

**MINUTES OF A REGULAR MEETING  
OF THE  
FRIEDMAN MEMORIAL AIRPORT AUTHORITY\***

**May 1, 2018  
5:30 P.M.**

**IN ATTENDANCE:**

**BOARD MEMBERS:** Chairman – Don Keirn, Vice-Chairman – Jacob Greenberg, Secretary - Lawrence Schoen, Treasurer – Ron Fairfax, Board - Fritz Haemmerle, Angenie McCleary, Pat Cooley  
**FRIEDMAN MEMORIAL AIRPORT STAFF:** Airport Manager – Chris Pomeroy, Contracts/Finance Administrator – Lisa Emerick, ASC/Special Projects Coordinator/Executive Assistant – Steve Guthrie, Airport Operations Manager – Todd Emerick; Administrative Assistant/Alternate Security Coordinator – Roberta Christensen, Administrative Assistant – Cecilia Vega, Administrative Assistant/IT Systems Maintenance Coordinator – April Matlock  
**CONSULTANTS:** T-O Engineers – Dave Mitchell, Sam Reagle; Centerlyne – Candace Crew, Sarah Shepard; Aviation – Greg Dyer; William E. Payne & Associates – William Payne; Landrum & Brown – Chris Sandfoss  
**AIRPORT TENANTS/PUBLIC:** Atlantic Aviation – Jim Hicks; Comp Plan – Len Harlig; FHR – Marc Reinemann; GCA – John Strauss; Fly Sun Valley Alliance – Carol Waller; Donna Serrano; Felicity Roberts; Evan Stelma; Carlton Green  
**AIRPORT LEGAL COUNSEL:** Lawson Laski Clark & Pogue, PLLC – Jim Laski

**CALL TO ORDER:**

The meeting was called to order at 5:31 p.m. by Chairman Keirn.

**I. APPROVE AGENDA**

The agenda was approved with the following changes:

**X. ACTION – Continued**

**A. NEW BUSINESS**

1. Possible Action to authorize initiation of proceedings under eminent domain.

**MOTION:**

***Made by Vice-Chairman Greenberg to approve the agenda with the addition of New Business with possible action to authorize initiation of proceedings under eminent domain. Seconded by Board Member Haemmerle.***

**PASSED UNANIMOUSLY**

**II. PUBLIC COMMENT**

No public comment was made.

### III. APPROVE FMAA MEETING MINUTES

#### A. April 3, 2018 Regular Meeting (See Brief)

The April 3, 2018 Friedman Memorial Airport Authority Meeting Minutes were approved as presented.

#### **MOTION:**

***Made by Board Member McCleary to approve the April 3, 2018 Friedman Memorial Airport Authority Regular Meeting Minutes as presented. Seconded by Board Member Haemmerle.***

**PASSED UNANIMOUSLY**

### IV. REPORTS

#### A. Chairman Report

No report was given.

#### B. Blaine County Report

No report was given.

#### C. City of Hailey Report

No report was given.

#### D. Fly Sun Valley Alliance Report

No report was given.

#### E. Airport Manager Report

Airport Manager Pomeroy briefed the Board on the following;

- The U.S. House of Representatives has passed their version of Federal Aviation Administration (FAA) Reauthorization.
- The Airport Manager will be attending the Contract Tower Program workshop in Washington D.C., June 18-20, 2018.
- The Airport Communications/Public Information Workshop, facilitated by Deb Smith, Public Information Officer (PIO) from Centennial Airport in Denver, Colorado on April 25, was successful and highly informative.
- The Idaho Airport Managers Association (IAMA) Conference was held in Sun Valley on April 16-17, 2018. The afternoon session provided a tour of the Airport for 35+ attendees.
- On May 2, an Air Service Workshop will be held by Airport Staff and Fly Sun Valley Alliance (FSVA) to speak on the current state of air service and future planning.
- On May 9<sup>th</sup>, initial negotiations and discussions regarding Rates & Charges with the airlines will take place.
- The SUN Airport Arts Committee (SAAC) is working on the new artwork rotation to be displayed on May 17<sup>th</sup> in the Airport passenger terminal.
- The Airport Manager reminded the Board that the Airport is scheduled to close for the Runway Pavement Maintenance Project on June 5-6, 2018.
- At the June meeting, the Board should anticipate a formal request to review the Parking Management Rates & Charges as well as Regulation 94-1.

Board Member Schoen asked for more detail on the communications workshop as he was unable to attend.

Chairman Keirn commented that the focus was on crisis management and the growth and influence of social media as it pertains to public outreach.

Airport Manager Pomeroy responded that he will be sending meeting notes from the workshop to the Board.

Board Member Schoen commented that the air service approach procedure development is a priority and should be at the top of the list for discussion in the Air Service Workshop.

