

**NAMPA AIRPORT COMMISSION**  
**March 8, 2021**

The meeting was called to order at 5:30 pm by Chairman A. Miller

- Members Present: Wayne Thiel
- Members Present via Videoconference/Phone: Dr. David Beverly, Aaron Bear, Aubree Miller, Mark Miller
- Members Absent: None
- Ex-Officio Members Present: Monte Hasl, Airport Superintendent; Jeff Barnes, Deputy Public Works Director

**1-Administrative**

**Item 1-1 Action Item**: Approval of the minutes from the 2-8-21 Regular Meeting.

MOVED by Bear to **approve the minutes** for the February 8, 2021 Airport Commission Meeting and seconded by M. Miller.

Chairwoman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.

**MOTION CARRIED**

**Item 1-2**: Commissioner Reports: None.

**2-Staff Report/Discussion Update**

**Item 2-1**: Staff Report: Monte Hasl, Airport Superintendent presented the following staff report:

- Open Units; Wait List; Fuel Report.
- Airfield Conditions: RWY/TWY & Apron in good shape; RWY/TWY lighting systems operating normally; PAPI operating normally, alignment checked/cleaned; AWOS operating normally.
- Routine Administrative/Maintenance: Jon is preparing for spring operations; Rodent/FOD (Foreign Object Debris) control ongoing.
- 2021 Events: The Warbird Roundup is scheduled for August 28-29; The B-17 will be visiting again, August 9-16.
- Projects: The Happy Valley/Victory roundabout construction is ongoing and is anticipated to be complete by 5/1; Hangar 0140 door replacement is ongoing, we have run into some engineering issues
- Miscellaneous: Jennifer is auditing City hangars for non-compliance. She is discussing individual situations with the aircraft owners; There continues to be a lot of people interested in building hangars at Nampa; An ultralight aircraft did blow away in the windstorm last week. A private hangar was damaged by the ultra-light.
- COVID-19: The admin office is staffed during business hours, however open to the public by appointment only; The Terminal Building is being disinfected weekly.

**Item 2-2**: Staff Report: Jeff Barnes, Deputy Public Works Director (DPWD): FY22 budget update: A budget meeting was just held with the Public Works Department, a draft budget will be available for the next meeting.

The DPWD is working with staff to find options to fund the unfunded needs for the Airport.

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**3-Airport Improvement Program (AIP) – Grant Update**

**Item 3-1:** *AIP-29 (Phase 2 Environmental Study for Purchase of Land in the Runway 11 RPZ)* – Toby Epler, J-U-B Engineers, updated the Commission on the Planning for the Environmental Assessment (EA) for the Land Purchase in the Runway 11 Runway Protection Zone (RPZ) Project, Phase 2. The FAA requested further documentation. The City promptly provided the requested documentation to the FAA. The FAA legal team is now reviewing the additional documentation.

**Item 3-2:** *AIP-32 (Taxiway Design Project)* – Toby Epler, J-U-B Engineers, updated the Commission on the Taxiway/Taxilane Design Project. J-U-B finalizing preliminary design. Funding is now available for 2021 for construction. Advertising for bids will begin March 10<sup>th</sup>.

Commissioner M. Miller inquired if funding will be available for the utilities. The DPWD indicated they anticipate utilities to cost around \$300,000.00. He is exploring different pockets of funding for this.

The Commission indicated a discussion needs to be held regarding the hangar lots. Will individual hangars be allowed, or should there be a requirement for someone to develop a set number of hangars?

Mr. Epler noted the design allows for box style hangars that will require stepped foundations north/south and east/west. Due to this configuration individual hangar construction will be incredibly difficult. The Airport Superintendent noted he feels a developer would be able to build and sell a row of hangars. He has also heard of groups of owner's banding together to create an LLC to build and then dissolve the LLC once construction is complete.

The DPWD also noted staff is looking at an addendum to the lease that will add a one time costs per foot for utility infrastructure.

Commissioner M. Miller noted there is concern over the cost of hook up fees at Nampa. He is not sure adding a utility fee is reasonable.

Mr. Stan Siewert asked to address the Commission. He inquired about the elevation change over the two rows of hangars. Mr. Epler indicated the east/west elevation change in the first row is 2.5 feet and 2.5 feet in the second row. Mr. Siewert indicated he is interested in building hangars and would like to see a Master Plan. Staff will send Mr. Siewert the master plan.

**Item 3-3:** *AIP-34 (Anticipated)* – Monte Hasl, Airport Superintendent –Taxiway Final Design and Construction: Application for AIP-34 Taxiway Final Design and Construction. Staff advised the Commission that the FAA has requested an application for Taxiway Final Design and Construction project.

MOVED by Beverly and seconded by M. Miller to recommend that City Council authorize the Mayor to sign the grant application for Taxiway Final Design and Construction.

