

**MINUTES OF A REGULAR MEETING ATTACHMENT #1  
OF THE  
FRIEDMAN MEMORIAL AIRPORT AUTHORITY\***

**February 9, 2016  
5:30 P.M.**

**IN ATTENDANCE:**

**BOARD MEMBERS:** Chairman – Ron Fairfax, Vice-Chairman – Don Keim, 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/Alternate Security Coordinator – Roberta Christensen, Administrative Assistant – Cecilia Vega  
**CONSULTANTS:** T-O Engineers – Dave Mitchell; R/L/B – Nicholas Latham, Mike Smith; Centerlyne – Jeff Bacon, Nancy Glick; Simmons, Clubb, & Hodges CPA – Brad Hodges; RHA – Laurie Harberd  
**AIRPORT TENANTS/PUBLIC:** BLM – Codie Martin, Ammon Wilhelm; Baird Gourlay, Richard Fassino, Peter Hendricks, Michelle Griffith, Glass Cockpit Aviation – John Strauss, City of Bellevue – Bob Leahy, Atlantic Aviation – Mike Rasch, Donna Serrano, Felicity Roberts, Ed Jenkins, Kelsey Brown, Jeffrey Bertz, Harry Griffith, FHR – Marc Reinemann, FSVA – Carol Waller, Walt Denekas, Hertz – Duane Edington, Lisa Phillips, Environmental Attorney – Peter Barton, Nancy Kennette  
**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 as presented.

**II. PUBLIC COMMENT**

Nancy Kennette of Kennette Property Management commented that she supports the direction the Airport Board is going, and as a resident of Bellevue, welcomes the planes that fly over her residence and thanks them for supporting the local economy. She also commented that if the Airport were to be relocated, it would have a huge impact on her business.

Hailey business owner and Bellevue resident Jeff Bertz commented that the activity and events at the Airport have helped the client base at his business grow over the years and as a resident of Bellevue he also thanks the planes for visiting and supporting the local economy. He commented that he himself enjoys access to the Airport and the ability it gives him to fly out of Hailey rather than traveling to Boise.

Hertz City Manager Duane Edington commented that recently their revenue has increased by 20% and a large part of this is due to the relationship Hertz has with the Airport. He also thanked the Board, Airport Manager Baird and Atlantic Aviation Manager Mike Rasch for everything they do for Hertz.

**III. FMAA FINANCIAL STATEMENTS**

**FMAA Financial Statements & Other Financial Information Year Ended September 30, 2015 (See Brief)**

Rexroat, Harberd & Associates CPA Laurie Harberd briefly summarized and explained the FMAA Financial Statements and Notes to Financial Statements for Fiscal Year 2015.

The Board discussed and clarified aspects of Ms. Harberd's presentation, including the cause for the change in the amount of depreciation reported this year and the reason for the differences between the budgeted and actual expense amounts for FY '15.

Simmons, Clubb & Hodges CPA Brad Hodges briefly summarized the FMAA audit process and outcome for Fiscal Year 2015.

Chairman Fairfax thanked Airport Staff for a job well done on behalf of the Board.

Mr. Hodges commented that Airport Staff should be congratulated for their efforts and commended Administrative Assistant Roberta Christensen for processing approximately \$23 million with only an \$0.80 balance in the reconciliation discrepancy account.

Airport Manager Baird thanked the Board, Airport Staff, and Engineer Mitchell for all their efforts and hard work to ensure the record, report, and presentation of accurate and detailed financials for the Airport. He also thanked Ms. Harberd and Mr. Hodges for all their efforts in preparing the financial statements.

Board Member Schoen commented that he has been advised by Airport Manager Baird that for the upcoming year, he hopes to address the issue of how the long-term liability of compensated absences are accrued. He also suggested that the language regarding the EIS in Note 13 of the Financial Statements be updated to reflect the termination of the EIS process rather than the suspension of it.

Airport Manager Baird commented that Staff will make the suggested change to Note 13 of the Financial Statements.

