Airport Authority Meeting Minutes were approved with the following changes:

**V. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

**a. Plan to Meet 2015 Congressional Safety Area Requirement (See Brief)**

**vi. Project 5 Terminal Apron Reconstruction/Site Preparations**

Board Member Schoen discussed ~~discussed~~ **asked Airport Staff** how the change order process works ~~with Airport Staff~~.

**MOTION:**

**Made by Board Member McCleary to approve the October 9, 2014 Regular Meeting Minutes as amended. Seconded by Board Member Haemmerle.**

**PASSED UNANIMOUSLY**

**C. B. November 4, 2014 Regular Meeting (See Brief)**

The November 4, 2014 Friedman Memorial Airport Authority Meeting Minutes were approved with the following changes:

**V. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

**b. Retain/Improve/Develop Air Service**

**i. Fly Sun Valley Alliance Update (See Brief)**

Board Member Schoen asked if **the regional jets used at Boise were the same as those** also used regional jets at their airport at FMA.

Engineer Mitchell answered that Boise uses ~~a mix of 737s, A319s,~~ **the same and mostly larger** and regional jets **and a mix of 737s and A319s.**

**MOTION:**

**Made by Board Member McCleary to approve the November 4, 2014 Friedman Memorial Airport Meeting Minutes as amended. Seconded by Board Member Haemmerle.**

**PASSED UNANIMOUSLY**

**IV. REPORTS**

**A. Chairman Report**

No report was given.

**B. Blaine County Report**

No report was given.

**C. City of Hailey Report**

No report was given.

**D. Airport Manager Report**

Airport Manager Baird briefed the Board on the budgeting and audit process.

**E. Communications Director Report**

Airport Manager Baird reported on the following items:

- The November Coffee Talk was not well attended although they had a couple people stop and ask questions
- The November Airport Tour was well attended
- The new "Pardon Our Mess" campaign for the Terminal Reconfiguration Project has begun
- Campaign to encourage local flying and air service improvement continue to be advertised in local newspapers, on a local TV station, and on our website

Board Member Schoen asked how much of the marketing budget can be used for non-local media.

Airport Manager Baird answered that he plans to have the company that develops our advertising campaigns, Marketing by Design, give the Board a presentation in January or February regarding the Airport's specific advertisement targeting strategy.

Board Member McCleary suggested that Staff coordinate our campaign efforts with Fly Sun Valley Alliance and the Sun Valley Marketing Alliance as well.

**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**

**VI. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

**a. Plan to Meet 2015 Congressional Safety Area Requirement (See Brief)**

**i. Formulation (See Brief)**

T-O Engineer Dave Mitchell updated the Board on the current status of the RSA Formulation Project.

- ii. **Project 1 Relocate Hangar Taxilane/Overlay Apron/Security Fence Improvements (See Brief)**  
Engineer Mitchell updated the Board on the current status of Project 1 of the RSA Improvements Project.
- iii. **Project 2 Relocate/Extend Taxiway B and Runway Safety Area Grading (See Brief)**  
Engineer Mitchell updated the Board on the current status of Project 2 of the RSA Improvements Project.
- iv. **Project 3 Terminal Reconfiguration (See Brief)**  
Engineer Mitchell updated the Board on the current status of Project 3 of the RSA Improvements Project.
- v. **Project 4 Airport Operations Building (See Brief)**  
Engineer Mitchell and Scott Carry updated the Board on the current status of Project 4 of the RSA Improvements Project.
- vi. **Project 5 Terminal Apron Reconstruction/Site Preparations (See Brief)**  
Engineer Mitchell updated the Board on the current status of Project 5 of the RSA Improvements Project.
- vii. **Project 6 Relocate Taxiway B/Remove Taxiway A/North Apron (See Brief)**  
Engineer Mitchell and Airport Manager Baird updated the Board on the current status of Project 6 of the RSA Improvements Project and requested the Board approve the negotiated total fee of \$895,265 for the project.