Chairwoman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.

**MOTION CARRIED**

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**Item 3-4:** *ACRGP (Airport Coronavirus Response Grant Program) (Anticipated)*– Monte Hasl, Airport Superintendent – CRRSA – Coronavirus Response and Relief Supplemental Appropriations Act; Application for ACRGP - CRRSA – Coronavirus Response and Relief Supplemental Appropriations Act.

Staff advised the Commission that the FAA has requested a grant application for the *ACRGP (Airport Coronavirus Response Grant Program) (Anticipated)*– Monte Hasl, Airport Superintendent – CRRSA – Coronavirus Response and Relief Supplemental Appropriations Act.

MOVED by M. Miller and seconded by Beverly to recommend that City Council authorize the Mayor to sign the grant application for *ACRGP (Airport Coronavirus Response Grant Program) (Anticipated)*– CRRSA – Coronavirus Response and Relief Supplemental Appropriations Act.

Chairwoman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.

**MOTION CARRIED**

**4-Airport Business – Discussion Items**

**Item 4-1:** Warhawk Air Museum (WAM) Update – DPWD Barnes reported to the Commission that WAM has prepared a rendering of their expansion. He would like to present this rendering to the City Council on the 15<sup>th</sup>. There are some big decisions coming up soon regarding the expansion. The expansion would be approximately 120,000 sqft to the west of their existing facility. Staff has provided the new City Attorney an overview of the proposal.

The DPWD indicated the next step is to schedule a concept review plan with the City building department. The expansion does call for the removal of four city hangars. The replacement of these hangars is estimated to be around 3-4 million dollars. The removal/replacement does not take into account the current need for more hangars at Nampa.

The expansion will require FAA input as well.

Commissioner M. Miller feels an Airport Commissioner should be directly involved in the WAM expansion discussions.

The DPWD noted the Council presentation will be informational only at this point. The Commission indicated they would like an invite to the Council meeting for this presentation.

Commissioner Miller indicated he feels there are many questions regarding the WAM expansion that need to be addressed before WAM progresses with their expansion plan. For example, the removal and replacement of hangars needs to be determined before building permits are even applied for. Commissioner M. Miller is in favor of the WAM expansion, however has serious concerns over displacing 31 hangar tenants for the expansion.

The DPWD indicated he can ask WAM to provide an update to the Commission. The Commission indicated at a minimum, a realistic and approved plan for the hangar relocation needs to be in place before the expansion may begin.

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Commissioner Bear indicated that staff should be prepared for tenant questions regarding the loss of hangars. The DPWD indicated this discussion was to prepare the Commission and Council to be ahead and not be reactive in conversations with WAM. The Commission again indicated they would like WAM to come to the Commission to discuss these concerns. They would also like to give displaced tenants the opportunity to speak to the Commission.

The DPWD will speak with the Mayor and work on gathering more information for the Commission.

**Item 4-2: Pavement / Asset Management Plan** – The DPWD presented a pavement management plan. The plan breaks the airport down into seven zones. Within those zones the plan looks at pavement, structures and miscellaneous capital needs. Right now, the numbers are targets, he is hoping by the next meeting to have better dollar figures.

Chairwoman A. Miller asked if the pavement / asset management plan figures will be included in future budgets. The DPWD indicated that is the plan.

**5– Airport Business – Action Items**

**Action Item 5-1: Terminal Area Concept Plan (TACP)** – The DPWD reported the TACP is complete. The plan provides a proactive path to develop lots along Municipal. The plan has done a great job addressing design and capacity for the terminal needs.

The deliverables include renderings for the terminal, two options a single story and two-story facility. The overall site plan from the terminal to the Municipal / Airport road intersection. The estimate for a new terminal building is \$7 million.

The DPWD appreciates all of the Commission and stakeholder input through this process.

The Commission discussed the need to keep the fuel island near the new terminal building.

MOVED by M. Miller and seconded by Thiel to approve of the Terminal Area Concept Plan.

Chairwoman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.

**MOTION CARRIED**

**Action Item 5-2: New standard Land Leases with Andrew George for lots 2400-2415.** The Airport Superintendent presented the leases to the Commission. The leases are pending receipt of legal description and legal review.

MOVED by Thiel and seconded by Bear to recommend to City Council they authorize the Mayor to sign the New Standard Land Leases with Andrew George for lots 2400-2415.

Chairwoman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.

**MOTION CARRIED**

MOVED by Bear and seconded by Beverly to **adjourn** the meeting.

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Chairman A. Miller asked all in favor to say aye with all Commissioners present voting **AYE**.  
**MOTION CARRIED**

**Chairman A. Miller adjourned the meeting at 6:51 PM**

Passed this 12<sup>th</sup> day of April 2021



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AIRPORT SUPERINTENDENT, SECRETARY