**MOTION:**

***Made by Board Member Greenberg to approve the Friedman Memorial Airport Authority Financial Statements and Other Financial Information for the year ended September 30, 2015 as amended and direct the Auditor to finalize distribution to the appropriate government agencies. Seconded by Vice-Chairman Kelrn.***

**PASSED**

**BOARD MEMBER SCHOEN OPPOSED**

**BOARD MEMBER HAEMMERLE OPPOSED**

Board Member Schoen and Board Member Haemmerle opposed approval of the FY '15 Financial Statements to protest delivery to the Board the day before the hearing, which meant they had inadequate time to review the documents.

## **VII. UNFINISHED BUSINESS**

### **C. Master Plan Update (See Power Point Presentation)**

Bureau of Land Management Wildlife Biologist Ammon Wilhelm and BLM Shoshone Field Manager Codie Martin gave a presentation regarding the Greater Sage-Grouse Plan Amendment Implementation. Mr. Wilhelm also presented the Board and public with a visual aid to roughly outline the Greater Sage-Grouse Habitat Management Area locations in correlation with possible replacement airport sites (Minutes Attachment #1).

Board Member Greenberg asked if the BLM would gain jurisdiction on private land if it was in close proximity to breeding grounds for sage-grouse.

Mr. Wilhelm answered that the BLM has no authority to enforce the Greater Sage-Grouse Conservation Plan on private land. Mr. Martin added that while the BLM has no jurisdiction on private lands, any development on private land would be included in the total 3% disturbance calculation, which could restrict development.

Board Member Haemmerle asked if BLM regulations would also apply to private property if sage-grouse were put on the Endangered Species list.

Mr. Martin answered that BLM regulations would apply to private lands if sage-grouse were listed as an endangered species.

Walt Denekas asked if a financial analysis has been done on how much it will cost per sage-grouse saved in order to implement the Conservation Plan.

Mr. Wilhelm answered that no such calculation has been done at this point in the process.

Board Member Haemmerle asked what events would need to happen in order for sage-grouse to be listed as an endangered species.

Mr. Wilhelm answered that the sage-grouse population will be evaluated again in five years, and if they continue to lose habitat, their population continues to decline or BLM regulations are not sufficient to implement conservation, they would most likely be listed as an endangered species.

Board Member Schoen commented that it will be difficult to account for disturbances to sage-grouse habitat, but harder to reach the adaptive management triggers due to the large size of designated Biologically Specified Units (BSUs).

Board Member Haemmerle asked if the BLM has a sense for the politics of the discussions regarding whether to list sage-grouse as an endangered species.

Mr. Wilhelm commented that he does not think the U.S. Fish and Wildlife Service wants to list sage-grouse as an endangered species, which is why they have encouraged the development and implementation of an adequate conservation plan.

Board Member Schoen asked if the current lawsuits against the conservation plan will delay implementation.

Mr. Wilhelm answered that the BLM is currently implementing the plan.

Walt Denekas asked what replacement airport sites have been eliminated by Priority Habitat Management Areas (PHMA).

Mr. Wilhelm answered that every site under BLM Management south of Highway 20 with the exception of Site 15 is eliminated due to PHMAs.

Attorney Laski briefed the Board that Environmental Attorney Peter Barten is in attendance tonight to answer any general questions the Board may have regarding environmental law.

Board Member Haemmerle asked Mr. Barten how the replacement airport sites that are designated on private property would be affected if sage-grouse were listed as an endangered species.

Mr. Barten answered that if sage-grouse were listed as an endangered species and development of an airport were to disturb the sage-grouse habitat in any way, it would not matter whether the airport was on public or private land and the airport would be liable for the disturbance.

Board Member Haemmerle asked how likely approval to develop an airport on private land would be if sage-grouse were to be designated as an endangered species.

Mr. Barten answered that the listing of sage-grouse as an endangered species would delay and complicate the approval to develop an airport on a site located on private land as it would have to be analyzed with critical habitat criteria.

Board Member Haemmerle asked if Mr. Barten had any general comments based on the Board's discussions tonight.