The Board discussed aspects of Airport Manager Baird's presentation and request for approval, including the discrepancy between the bid amount and Reid Middleton's independent fee estimate, the negotiation process, and whether or not the cost outcomes of Project 2 effected the cost estimation of Project 6.

**MOTION:**        *Made by Board Member Haemmerle to approve the negotiated fee and authorize Chair to sign Work Order 14-06, RSA Improvements – Project 6 with a Not-To-Exceed of \$895,265, once the FAA Reasonableness of Cost Determination and concurrence with award are received. Seconded by Board Member Cooley.*

**PASSED UNANIMOUSLY**

- viii. **Facility Acquisitions (See Brief)**  
Engineer Mitchell updated the Board on the current status of the facility acquisition part the RSA Improvements Project.
- ix. **Future Projects (See Brief)**  
Engineer Mitchell updated the Board on the current status of upcoming future projects of the RSA Improvements Project.

The Board discussed technical aspects of Engineer Mitchell's presentation including whether or not there will be drainage issues after the reconfiguration and the timeline of completion for Project 6.

**b. Retain/Improve/Develop Air Service**

**i. Fly Sun Valley Alliance Update (See Brief)**

Fly Sun Valley Alliance representative, Carol Waller, updated the Board on the following items:

- Overall, seat capacity from June to October was up 27% compared to the same time last year and enplanements were up 30%.
- FSVA is currently concentrating on making sure the current service is successful.
- FSVA has also developed marketing campaigns for the Magic Valley area.

Board Member Schoen asked what FSVA realistically anticipates can be done regarding improvements to the bussing service.

Carol Waller answered that FSVA has been working with Sun Valley Express in a partnership to improve the bussing service this year.

**c. SUN Instrument Approach Improvements – Phase 2 Update**

Airport Manager Baird updated the Board on Phase 2 of the Sun Instrument Approach Improvements Project.

**B. Master Plan Update (See Brief)**

Mead & Hunt representatives Evan Barrett and Mark McFarland briefed the Board on the development of the Master Plan Update.

Board Member Haemmerle asked when the portion of the Master Plan that focuses on the dual path forward will be developed.

Mr. McFarland answered that once facility needs and requirements are identified then the alternative analysis will begin and that analysis will address airport relocation alternatives.

The Board discussed technical aspects of Mr. Barrett's presentation on the Draft Inventory of Existing Facilities portion of the Master Plan Update including:

- Why snow storage was not mentioned or listed under the inventory of existing facilities
- The limitations of the existing facility versus the FAA requirements
- Whether or not the Master Plan will identify a time when expansion will be necessary due to future heavier traffic
- Whether or not the Board will have an opportunity to suggest edits and changes to the Draft Inventory of Existing Facilities document

The Board discussed technical aspects of Mr. Barrett's presentation on the Draft Commercial Service Forecasts Technical Memorandum portion of the Master Plan Update including:

- Whether or not there could be another reconfiguration possible within the existing footprint once the current reconfiguration is complete
- The understanding that expansion outside of the existing footprint is not viewed as a favorable option
- What economic factors were used to calculate the rate of increase for future enplanements and whether or not the rate of increase is unique to FMA
- Whether or not there is another way to develop the trend analysis that will give it more credibility by incorporating more variables and data from years prior to 2008
- Whether to reject using projection tools that are not normally used in the industry

Chairman Fairfax opened the discussion for public comment.

Len Harlig suggested that the Board ask the consultants how they are determining the increase in projected enplanements at a rate that is substantially higher than the projected population increase for Blaine County and what factors they are using to determine those additional enplanements.

Ed Jenkins pointed out possible areas within the Airport's footprint that could be used as snow storage sites. He also suggested that the Board not pursue the acquisition of 40 acres of Mr. Eccles property and instead, let the money that would have been used to purchase land, grow in a savings account towards relocating the Airport.

Pam Jenkins commented that in a recent conversation with Airport Manager Baird she learned that a relocated airport would cost between \$180 million and \$200 million to build and suggested that the Board review the \$380 million estimated cost of building a replacement airport.

