



AIRPORT ADVISORY BOARD

MINUTES OF MEETING

May 12, 2021 - 6:00 p.m.
451 Government Way- Administration Building
Kootenai County, Coeur d'Alene, Idaho

MEMBERS PRESENT:

X	Chairman Gfeller
X	Aaron Salzer
X	Alex Birch
X	Brett Boyer
X	Joan Genter
E	Mark Vehr
X	Tim Komberec

CALL TO ORDER/ROLL CALL: Chairman Gfeller called the meeting to order at 6:00 pm. and did Roll Call.

PLEDGE OF ALLEGIANCE: All stood for the Pledge of Allegiance.

STAFF PRESENT: Steven Kjergaard, Kim Stevenson.

VISITORS PRESENT: Darcy Belcher, Joe Rossetti, Scott Morgan, Steve Anderson, Charlie Branch, Murdo Cameron, Dave & Joni Logue.

CONFLICTS OF INTEREST: No conflicts of interest were noted.

CHANGES TO THE AGENDA: None.

APPROVAL OF MINUTES: (Action)

MOTION: Joan Genter moved to approve the minutes of the last meeting. Chairman Gfeller noted one change. The motion carried.

BUSINESS: (Action)

A: Sewer Fee Resolution

Sewer Fee Resolution – Steven Kjergaard showed the water usage spreadsheet to begin the discussion on changing the sewer fee structure to flow-based usage, with no change in the rate. Resolution would be changed to allow the Airport to charge all users, both commercial and private hangars, based on usage as a fairer methodology.

The basis of the flow-based usage method is to take six (6) months of water data each year and create a four (4) year average. The six (6) months used are November to April. These months were chosen as generally sprinklers would not be used during this time. The data is provided by Avondale Irrigation.

Hayden Area Regional Sewer Board (HARSB) charges the Airport three (3) wastewater units (WU) for each sewer connection, regardless of usage, based on an agreement between Kootenai County, HARSB, and the City of Hayden. Al Birch verified that one WU is \$18.00. HARSB also views other solids and biomass when determining the Airport use and allowable use.

The Airport currently charges 275 WU per month and should be charging 600 – 650 WU per month based on the sewer study data. The Airport currently has an allowable WU of approximately 715, but are being charged for approximately 530 by HARSB.

Steven Kjergaard told the Board that if we don't go to the hybrid usage-based plan, then we would go back to the sewer study plan from Angie that was discussed last month where the sewer rate would be raised for all users to cover future costs and capital costs for general maintenance for the system.

Joan Genter asked if we had talked to any of the commercial operators on the field. Steven Kjergaard said he had received questions from Resort Aviation. Tim Komberec suggested we use his data as an example during the meeting. Steven also said that if tenants can provide documented proof of usage, the Airport will review it.

Aaron Salzer asked if the Board recommended a cap of some sort on the commercial WU, how would additional funds be made up? Steven said at some point we would have to raise the WU price to balance out over time.

The Airport's plan is to re-evaluate the sewer usage with each lease rate review done per tenant. Water data will continue to be collected, compiled, and reviewed every year.

Brett Boyer said that the City of Hayden generally tries to base fees on usage as it seems to be the most fair method. Folks with higher usage should look at water usage and

verify what's going on. Brett also said the City tries to spread out hardships, ramping up over a period of time to allow consumers to budget appropriately.

Moving to the usage based model, Steven Kjergaard said it would put the Airport collections just under the number we needed to be at for funds for maintaining the system, approximately \$130,000 per year. He also said he is concerned that HARSB costs will go up significantly once the second phase of the treatment plant comes online.

The Airport sewer system has less than 100 users, three (3) lift stations, and six (6) miles of line. Aaron Salzar asked to verify that all money collected stays with the system. Steven Kjergaard verified that according to state law, all funds collected stay with this system.

MOTION: Aaron Salzer made a motion to table the sewer fee resolution until another meeting in the interest of exploring other options. Joan Genter amended the motion to include that a special meeting take place as soon as possible within a couple weeks. Aaron Salzer accepted the modifications to the motion. Brett Boyer seconded; the motion carried.

STAFF REPORTS/UPDATES: (All Discussion Items)

Steven Kjergaard discussed his research on a temporary tower for the summer. The FAA had said they have no staff available for us and unable to support us. Tower Tech Inc., a private firm supported by the FAA, quoted a cost of around \$110,000 to \$120,000 per month. The US Forest Service will start up around July 10th or 15th and plans to activate a tower; not sure if the FAA will support the Forest Service request either.

Chairman Gfeller asked about COVID funds for aviation. Tim Komberec said he was recently talking with the Legislature in Washington DC through the Regional Airline Association. He claims there is a push to get \$25 million for AIP (Airport Improvement Plan) funds. Brett Boyer suggested looking at the rules for the American Rescue Act for potential funds available for sewer. Steven Kjergaard said the Airport is putting together a list of items if these funds become available.

Steven Kjergaard said the Airport will be painting all surfaces this year. Excavation for the SRE building has been completed. Fencing is almost finished for the Airport as well. Utilities and improvements should be going out to bid for Gulfstream Road. Working on budget funding for a sewer inventory and assessment of entire system.

CDA Airport Association Update: None.

PUBLIC COMMENT: Public comment was accepted and noted for the Sewer fee resolution.

ADJOURNMENT:

MOTION: Chairman Gfeller adjourned the meeting at 7:06 pm.

Respectfully submitted,

Kim Stevenson
Recording Secretary