Mr. Barten commented that the Board should keep in mind that any plan amendments the BLM implements now are subject to change over time, due to factors such as different leadership in the government or impending lawsuits.

Board Member Haemmerle asked if priority areas can ever be changed once they have been designated as such.

Mr. Barten commented that he does not have an answer for that. He commented that the BLM does have the ability to change their regulations over time if they choose to do so.

#### IV. APPROVE FMAA MEETING MINUTES

##### A. January 12, 2016 Regular Meeting (See Brief)

The January 12, 2016 Friedman Memorial Airport Authority Meeting Minutes were approved with the following changes:

#### III. PUBLIC HEARING

##### A. Master Plan Update – Draft Master Plan Chapter D – Existing Airport Site Alternatives (See Brief & Power Point Presentation)

Board Member Schoen added that the BLM does not have jurisdiction on private lands but can become involved if development on private lands impacts an adjacent priority habitat management area. He also briefed the Board on the different levels of greater sage grouse land-use management on BLM land (Minutes Attachment #1).

Board Member Schoen commented that, if necessary, he would be willing to pass **introduce** a resolution as a Blaine County Commissioner that the County will not approve development that violates the Blaine County Comprehensive Plan or Land Use Codes ~~in order to~~ **Furthermore, airport construction on some of the private land sites would not receive Army Corps or other federal or state agency permits. These circumstances** eliminate sites that, realistically, would **and could** not be considered **supported** by the County. He commented that the Board **in the MPU** should be clear to the public about what is or isn't a feasible site option ~~in the MPU~~.

#### **MOTION:**

**Made by Board Member Greenberg to approve the January 12, 2016 Friedman Memorial Airport Authority Regular Meeting Minutes as amended. Seconded by Vice-Chairman Keirn.**

**PASSED UNANIMOUSLY**

## V. REPORTS

### A. Chairman Report

Chairman Fairfax announced that the Friedman Memorial Airport Authority was nominated for Business of the Year for 2015 by the Halley Chamber of Commerce and also received an Award of Recognition for the FMAA's continued dedication to the business community and residents of Blaine County, Idaho from the Hailey Chamber of Commerce.

### B. Blaine County Report

No report was given.

### C. City of Halley Report

No report was given.

### D. Airport Manager Report

Airport Manager Baird reported on the following:

- Staff will brief the Board on snow removal costs during the March Board meeting.
- His participation in the U.S. Contract Tower Association conference in Monterey, California and the information received there regarding the contract tower reauthorization bill currently in progress.

### E. Communications Director Report (Power Point Presentation)

Centerlyne representative Jeff Bacon reported on the following:

- January 2016 Facebook social media statistics.
- The continued development of a media plan for 2016.
- The development of a photo and video inventory for advertising purposes.
- Next steps in the marketing plan for the Airport and upcoming projects.

Chairman Fairfax commented that the community seems to have become more engaged in the Airport within the last couple months.

Board Member Schoen asked if upcoming campaign concepts will address general airport-use issues such as leakage.

Mr. Bacon answered that currently the campaigns are focused on the "Check SUN Fares First" message and leakage to other airports.

### F. Fly Sun Valley Alliance Report (Power Point Presentation)

Fly Sun Valley Alliance representative Carol Waller reported on the key highlights of the passenger survey results for 2015.

Board Member Schoen requested that Ms. Waller send the Board an electronic copy of the 2015 Passenger Survey Report.

## VI. 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)**

**VII. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

**a. Plan to Meet 2015 Congressional Safety Area Requirement**

**I. Runway Safety Area Improvements Project (See Brief)**

Engineer Mitchell updated the Board on the current status of the RSA Improvements Project.

**II. Project Closeout**

Engineer Mitchell updated the Board on the current status of the closeout process for the RSA Improvements Project grants.

**b. Future Projects**

**I. Terminal Aircraft Parking Improvements (See Brief)**

Engineer Mitchell updated the Board on the status of the upcoming Terminal Aircraft Parking Improvements project and requested that the Board consider the approval of the Draft Scope of Work for the design of improvements and the authorization of Staff to move forward with fee negotiations.