Board Member Haemmerle agreed with Mr. Harlig's suggestion and asked the consultants to explain how they determined the increase in projected enplanements at next month's Board meeting.

### **C. Independent Board Member Selection Process (See Brief)**

Board Member Schoen briefed the Board on the Independent Board Member Selection Process and asked the Board to approve the Applicant Guidelines For Selection of Seventh Independent Member Of Friedman Memorial Airport Authority and the Independent Board Member advertisement.

Board Member Haemmerle commented that he is comfortable with the applicant criteria document and briefed the Board that he has received comments from interested applicants regarding a reluctance to apply due to the requirement of having to be evaluated before the full Board rather than a subcommittee.

The Board discussed the draft applicant criteria document and agreed to edit the language of criteria #9 to say "With respect to airport relocation, understand the positions of both owners and the concepts behind the dual path forward."

Board Member McCleary expressed concern that she does not feel that this is a good time to be soliciting for or selecting a new Independent Board Member as the Independent Member is currently the Chairman and the Board is embarking on an important two-year reconfiguration process.

Board Member Haemmerle disagreed with Board Member McCleary's concerns and commented that the Joint Powers Agreement clearly states when the Board must move forward with new members and it is always beneficial to bring in a new perspective in any political process.

Board Member Greenberg commented that he has the same concerns as Board Member McCleary and would not be uncomfortable allowing Ron Fairfax to remain as the Independent Board Member.

Chairman Fairfax commented that he will be re-applying for the Independent Board Member position.

**MOTION:** *Made by Board Member Haemmerle to approve for distribution the Independent Board Member selection advertisement. Seconded by Vice-Chairman Keirn.*

**PASSED UNANIMOUSLY**

Airport Attorney Laski commented that Chairman Fairfax's term expires on December 31, 2014 and suggested that the Board make a motion to extend his term at the January Board meeting in order to allow the Board sufficient time to complete the Independent Board Member Selection Process.

**MOTION:** *Made by Board Member Schoen to extend the term of the Independent Board Member indefinitely until the Independent Board Member Selection Process is completed. Seconded by Vice-Chairman Keirn.*

**WITHDRAWN**

Board Member Haemmerle suggested that the motion be amended to replace the word indefinitely to two months as that should be sufficient time to complete the selection process.

Airport Attorney Laski advised that the Board must extend Chairman Fairfax's term for the full two-year period; however, once the selection process is complete the Board can unanimously end his term if a new Independent Member is selected.

**MOTION:** *Made by Board Member Schoen to reappoint the Independent Board Member for a two-year term or until such time as the Board chooses to replace him with an Independent Member that would be selected by the Independent Member Selection Process. Seconded by Vice-Chairman Keirn.*

**NOT PASSED**

Board Member Haemmerle expressed concern that the Independent Board Member Selection Process will be delayed as some Board Members do not agree that this process should proceed at this time.

Board Member Cooley suggested that the Board schedule a special meeting to conduct open interviews and include that in the motion.

**MOTION:**

**Made by Board Member Schoen to amend the original motion as follows:**

**Made by Board Member Schoen to reappoint the Independent Board Member for a two-year term. The ongoing Independent Board Member Selection process will be completed by the date of the February FMAA meeting. Seconded by Vice-Chairman Keirn.**

**PASSED UNANIMOUSLY**

Board Member McCleary commented that she supports the Board's decision to proceed with the selection process, she would never sabotage the process by deliberately trying to delay the selection of an Independent Member and she finds the implication that she would act as such offensive and unjustified.

The Board discussed whether or not Chairman Fairfax should be included in the interview process and agreed that he should be interviewed along with the rest of the applicants.

**VII. PUBLIC COMMENT**

Walt Denekas commented that conducting a transparent process at the time it is supposed to be conducted is very important. He agreed with Board Member McCleary that this is a difficult time to welcome new Board Members and it will be disruptive but following the public process is important.

**VIII. ADJOURNMENT**

The December 2, 2014 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at approximately 7:59 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.