

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

**May 5, 2015  
5:30 P.M.**

**IN ATTENDANCE:**

**BOARD MEMBERS:** Chairman – Ron Fairfax, Vice-Chairman – Don Keirn, Board – Lawrence Schoen, Jacob Greenberg, Angenie McCleary, Pat Cooley  
**FRIEDMAN MEMORIAL AIRPORT STAFF:** Airport Manager – Rick Baird, Emergency/Operations Chief – Peter Kramer, ASC/Special Projects Coordinator/Executive Assistant – Steve Guthrie, Administrative Assistant/Alternate Security Coordinator – Roberta Christensen, Administrative Assistant – Cecilia Vega, Administrative Assistant/IT Systems Maintenance Coordinator – April Dieter  
**CONSULTANTS:** T-O Engineers – Dave Mitchell; R/L/B – Nicholas Latham, Mike Smith  
**AIRPORT TENANTS/PUBLIC:** Glass Cockpit Aviation – John Strauss; Atlantic Aviation – Brian Blackburn; FSVA - Carol Waller, Eric Seder; Donna Serrano, Len Harlig, Felicity Roberts, Mike Mattias, Craig Wolfrom, Julie Lawson, Lisa Phillips, Mike Thompson, Bob Crosby, Rich Pogue, Jack Sibbach, Jim Perkins, Tom and Florence Blanchard, Peter Hendricks, Shelley Marceau, Kristin Fletcher, Diane Shay, George Paddi, Jim Nystrom, Sue Martin, Doug Brown, Walt Denekas, Bill Rae, Pam & Chris Matey  
**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 5:32 p.m. by Chairman Fairfax.

**I. APPROVE AGENDA**

The agenda was approved as presented.

**II. PUBLIC COMMENT**

Zaney's River Street Coffee House owner Sue Martin thanked the Board for their effort with airport improvements and encouraged them to continue their good work. She commented that since the airport closure, her business has been down 50-75% which demonstrated the importance of the Airport and that businesses in the area consider the airport vital to the local economy and community.

Sun Valley Economic Development representative Doug Brown commented that he has received a lot of positive feedback regarding the benefit of the new flights for the community and local businesses. He commented that 70% of our economy depends on tourism and the expanded terminal will provide a good first impression for travelers, encouraging them to visit the area again.

Fly Sun Valley Alliance representative Eric Seder commented that the Master Planning process is conducted in accordance with a prescribed set of procedures and he complimented the Board for the work they're putting into Master Plan development.

Sun Valley Resort Manager Jack Sibbach commented that airport improvements enhance the guest experience and he has received good comments from several of their guests regarding the new flights. He also commented that the Aspen Skiing Company is investing \$55,000,000 in our community due in part to improved air service here and he thanked the Board for everything they do for the community.

Bellevue City Councilman Craig Wolfrom commented that his argument is not for moving the Airport from the Wood River Valley entirely; he started a petition in an effort to remove "Alternative 7" from the Master Plan. He commented that south valley residents recognize the economic value of the Airport; however, properties south of the Airport will be devalued if the Airport expands outside its current location. He suggested that the Board do more outreach in the South Valley and move forward with either keeping the Airport inside its current boundaries or relocate it.

Sun Valley resident Peter Hendricks commended the Board on the expansion and improvements to the Airport and commented that the community is a big supporter of air service as its businesses, jobs, and property values all depend on the Airport. He commented that he understands that a lot of individuals would like to see the Airport relocated; however, the community must live in the present and handle the issues of today. He also commented that the Board is acting responsibly and monitoring the development of the Master Plan closely. He thanked the Board for all their efforts.

Sun Valley resident Chuck Rumpf thanked the Board for all the work they've done for the last 10-15 years. He agreed with Mr. Hendricks that the community must live in the now and even though there will be impacts on the community, this is not the first airport to expand and affect those around them. He commented that it is not presently cost effective to move elsewhere so the community needs to make the current Airport work for south valley residents as well as benefit those throughout the whole valley.

Hailey resident Walt Denekas commented that there is currently only one airport scheduled for relocation in the next 5 years and it would be approximately 20-30 years before the FMA could be relocated, according to the FAA's timeline. He commented that south valley's concerns are appreciated; however, the Airport will not be approved for relocation for a very long time.