Airport Manager Baird briefed the Board that approval of the Draft SOW only approves development of the design of the project and does not commit the Board to implementing the project itself.

Board Member Greenberg commented that accommodating an additional commercial airline parking space is inevitable, and given the lead time given to accomplish the project, he supports the Draft SOW.

Board Member Schoen asked if this project will be funded under a new or existing grant.

Engineer Mitchell answered that the aircraft parking project will be funded under a new grant.

Board Member Haemmerle commented that he is frustrated with the layout of the Board's agendas as they do not convey to the public that the Board is taking action related to a scope of work. He suggested that Staff relay this information on future agendas.

The Board discussed Board Member Haemmerle's suggestion and directed Staff to implement Board Member Haemmerle's request.

**MOTION:** *Made by Board Member Greenberg to approve the Scope of Work for Work Order 16-03, for terminal apron expansion design only. Seconded by Board Member McCleary.*

**PASSED**  
**BOARD MEMBER COOLEY OPPOSED**

Board Member Cooley commented that he opposes the motion due to lack of public notice for action being taken on a scope of work and requested that the Board put it on the Board's March agenda.

Chairman Fairfax opened the discussion for public comment.

Walt Denekas agreed that the Board's agendas can be improved. He also suggested that the Board put time limits on the agenda for those making presentations to the Board.

Lisa Phillips commented that, in her opinion, the Board's agenda is comprehensive.

Atlantic Aviation General Manager Mike Rasch commented that he is anxious for the fourth commercial aircraft space to be constructed as soon as possible in order to reduce the need for towing commercial aircraft.

Board Member Haemmerle commented that any issue regarding expansion that the Board will be taking action on should be noted with extreme clarity on the agenda. He commented that if this issue reappears in future meetings, the City is willing to vote against such action.

Vice-Chairman Keim commented that it clearly states in the meeting brief what kind of action the Board will be considering.

Board Member Haemmerle commented that if the agenda is not read with the meeting brief, the public will be unaware of what kind of action the Board will be taking.

Board Member Schoen commented that he agrees with Board Member Haemmerle and added that the Board should increase public accessibility to the business the Board conducts and include more information related to items requiring action on agendas.

## **ii. Terminal Parking Lot Improvements (See Brief)**

Engineer Mitchell updated the Board on the development status of the upcoming Terminal Parking Lot Improvements project.

Board Member Greenberg asked if the parking lot project will be included as part of the aircraft parking improvements project and if it will be eligible for FAA funding.

Airport Manager Baird answered that the terminal parking lot portion of the project is not eligible for FAA funding and Staff may present the Board with a separate Draft SOW for non-eligible projects sometime this summer.

Board Member Schoen asked if the terminal parking lot ingress and egress is included in the terminal aircraft parking Draft SOW.

Engineer Mitchell answered that ingress and egress for the terminal parking lot project are included in the Draft SOW.

**III. Terminal Airline Ticketing Office Improvements (See Brief)**

Engineer Mitchell updated the Board on the status of the upcoming Terminal Airline Ticketing Office Improvements project and requested that the Board consider the approval of the Draft Scope of Work for the development of conceptual design options and a fee not to exceed \$20,000.

Board Member Schoen asked why a fee not-to-exceed has been included for Board consideration for this project and not included for the terminal aircraft parking project. He also asked why the TSA prefers that the baggage scanner be hidden from public viewing.

Airport Manager Balrd answered that the fee for this project is smaller than the fee that will be associated with the terminal aircraft project and is therefore easier to estimate.

Engineer Mitchell answered that he is unsure why the TSA prefers that the baggage scanner be hidden from the public's view.

Chairman Fairfax opened the discussion for public comment.

No public comment was made.

Chairman Fairfax commented that he supports the approval of the proposed Draft SOW.

Board Member Cooley commented that he supports moving forward with this project as it is not related to Airport expansion.

