

City of McCall — **Airport Advisory Committee**
Meeting Minutes
February 7, 2013, 12:00 PM
American Legion Hall, 216 E. Park St., McCall, ID 83638

Members present: Marc Thorien, Dan Scott, Rick Fereday

Staff present: Gene Drabinski, Dennis Coyle, Erin Roper, Ben Gau – Airport Superintendent

Public: John Anderson, Kevin Bissell, Mike Anderson

Dan Scott called meeting to order at 12:07

Rick Fereday made a motion to add the agenda item “Annual Report” to city council. Marc Thorien second. Motion passes, minutes approved from January 3, 2013 meeting.

Dennis Coyle reported an answer to Mike Anderson’s question, “How much of the county property taxes collected on behalf of the City go to the Airport Fund.” All of the money collected by the County on behalf of the City goes into the Airport Fund. Approximately \$50,297 in Personal Property Tax is collected for the Airport.

John Anderson added that the tax is used for capital improvements on the Airport, as well as for matching grants. A point of clarification was made that it is Personal Property Tax, not Property Tax.

Gene Drabinski added that a total \$112,000 comes to the City from Personal Property Tax collected by the County.

Dan Scott reported on his AAC presentation to City Council. His presentation included discussion on how state AIP grant programs work.

Airport Manager Recruitment

Dennis Coyle gave an update on the applicants. Dennis, Barb Sivey in Human Resources, John Anderson, and Gene Drabinski have narrowed the field to the top seven applicants. Barb Sivey will schedule interviews to begin at the end of February. Rick Fereday will be out of town February 26-5, 2013 .

Airport Lease Draft

Coyle recapped the lease process. The draft presented draft contains the main points of the lease. Once this is ready, the lawyers would add their bit.

Issues and Questions:

Rick Fereday: #8, Questioned whether or not rates will continue to be adjusted to current rates upon assumption.

Dennis Coyle: The City needs to have a way of adjusting hangar rates through time.

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Dan Scott: 1D, 8 and 11 are all in question. The CPI is the way to change the rate, not have three different ways to increase the rate. Also, 1D and 11 conflict with each other. Set a rate and CPI adjust it, not have changes in the lease other than the CPI adjustments.

Rick Fereday: Cited chapter 2 in FAA document provided by John Anderson, on how to get people to invest in infrastructure on the airport. The recommendation was to give lessee a long term lease so they can amortize. You can't keep raising the rates on them.

Anderson: FAA demands an annual CPI adjustment. FAA believes the improvements should belong to the airport at the end of a lease, or may be renegotiated at the end of the lease.

Dennis Coyle: #8 drives old leases to new lease and new lease rate. That is why it was included in the new lease.

Mike Anderson: In the past hangar assumptions have been forced vs. creating a new lease.

Rick Fereday: Question why #16 was included.

John Anderson: It doesn't hurt to notify lessees that they don't pay for all of the cost of the airport.

Mike Anderson: #16 why does somebody who stores a plane in a hangar also pay for maintaining airport, when somebody who flies in from Caldwell doesn't pay?

John Anderson: Historically it costs more to collect those fees, than the fees would total.

Mike Anderson: why lay-off the cost of maintaining the airport on the lessees?

Rick Fereday #19: would like discussion on snow removal option with new manager. Snow removal could be a revenue stream for the Airport.

Dennis Coyle: Ben Gau and I met this morning regarding snow removal. FAA has concerns about private contractors on the airport. Dennis Coyle has spent time with the GIS staff person and with the County to determine what exactly is our responsibility as far as lot lines go.

John Anderson anticipates more difficulty in the future for private contractors. In the future, training must be documented for anyone who is in the movement area at an airport. FAA has mandated driver's training for any contractor inside the fence.

Dan Scott: #19 question regarding lessee moving their own snow, Airport is not trying to restrict that?

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John Anderson: Lessee cannot be prohibited for doing their own work at their hangars.

Dan Scott asked for a clarification on snow storage.

Ben Gau questioned the type of insurance and dollar amount private snow removal operators are required to hold.

Dan Scott: What additional insurance is required, for fire? Damage?

Dan Scott: #13 needs to be expanded upon. Mortgages or liens are on personal property, not on the City's property. City would be senior to the leasehold interest, not on the personal property. Be clear on which property we're talking about.

Dan Scott #15: We need to define a commercial lease vs. a private lease. If you sublease for more than you're paying, does that become a commercial enterprise? Determine what the trigger is for a commercial operation.

Mark Thorien: The draft is a good start

Dan Scott: Requested that the red lined version from J. Anderson be redistributed.

Dan Scott: #10 looks at permitting process, P&Z approval is required and should be addressed in lease.

Aiport Expansion Update

Kevin Bissel gave an update on the land acquisition project. The appraisers are still working on the appraisal. They are behind schedule. Kevin will contact Sandy Simmons at the FAA for a design meeting for taxiway relocation.

ITD Aeronautics Advisory Board Update

Dan Scott gave an update -- State Aeronautics and ITD prepared a proposal for the legislature to increase jet and avgas to \$.02 per gallon. They also proposed to remove pilot registration process due to no revenue or enforcement. They then would triple the aircraft registration fee to \$1.00 per hundred pounds (penny per pound.) Triple aircraft registration fee. Fuel tax increases were killed in committee before reaching a vote. State needs to generate revenue to perform upkeep on state airports and to generate money for grant matches.

Rick Fereday move to adjourn. Mark Thorien second.

Meeting adjourned at 1:05 PM