Bellevue resident Chris Matey commented that he has built a lot of homes in Hailey and invested in a home close to the Airport under the assumption that the Airport would either remain the size it is or be relocated. He commented that if the Airport is enlarged, noise abatement will be a bigger problem than it currently is which will ruin a lot of real-estate investments made by residents of the south valley.

Bellevue resident Kristen Fletcher commented that if the runway is extended to the south, the noise and fumes from the airplanes will increase in the south valley, the area would become unlivable for a lot of residents, and it would ruin the community.

Chairman Fairfax commented that the Master Plan process is going to be relatively easy as compared to what it would have been 3 or 4 years ago because after the FAA suspended the EIS, they allowed the Board to put a 95,000 pound weight restriction for aircraft at the Airport. He commented that any money the Airport receives from the FAA or Passenger Facility Charges (PFC) must be invested into the Airport and not saved for future projects. He also commented that the purpose of this Master Plan is to find out what the Board can do to accommodate the current level of operations we currently have in the safest and most efficient way possible. Chairman Fairfax also clarified that extensive expansion outside of the current footprint, such as moving the highway or extending the runway to the south, will not be up for discussion in this Master Plan.

Board Member Greenberg commented that the Airport is what it is today due to a collaboration between the Board, the County, the City, and local business owners. He also commented that the County's Guiding Principles state that the County will consider environmental impacts and that the statements in the petition were misleading as the final alternatives the Board chose met with their principles and their preferred goal of relocating the Airport.

Board Member Cooley commented that expansion of the Airport will only come from need, which would most likely be a need for safety. He commented that as the Board works through the master planning process, public input will be key and asked that the public get involved and contribute to the process.

Board Member McCleary commented that she appreciates the passion and involvement people have shown in the Airport and this process. She commented that the Board cares about process and public comment and thanked everyone for being involved. She also commented that public input is part of the master planning process.

Board Member Schoen commented that the petition was good in that it brought a lot of people to the meeting to have a healthy discussion; however, since this is such a complex process he implored people to become more informed and learn what the factual information is beforehand as is it not helpful to have information published that isn't accurate. He asked people to take the time to gather factual information and commented that Board Members are available to discuss questions, concerns, or background information.

Vice-Chairman Keirn commented that the Airport would lose commercial service if the Board does not complete the necessary airport improvements according to FAA Standards. If commercial service were lost, the Board would still be required to keep the Airport operational for general aviation, which would require financial help from the community. He also commented that if the aircraft had more parking spaces available at the Airport, this would decrease aircraft traffic by encouraging planes to stay rather than drop clients off and leave.

The Board clarified that they did not approve the expansion of the runway to the south and it is not currently being considered a possible option.

### III. APPROVE FMAA MEETING MINUTES

#### A. April 14, 2015 Regular Meeting (See Brief)

The April 14, 2015 Friedman Memorial Airport Authority Meeting Minutes were approved with the following changes:

#### VI. UNFINISHED BUSINESS

##### B. Master Plan Update

Chairman Fairfax commented that the Draft Chapter G B of the Master Plan is more readable than the previous draft and agreed that the document is ready for FAA review.

**MOTION:** *Made by Vice-Chairman Keirn to accept Chapter G B of the Master Plan Update and allow Staff to forward the document for FAA review. Seconded by Board Member Haemmerle.*

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

The Board discussed the completion schedule for Master Plan Chapters B and C. Board Member Schoen commented that he abstained from approving Chapter G B of the Master Plan as he did not feel as though he was able to review the document thoroughly enough in the time frame given.

**MOTION:** *Made by Board Member Greenberg to approve the April 14, 2015 Friedman Memorial Airport Authority Regular Meeting Minutes as amended. Seconded by Board Member Cooley.*

**PASSED UNANIMOUSLY**

**B. April 15, 2015 Special Meeting (See Brief)**

The April 15, 2015 Friedman Memorial Airport Authority Special Meeting Minutes were approved as presented.

**MOTION:**

*Made by Board Member Greenberg to approve the April 15, 2015 Friedman Memorial Airport Authority Special Meeting Minutes as presented. Seconded by Board Member Cooley.*

**PASSED UNANIMOUSLY**

**IV. REPORTS**

**A. Chairman Report**

Chairman Fairfax reported that a lot of construction is going on at the Airport and how quickly the transformation process is taking place is amazing.