**MOTION:**        *Made by Board Member McCleary to approve the Scope of Work for a terminal ticketing and baggage handling remodel addition conceptual design, Work Order 16-02, in an amount not to exceed \$20,000. Seconded by Vice-Chairman Kelm.*

**PASSED UNANIMOUSLY**

**B. Voluntary Noise Abatement/Runway Use Program Review Committee – Consideration of Appointments**

Board Member Greenberg briefed the Board that the County has nominated himself, Patrick Buchanan, and Lisa Phillips to represent the County on the committee and will officially appoint them at their next meeting.

Board Member Haemmerle briefed the Board that the City of Halley has nominated and appointed himself, Peter Lobb and Walt Denekas to represent the City on the committee.

Chairman Fairfax asked the Board, on behalf of Bellevue Mayor Koch, to consider allowing the City of Bellevue to have two representatives on the committee rather than one.

Bob Leahy reported that the City of Bellevue has nominated two Bellevue citizen representatives to serve on the committee and Mayor Koch will be forwarding the names of those citizens to the Board.



Attorney Laski advised the Board to decide whether to include two appointments on the committee from the City of Bellevue and to plan approval of the amended and final list of appointees at the March Board meeting.

The Board discussed Chairman Fairfax's request and agreed to amend the makeup of the committee to include two representatives from the City of Bellevue.

**MOTION:**

***Made by Board Member McCleary to amend the makeup of the Voluntary Noise Abatement/Runway Use Program Review Committee to include two representatives from the City of Bellevue. Seconded by Vice-Chairman Keim.***

**PASSED UNANIMOUSLY**

Board Member Schoen commented that he is not completely comfortable with the last-minute nature of this amendment. He suggested that once such a large committee is formed, it should choose a regular time and place for meetings and not constantly reschedule meetings to try and accommodate all members.

The Board agreed to approve the final list of appointees at the March Board meeting.

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

Airport Manager Baird briefed the Board on the status of Chapters D, E, and F of the Master Plan Update (MPU).

Board Member Haemmerle commented that based on information received tonight related to the current proposed replacement airport sites, he does not anticipate approval of Chapter E of the MPU happening any time soon. He also commented that, in his opinion, there are no practical replacement airport sites and therefore they should no longer be included in the MPU.

Attorney Laski advised the Board to keep information on the current sites in the MPU in order to retain the knowledge of what has been completed.

Board Member Greenberg and Vice-Chairman Keim agreed with Attorney Laski.

Board Member Schoen commented that he does not see the value of completing technical and financial studies on sites that will never be acceptable.

The Board continued to discuss the pros and cons of preserving the information collected for Sites 1 through 15 in Chapter E of the MPU.

**VIII. PUBLIC COMMENT**

No public comment was made.

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

*Made by Board Member McCleary to enter into executive session pursuant to Idaho Code §74-206 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:**

<b>Chairman Fairfax</b>	<b>Yes</b>
<b>Vice-Chairman Keirn</b>	<b>Yes</b>
<b>Board Member Greenberg</b>	<b>Yes</b>
<b>Board Member Schoen</b>	<b>Yes</b>
<b>Board Member Haemmerle</b>	<b>Yes</b>
<b>Board Member McCleary</b>	<b>Yes</b>
<b>Board Member Cooley</b>	<b>Yes</b>