Chairman Keirn commented that what the Airport will be able to achieve regarding the development of a new approach procedure will depend on what the air carriers will be able to achieve with their available resources.

Vice-Chairman Greenberg commented that pursuing options on financial partnerships, whether it be the FAA or a private firm, should be explored to develop the approach procedures.

Board Member McCleary commented that Airport services and future constraints on the current site should be addressed at the workshop.

Airport Manager Pomeroy responded that his goal for the workshop is to produce three top priorities for the team to focus on. He also commented that he has a meeting with SkyWest executives in St. George, Utah in June. He commented that he hopes to establish a partnership with SkyWest to develop a procedure that will be beneficial to both SkyWest and the Airport.

## V. AIRPORT STAFF BRIEF

- A. Noise Complaints (See Brief)
- B. Profit & Loss, ATCT Traffic Operations Count and Enplanement Data (See Brief)
- C. Airport Commercial Flight Interruptions (See Brief)
- D. Review Correspondence (See Brief)

## VI. ACTION

### A. NEW BUSINESS

#### 1. Equipment Acquisition – Case 1121C Loader – Consideration of a Lease Purchase Agreement (See Brief)

Airport Manager Pomeroy requested that the Board consider execution of a lease purchase agreement to obtain a Case Loader that will be used to facilitate snow removal operations.

#### **MOTION:**

***Made by Board Member Haemmerle to approve Staff execution of a 61-month lease purchase agreement with Burk's Tractor for a lease-to-own option for a Case 1121C Loader. Seconded by Board Member Schoen.***

**PASSED UNANIMOUSLY**

## **B. CONTINUING BUSINESS**

### **1. Communications – Request for Proposal (RFP) – Consideration of Communications Committee Recommendation**

Board Member Schoen briefed the Board that one Communications Proposal from Centerlyne has been received. He commented that the proposal was complete and well put together and recommended that the Board approve Centerlyne as the Communications Director for Friedman Memorial Airport.

Board Member Cooley concurred with Board Member Schoen's recommendation.

Board Member McCleary asked if the proposed communications plan would be similar to prior marketing endeavors or if a different strategy will be in place moving forward.

Centerlyne Communications Director, Sarah Shepard responded that proposed communications plan focuses on working closely with the Board to obtain regular feedback and increase the Airport's presence on social media.

**MOTION:** *Made by Board Member Schoen to approve local Bellevue agency, Centerlyne, as the FMA Communications Director for a term of 3 years. Seconded by Board Member Haemmerle.*

**PASSED UNANIMOUSLY**

## **VII. DISCUSSION AND UPDATES**

### **A. NEW BUSINESS (See Power Point Presentation)**

#### **1. Presentation of Air Traffic Control Tower Replacement Alternatives Analyses by Consultant Team**

Aviation Consultant, Greg Dyer and William E. Payne & Associates Consultant, William E. Payne, presented to the Board the available options for Air Traffic Control Tower Replacement Alternatives.

The Board discussed technical aspects of the Air Traffic Control Tower Replacement Alternatives including traditional versus digital tower options, funding, certification, possible locations of a replacement tower and equipment needs.

Board Member Schoen expressed his support to pursue the digital tower option. He proposed a dual path solution that would evaluate the digital tower technology option as well as a traditional tower as a fallback while considering the timing factor and what would be realistic to ensure success to meet the 2023 FAA deadline.

Airport Consultant Dyer responded that three to five years to complete a traditional tower is conservative, yet two to three years is optimal and would meet the 2023 FAA deadline.

Board Member Fairfax commented that there were many advantages to being on the cutting edge of technology and having a digital tower in a community like the Wood River Valley.

After Board Discussion, Board Member Schoen suggested that a motion be composed to confirm the Board's position on the Control Tower Replacement Alternative findings.

**MOTION:**

***Made by Board Member Schoen to authorize Staff in concert with the Board to move forward to identify FMAA as one of two facilities contemplated in Federal Legislation to be allowed as a digital tower technology facility and to pursue active partnership with the FAA District Office as part of optimizing planning and funding efforts, understanding that this effort may succeed and if not, the Board has the option to pursue a traditional tower facility. Seconded by Board Member Fairfax.***

**PASSED UNANIMOUSLY**

**B. CONTINUING BUSINESS (See Power Point Presentation)**

**1. Construction and Capital Projects**

**i. Runway Pavement Maintenance**

Airport Engineer Mitchell reminded the Board about the scheduled closures at the Airport for the runway pavement maintenance project on June 5<sup>th</sup> from 8:15 a.m. to 9 p.m. and June 6<sup>th</sup> from 8:15 a.m. to 5 p.m.

**ii. Terminal Air Carrier Apron and Parking Lot Improvements**

Airport Engineer Mitchell briefed the Board on the status of the Terminal Airport Carrier Apron and Parking Lot Improvement project and commented that Phase 1A – Temporary Access Road has been completed and Phase 1B - South Parking Lot is scheduled to be complete May 8, 2018.