**B. Blaine County Report**

No report was made.

**C. City of Hailey Report**

Vice-Chairman Keirn reported that he and Board Member Cooley discussed when Chapter C of the Master Plan would be available for the City's review at last night's City Council meeting.

**D. Airport Manager Report**

Airport Manager Baird congratulated Airport Administrative Assistant Cecilia Vega for her accomplishment of completing her four-year college degree in Business Administration/Accounting. He reported that the Airport is still scheduled to open at 12:00pm on May 20<sup>th</sup>.

**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. UNFINISHED BUSINESS**

**A. Airport Solutions**

**1. Existing Site**

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

**i. Project 3 Terminal Reconfiguration (See Brief)**

Engineer Mitchell updated the Board on the current status of Project 3 of the RSA Improvements Project.

**ii. Project 4 Airport Operations Building (See Brief)**

Engineer Mitchell updated the Board on the current status of Project 4 of the RSA Improvements Project.

**iii. Project 6 Relocate Taxiway B/Remove Taxiway A/North Apron (See Brief)**

Engineer Mitchell updated the Board on the current status of Project 6 of the RSA Improvements Project.

**iv. Project 7 Demolish ARFF/SRE and Administration Building and Construct Central Bypass Taxiway**

Engineer Mitchell updated the Board on the current status of Project 7 of the RSA Improvements Project.

**v. Future Projects (See Brief)**

Engineer Mitchell updated the Board on the current status of the Terminal Parking Lot Project, the Landscaping Improvements Project, the Runway Rehabilitation Project, and the Terminal Tenant Finish Out/Remodel Project.

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

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

FSVA representative Carol Waller commented that what the Board is doing is critical to successfully bringing in additional air service and the customer experience we all try to support. She reported that summer bookings are running ahead of last year's numbers, the Alaska Airlines flights start their daily service on June 12<sup>th</sup> and the San Francisco and Denver flights start on June 26<sup>th</sup>. She also reported that FSVA hopes to announce the winter schedule in June.

Board Member Schoen suggested that FSVA research whether or not a transit system service to and from the Airport would be a feasible option for passengers with no other means of transportation to Ketchum or Sun Valley.

Board Member McCleary commented that she has received a lot of questions regarding bus service to and from the Airport as a lot of the time parking space is limited at the Airport and contracting a taxi service can be a high expense.

**c. SUN Instrument Approach Improvements – Phase 2 Update (See Brief)**

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

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

Airport Manager Baird briefed the Board on the development of the Master Plan Update. He suggested that the Board begin planning for whether they would like to conduct a public workshop or public meeting in September for the Master Plan Update.

The Board discussed how much time is necessary to allow all the Board Members adequate review of Chapter C of the Master Plan and agreed that Chapter C should be introduced in June for review and on the agenda for approval or suggested revisions in the July meeting.

## VII. PUBLIC COMMENT

Bellevue resident Bill Rae suggested that the Board triple the fees the Airport currently charges and apply the extra proceeds to an Airport relocation trust fund in order to make a show of good faith to the community.

Bellevue resident Tom Blanchard asked if the Chapters for the Master Plan will be online for public viewing.

Airport Manager Baird answered that the Chapters will be a part of the Board Meeting Packets which are posted online prior to the meeting and the Meeting Power Points are posted the day after the meeting.

Bellevue resident Chris Matey suggested that the Master Plan include a local rule to educate pilots regarding noise abatement and what we want in this community.

Bellevue City Alderman Lisa Phillips commended Airport Manager Baird for attending the Bellevue Council meetings and thanked him for doing so. She commented that the information he has given at these meetings has been powerful and important.

Board Member McCleary asked Airport Manager Baird to highlight how the public can be engaged with the Airport in the future and receive accurate information.

Airport Manager Baird answered that Airport Staff will make the time to get the information people request, whether it's in the form of a group meeting/tour, a Coffee Talk, or a telephone call, Airport Staff will work hard to accommodate everyone.

## VIII. ADJOURNMENT

The May 5, 2015 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at approximately 7:12 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.*