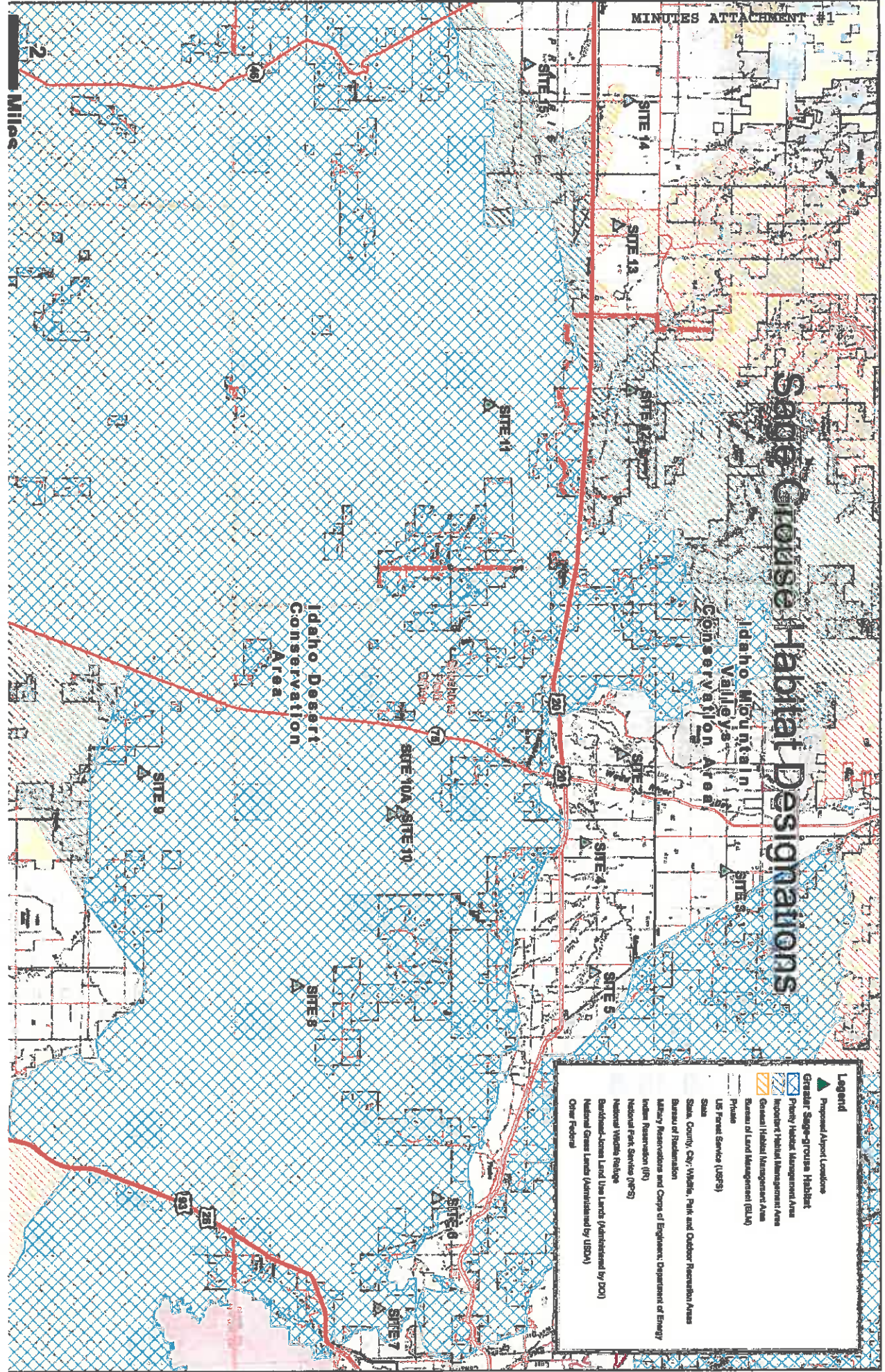
**PASSED UNANIMOUSLY**

**IX. ADJOURNMENT**

The February 9, 2016 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at approximately 9:05 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.



**Legend**

- ▲ Proposed Airport Location
- Greater Sage-Grouse Habitat
- Priority Habitat Management Area
- Proposed Habitat Management Area
- General Habitat Management Area
- State of Land Management (SLLM)
- Private
- US Forest Service (USFS)
- State
- State, County, City, Village, Park and Outdoor Recreation Areas
- Bureau of Reclamation
- Nature Preservations and Corps of Engineers, Department of Energy
- Indian Reservation (IR)
- National Park Service (NPS)
- National Wildlife Refuge
- Designated-Conservation Land (Administered by DOI)
- National Grass Lands (Administered by USDA)
- Other Federal