

Minutes of Meeting
Airport & Airport Advisory Board Update
August 27, 2018
9:00 a.m.

The Kootenai County Board of Commissioners: Chairman Marc Eberlein, Commissioner Chris Fillios and Commissioner Bob Bingham met to discuss the following agenda items. Also present were Airport Director Steven Kjergaard, Airport Deputy Director Phil Cummings, and Deputy Clerk Tina Ginorio. Also present were Airport Advisory Board Chair Joan Genter, Airport Advisory Board Members Jim Thorpe, John Adams, Nolan Wiley and Mark Vehr and Kootenai County Residents Bill Brooks, Harry Craviotto, Richard LeFrancis, Vern Westgate and Doug Parker.

- A. **Call to Order:** Chairman Marc Eberlein called the meeting to order at 9:03 a.m.
- B. **Changes to the Agenda (Action):** There were no changes to the agenda.
- C. **Business:**

Review of August 15, 2018 Airport Advisory Board Minutes (Discussion)

Airport Advisory Board Chair Joan Genter reflected on the Advisory Board meeting held on August 15, 2018. She said that she felt the meeting had taken place under less than ideal circumstances and hopes to improve procedures for the future. Chairman Eberlein suggested the Airport Advisory Board use Roberts Rules of Order in the future as their meeting management tool. He commented that, while it often seems overly formal, it offers an excellent aide in keeping meetings under control and on topic. Ms. Genter said she also intended to begin using a sign-in sheet and timer to facilitate public comment.

Update on the Minimum Standards Draft (Discussion)

Airport Director Steven Kjergaard informed the Board that discussions regarding the draft Minimum Standards are still ongoing. He expressed his desire to confer with the local pilots' group and discuss some issues with Legal.

Ms. Genter said that the Airport Advisory Board would skip its September meeting to give everyone time to examine the latest draft in detail and plan to meet for further input in October.

Update on Project C-130 (Discussion)

Mr. Kjergaard gave the Board a brief update on Project C-130. He said this is still very much a work in progress: the lease document is still being created, applications submitted and design work for the proposed building is ongoing.

Armory Building (Action)

Ms. Genter reminded the Commissioners that, while the Armory building has been offered for sale, there is a local group that would like to see it made into a museum.

Chairman Eberlein pointed out that the rules that apply to County-owned buildings would require that the County invest a large amount of money in order to bring it to ADA (American with Disabilities Act) compliance before renting it for any sum, no matter how small. Mr. Kjergaard said that he is currently working with the FAA (Federal Aviation Administration) on declassification of this property, among others. He commented that it is a long and involved process.

Kootenai County Resident Kenny Moore entered the meeting at 9:18 a.m.

Airport Response Letter

Chairman Eberlein remarked that the Board is currently working on a response to the letter by Burt Rutan in the Saturday edition of the Coeur d'Alene Press.

Chairman Eberlein stated he would open the meeting to Public Comment before going into the Executive Session because it was apparent that the residents present were primarily there for that topic. He said there would be a second opportunity for Public Comment after the Executive Session as well.

D. Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

- Richard LeFrancis, Kootenai County Resident, said that the local history community is fragmented and not supported by the County in the way he would like to see. He said that a sum of money is given each year to the Museum of North Idaho, but there are eleven other museums and historical societies that receive nothing and are still tasked with preserving our culture. He suggested the Armory could be used as museum storage, to house portions of collections that are not currently on display.

Mr. LeFrancis also remarked that there is a large amount of unused land adjacent to the Armory that could be used for the Bird Museum (in honor of Forrest Bird). He said Rachel Schwam had contacted him and said she was definitely looking for a location for the Bird Museum. He reminded the Commissioners that Burt Rutan, a world famous figure, had also offered his name for an Aerospace Learning Center, which would tie together many elements like the STEM Academy, KTEC, the NIC (North Idaho College) aviation program and all the history and education community into one complex. He stated this would bring in jobs and would be a great asset for the County. He asked that the two incoming County Commissioners have a chance to vote on the Armory issue because that would give the interested parties six or seven months to put together a plan of action and a business plan.

