

Boundary County Airport Board Meeting December 1, 2020

Present: Jay Wages, Bob Blanford, Pat Gardiner, Rick Durden, Don Jordan, Trey Dail and Travis Wisberg.

Manager: Dave Parker

The meeting was called to order at 5:33 PM by Jay Wages.

The minute of the previous meeting were read by Mr. Wages.

DeHart Property. Trey Dail provided analysis of the property owned by the DeHarts (two adjacent five-acre tracts) and the extent of it that would be affected by a runway relocation/extension to the southwest. Approximately 1% of the property would be in the Runway Protection Zone, however, any building on the property would be subject to FAA reporting requirements and potential height restrictions and would be in the departure surface of the runway relocation/extension.

Discussion among the Board pointed out that a single house on the two properties would be preferable to high density use.

It was the consensus of the Board to encourage the DeHarts to combine the tracts and, if they decide to build a house to do so as far east as possible. This consensus of the Board does not in any way affect or change county zoning.

Snow Removal Equipment Building. Dave Parker reported that construction is proceeding, concrete work is done and much of the steel is up. Current contact date is January 10, 2021 for substantial completion.

AGIS Project. Dave Parker and Tery Dail reported that they had had a telephone conference with the FAA regarding AGIS—getting a jump on the FAA establishing and approving a new instrument approach procedure for the runway relocation/extension. Bottom line is that a combination of COVID-19 causing loss of Airport Improvement Plan monies and a delay in the airport master plan means that money for 2022 funding for the Boundary County Airport is gone. We will use what money remains for runway rehabilitation and design for relocation/extension in 2022.

We will get in line for monies for runway relocation/extension for 2026. We'll use what state and federal money is available to seal runway cracks to get us to 2026.

Trey Dail recommended that we submit a revised CIP. With it the design project we had planned for 2022 is moved to 2023 as the FAA has said that there is no money available for 2022. A revised CIP was presented to the Board and discussed in depth. Rick Durden moved acceptance of the revised CIP. Pat Gardiner seconded the motion. It was unanimously approved.

Hangar Insurance. A letter to non-commercial hangar owners regarding compliance with the terms of the County land lease has been prepared and will go out shortly.

Hangar Ground Lease Rate. The Board had an extended discussion regarding the issue of increasing hangar ground lease rental rates. It was the consensus of the Board to recommend to the County that the lease rate be increased by 15%. This was based on the fact that since the last lease rate increase, the Consumer Price Index has increased by less than 15%; that hangar owners on the leaseholds are also paying property tax for their hangars to the County; that the hangar owners are also aircraft owners and are purchasing aviation fuel at the airport and paying a five-cent fee per gallon flowage fee to the County on all of the fuel they purchase. The consensus of the Board is that a 15% rent increase for hangar ground leases, rounded to the nearest whole cent per square foot is fair and reasonable for the aeronautical use for hangar space on the Airport.

Self-fueling. No report.

Environmental Assessment Project. Proceeding on schedule with completion in less than one year as the data loggers on the wells are compiling data per the schedule.

Pat Gardner moved to adjourn the meeting. The meeting was adjourned at 7:15 PM.