

Boundary County Airport Board Meeting February 2, 2021

Present: Jay Wages, Pat Gardiner, Rick Durden, Don Jordan, Mark Weber and Trey Dail,

Manager: Dave Parker

The meeting was called to order at 5:38 PM by Jay Wages.

The minute of the previous meeting were read by Mr. Wages. Pat Gardiner moved that they be accepted as read; the motion was seconded by Don Jordan and passed unanimously.

**Potential Subdivision West of the Airport.** During our last meeting this was the subject of a recommendation to the County to deny any requested zoning change to allow more than one dwelling per five acres of land for reasons set out in the minutes. During this meeting Board members discussed comments they had received regarding a push by developers to create subdivisions near the airport which could create a legislative conflict between the County's Airport Master Plan and proposed zoning changes. During discussion it was noted that another Idaho airport is shutting down due to population pressure from nearly unlimited development around it. It was also discussed that allowing higher density housing around the airport could create a "dangerous condition" for occupants of the housing and potentially put the county at risk of liability for creating a dangerous condition.

**Airport-FBO Agreement.** Dave Parker advised that it is in the hands of the County Attorney for final drafting.

**Snow Removal Equipment (SRE) Building.** Dave Parker and Trey Dail reported that it is 97% complete with some finish work to be taken care of in the spring when the grant can be closed out. The snow removal equipment is being stored in the building, so the small amount of work yet to be done is not inhibiting use of the building for its designed purpose.

**Self-fueling Committee.** Rick Durden reported that he and Dave Parker had been working on the matter and will be meeting with the committee in the next few weeks to flesh out a proposal for the Board. Requiring an annual permit to self-fuel was discussed with half the permit fee going to the County and half to the FBO/Airport Manager as he will be enforcing self-fueling rules. The rules under consideration are for safety for self-fueling, fuel storage and handling and dealing with spills. We have received self-fueling rules for a number of airports and are continuing to reach out to others to get information on how they handle the subject.

**CARES-Type Grant?** The Board was advised that the most recent COVID stimulus legislation provides some money for airport infrastructure—although details are not yet available. Trey Dial said that it may be similar, but smaller than, the CARES Act grants.

**Environmental Assessment Update.** Work is ongoing. Trey Dail is reaching out to Smith Creek to discuss potential power line routings. The pamphlet describing the proposed runway work to be circulated to the community has been sent to the FAA for approval. Chapters 1 & 2 of the EA are to be sent to the FAA shortly.

**Snow Removal Equipment Grant Update.** It is 100% complete.

**Fair Disclosure Statement Review.** Dave Parker provided the Board with the draft of the Fair Disclosure Statement to be signed at closing when selling a residence within the airport traffic area. He recommended that a set of instructions to realtors and others for use of the document should be created and presented as a package to the appropriate County agencies. He will provide the Board with the package at the next meeting.

**Airport Board Members with Terms Expiring.** The terms of Mark Weber and Bob Blanford are expiring. Both expressed interest in continuing to serve. Don Jordan moved that the Board recommend to the County that they be appointed to serve another term of office. Rick Durden seconded the motion. The vote was unanimous in support.

**Signage Warning of Low Flying Airplanes and Aircraft Noise.** Jay Wages raised the matter of providing information to prospective home and land buyers near the airport that the airport is indeed nearby, and the area is subject to aircraft noise. The Board discussed a sign to be placed on airport property on the south side with wording to be selected by Mr. Wages along the lines of:

Notice: Airport Traffic Area  
Low-Flying Aircraft  
Aircraft Noise Area

Don Jordan moved that the sign be created and that we explore other areas where such signage would be effective in providing notice. Mark Weber seconded the motion. It was approved unanimously.

**Road on East Side of the Airport.** There was discussion regarding information that a landowner east of the airport wants to build a road, on his property, along the east side of the airport. It would be built to County specs. Dave Parker will monitor developments and report to the Board.

**Power/Gas Location for Future Hangars.** The Board looked at options that are evolving for getting power and gas to hangars yet to be built in the south hangar area. A number of questions were raised regarding charges to land lessees desiring to build hangars. The subject was tabled for future discussion.

**Runway/Taxiway/Ramp Pavement Maintenance.** Following up on previous meetings, the condition of the airport pavement is continuing to deteriorate as cracks are developing and widening although it has not reached a critical stage. However, without action in the near future

the cost of repairs will skyrocket. The current estimate for all needed repairs and reconditioning is \$320,000, however, we only have \$240,000 available. Trey Dail reported that in order to qualify for a grant to use this money, we must design and bid the project by the end of March. He also outlined a reduced set of repairs involving sealing cracks and some seal coating that would take care of the majority of the needed work for \$240,000. Rick Durden moved, and Mark Weber seconded a motion that we proceed with obtaining the grant and doing the repairs outlined by Mr. Dail. The motion passed unanimously.

The meeting was adjourned at 7:35 PM.