- Harry Craviotto, Kootenai County Resident, informed the Board that he owns a hangar at the Airport and is a certified mechanic and pilot. He said he felt the new Rules and Standards seemed to be driving the value of property down. He explained that there were five or six hangars for sale, while six or eight months ago, no hangars were available at all. He also expressed a concern about how the property values at the Airport were calculated and whether they were taken into consideration in the Airport Budget. Chairman Eberlein responded that he had asked the Assessor's Office and the Treasurer's Office collect information related to this question; there is about \$400,000 tax revenue to the County from the Airport properties. He added that the FAA does not require the County to factor that into the cost of running the Airport. He assured Mr. Craviotto that he does see the value to the tax base of the hangars and the other activities of Airport customers. Commissioner Bob Bingham remarked that the Board has signed a number of leases for new hangars to be constructed at the Airport and that the free market ensured that properties that were perceived to be attractively priced would sell and those perceived to be unattractively priced would not.
- Kenny Moore, of 31048 East Hayden Lake Road, Hayden, ID 83835, said that the Armory might very well be considered a historic building. He reminded the Commissioners that every museum has only about thirty to thirty-five percent of their collection on display at a given time; the rest needs to be stored. He reminded the Commissioners that the environmental impact of the building could not be readily assessed at this time. He said he would support Mr. LeFrancis's suggestion of delaying any final decisions until the new Board is able to review the situation.
- Doug Parker, of 470 Kathleen Ave, Coeur d'Alene, ID, asked what the previously discussed Project C-130 actually was. Chairman Eberlein replied it is an FBO (Fixed Base Operator) that someone wants to start up at the Airport.
- Vernon Westgate, of Coeur d'Alene, also offered his support for Mr. LeFrancis's request that a decision on the Armory be deferred. He said that Kootenai County would have a chance to build a potentially world-class museum, if time was given for people to put together a plan.

Chairman Eberlein offered some background information on the Armory property. He reported that public access areas are required to maintain ADA compliance, with the exception of buildings owned by the Federal Government. He said this was one of the things that has prevented the County from permitting other use of the Armory: the County or the tenant would have to bring it up to ADA standards. Mr. Kjergaard added that the person who is currently interested in buying the Armory had pointed out that the sewer system/leech field would not meet health code for use by a facility of any size. He said a major upgrade would have to be done, including installing a new lift station. Chairman Eberlein said that the rough estimate of the cost to do all these things would be between \$500,000 and \$600,000.

Commissioner Chris Fillios asked whether all these issues would still be in force even if the building were just used as storage. Mr. Kjergaard confirmed that this was the case.

Commissioner Bingham said he is strongly in favor of the creation of an aviation museum, but due to size requirements alone, he does not feel the Armory would be a suitable space. He reminded those assembled that many artifacts would have to be displayed hung from the ceiling and the Armory just could not accommodate that. He suggested that there are other spaces available at the airport on which a project like this could be given full justice.

Commissioner Fillios moved that the Board enter into Executive Session pursuant to Idaho Code §74-206(1)(b). Commissioner Bingham seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Bingham: Aye

Commissioner Fillios: Aye

Chairman Eberlein: Aye

The motion carried.

Civil Deputy Prosecuting Attorney R. David Ferguson entered the room at 9:50 a.m. Chairman Eberlein invited Mr. Ferguson to remain for the Executive Session

Executive Session pursuant to Idaho Code §74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against a public officer, employee, staff member or individual agent (Closed Session – Discussion Item

The Board exited Executive Session at 10:10 a.m.

Commissioner Fillios moved that the Board exit Executive Session with no decisions or direction given. Commissioner Bingham seconded the motion. There being no further discussion, Deputy Clerk Ginorio called the roll:

Commissioner Bingham: Aye

Commissioner Fillios: Aye

Chairman Eberlein: Aye

The motion carried.

Decisions/Direction (Open Session – Action Item)

No additional decisions or directions were announced.

Chairman Eberlein stated that any of the public who wished to return to the meeting for the final Public Comments section were welcome to do so.

Kootenai County Resident Bill Brooks and Airport Advisory Board Members Jim Thorpe and John Adams re-entered the meeting.

- E. Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There was no additional public comment.

Chairman Eberlein adjourned the meeting at 10:11 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

MARC EBERLEIN, CHAIRMAN

BY: _____
Tina Ginorio, Deputy Clerk