Airport Manager Pomeroy commented to the Board that the Airport will be heavily publicizing the new parking lot configuration and construction updates to the public.

**2. Airport Planning Project (See Power Point Presentation)**

**i. Environmental Assessment for Runway Protection Zone and Obstruction Removal**

Airport Engineer Mitchell briefed the Board on the EA Status and commented that the consulting team has obtained comments from the FAA on Chapters 1-3 of the Environmental Assessment. The team is addressing the comments and the Board should anticipate a public hearing in June.

**ii. Airport Noise Modeling Discussion with Noise Consultant**

Landrum & Brown Consultant, Chris Sandfoss presented to the Board the findings of the Noise Modeling Study.

The Board discussed technical aspects of the study results including details of aircraft noise impacts, changes in grid point footprints on maps, known impacts on the valley, mitigation efforts and case studies of other airports.

Vice-Chairman Greenberg asked if the type of aircraft, the actual speed and duration of the flight event was incorporated into the noise level findings.

Airport Consultant Sandfoss responded that the study simulates the actual aircraft event and determines the noise level of that instance.

Board Member Schoen asked why the grid point footprints changed in the three geographical maps.

Airport Consultant Sandfoss responded that the geographical shape follows the actual flight paths for the Average Annual Day, Average Day of Peak Month and Peak Day.

**3. Misc.**

**i. Terminal Concession Services – Request for Proposal (RFP)**

Vice-Chairman Greenberg briefed the Board on the Terminal Concession Services RFP's and commented that one submittal had been responsive. An offer has been extended to The Coffee House to begin concession services in the next few weeks.

**VIII. PUBLIC COMMENT**

John Strauss commented that the next generation of aviation is moving toward new technology and Automatic Dependent Surveillance Broadcast receivers (ADS-B) have been mandated by the FAA to be installed on aircraft by 2020. He also commented that there are many advantages to moving towards a digital tower and suggested that the Board use a different terminology instead of the dual path forward for the Air Traffic Control Tower replacement options.

**IX. EXECUTIVE SESSION –  
I.C. §74-206 (c)(f)**

**MOTION:**

***Made by Vice-Chairman Greenberg to enter into executive session pursuant to Idaho Code §74-206 paragraph (c) to acquire an interest in real property and paragraph (f) to communicate with legal counsel to discuss legal ramifications for controversy imminently likely to be litigated. Seconded by Board Member Schoen.***

**ROLL CALL VOTE:**

<b><i>Chairman Keirn</i></b>	<b>Yes</b>
<b><i>Vice-Chairman Greenberg</i></b>	<b>Yes</b>
<b><i>Board Member Fairfax</i></b>	<b>Yes</b>
<b><i>Board Member Schoen</i></b>	<b>Yes</b>
<b><i>Board Member Haemmerle</i></b>	<b>Yes</b>
<b><i>Board Member McCleary</i></b>	<b>Yes</b>
<b><i>Board Member Cooley</i></b>	<b>Yes</b>

**PASSED UNANIMOUSLY**

**X. ACTION - Continued**

**A. NEW BUSINESS**

**1. Possible Action to authorize initiation of proceedings under eminent domain.**

After Executive Session, Chairman Keirn brought the meeting to order and requested that the Board consider a motion to commence eminent domain action.

Board Member Fairfax listed the following motives to exercise Eminent Domain Action:

- The trees represent an aviation hazard.
- Present license with the land owner to maintain lights in the trees expires May 31, 2018, and land owner has declined to extend license.
- Negotiations to acquire land are slow moving but can continue during and after condemnation process.
- Airport needs to remove trees to continue night time service.

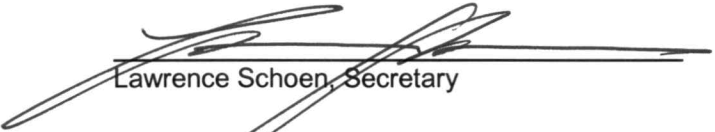
**MOTION:**

***Made by Vice-Chairman Greenberg to authorize Airport legal counsel to take actions required under Idaho Code to commence an Eminent Domain Action with respect to removal of trees in the runway approach area including, but not limited to, obtaining consent from the Airport sponsors to act as condemning parties. Seconded by Board Member Haemmerle.***

**PASSED UNANIMOUSLY**

**XI. ~~X.~~ ADJOURNMENT**

The May 1, 2018 Regular Meeting of the Friedman Memorial Airport Authority was adjourned at approximately 8:45 p.m.

  
Lawrence Schoen, Secretary

\* Additional resources/materials that should be reviewed with these meeting minutes include but are not limited to the Friedman Memorial Airport Authority Board Packet briefing, the PowerPoint presentation prepared for this meeting and any referenced attachments.