

NAMPA AIRPORT COMMISSION
June 14, 2021

The meeting was called to order at 5:33 pm by Chairwoman A. Miller

- Members Present: Aubree Miller, Wayne Thiel, Mark Miller, Aaron Bear
- Members Present via Videoconference/Phone: Dr. David Beverly
- 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 4-12-21 Regular Meeting and 4-21-21 Special Meeting.

MOVED by M. Miller to **approve the minutes** for the April 12, 2021, and April 21, 2021 Airport Commission Meetings and seconded by Thiel.

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. New cracks have been noted; RWY/TWY lighting systems operating normally; PAPI operating normally, alignment checked/cleaned; AWOS operating normally.
- Routine Administrative/Maintenance: Weed sterilant spraying is ongoing; Mowing is ongoing; 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.
- Miscellaneous: Owyhee Air is considering an expansion. They are looking at building an 8,000-10,000 sqft hangar north of the current Administration Office; Tom Dale is working with MAF, they are moving forward with their expansion, expect to see plans soon; AvCenter terminal lease-currently negotiating.
- Building: Spirit of Flight is waiting for permits. The building materials are on site; Andrew George is waiting for permits.

The Superintendent introduced Jennifer Snyder, Airport Administrative Specialist, to the Commission. Jennifer has completed a city hangar audit. A letter and packet will be sent to every tenant and lessee of the Airport. The packet will include Airport Rules and Regulations and the FAA Hangar Use FAQ. The letter is asking for voluntary compliance regarding hangar use. Starting August 1st, City hangars will be audited again.

The Commission asked for a copy of the letter before it is mailed out to Airport users. The Commission also indicated they would like to begin reviewing and updating the Minimum Standards. Commissioner

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M. Miller feels if City hangars are being misused the tenant should be immediately evicted. Additionally, if an aircraft is not registered those tenants should be evicted as well.

Commissioner M. Miller also inquired about the taxiway cracking on the southwest side of the airport. The Superintendent advised he has noted these cracks. They seem to have heaved this year by about 1-1.5 inches. He is looking at repair options now.

Item 2-2: Staff Report: Jeff Barnes, Deputy Public Works Director (DPWD): Toby Epler with J-U-B has succeeded in securing a grant to construct new taxilanes. Utility infrastructure is needed. The engineer estimate for water and sewer improvements have come in high at \$530,000. When last discussed, the hangar builders would pay a share of the utility improvement.

The DPWD would like to put together a committee to research financial strategies for future utility and capital improvements at the airport. The DPWD would like a committee, including strategic financial partners, to develop funding scenarios. The DPWD is concerned that the cost to develop utilities for the entire east farm could run as much as \$2.5 million and the income derived from this area would be less than \$100,000 annually.

The Commission indicated they think this subcommittee would be a good starting place for long term financial planning. Commissioner M. Miller is concerned if the committee spends airport funds on forecasting.

For the current utility development, the \$530,000 is coming from water, wastewater, streets, and airport funds. City Council has indicated these funds will need to be reimbursed. This would be around \$20,000 for each hangar space on top of the existing impact fees. Commissioner Bear asked for clarification, the approximate half million would be fronted by the city and the 24 hangar lots would be required to repay this. The DPWD indicated, yes this is correct.

The DPWD indicated the repayment process needs to be determined.

The Commission is concerned that between impact fees and utility infrastructure fees hangar owners are now looking at \$50,000 in fees alone.

DPWD Barnes asked the Commission to let him know if they are interested in the committee or if they know of individuals who would be a good fit for the committee.

3-Airport Improvement Program (AIP) – Grant Update

Item 3-1: *AIP-32 (Taxiway Design Project)* – Toby Epler, J-U-B Engineers, updated the Commission on the Taxiway/Taxilane Design Project. The closeout documents have been sent to the FAA. Waiting for the FAA to authorize the final payment to close out the grant.

Item 3-2: *AIP-34 (Taxiway Construction Project)* – Toby Epler, J-U-B Engineers, updated the Commission on the Taxiway Final Design and Construction project: The FAA has issued a grant in the amount of \$745,517.00, this grant is 100% funded by the FAA. The new taxi lanes will provide space for 24 box style hangars. Construction is slated to begin just after Labor Day. He also noted, the entire farm area was evaluated in the design process. Phase 1, taxiways to be built under this grant, will not

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accommodate t-hangars due to elevation issues. The future taxiway construction phases will be considerably more flexible and will allow for different types of hangars.

Stan Siewert addressed the Commission. He is with the local EAA chapter. He is delighted to hear the Commission is looking at future improvements and is mindful of the lasting impacts. He also noted EAA has a Young Eagles program and when kids ask about the costs of aviation he is conflicted. The big box hangars are not affordable, and he sees the need for T-hangars to keep aviation affordable. He also noted he is happy to hear the Airport is enforcing Rules and Regulations.

4-Airport Business – Discussion Items

Item 4-1: Discuss New Hangar Lots for the Airport. The Airport Superintendent advised the Commission there are several questions that need to be addressed. Should the Airport define and survey the lots? How should lots be distributed?

The Commission indicated the two rows will require some standardization due to common walls and the elevation issues.

Gary Brennan and Bix Tucker asked the Commission if the Commission will designate a common builder? Is there consideration for vehicles? Is it ok to park a vehicle in the hangar while flying? And, when will hangar construction be able to begin? Who approves plans?

Toby Epler, J-U-B noted the taxiway will be complete November 1. Chairwoman Miller advised currently you should pull vehicles into the hangar while flying. The Airport Superintendent advised the plans go through the Commission and then to the City Building Department for permitting.

Andrew George addressed the Commission. The two blocks of hangars are made up of 12 units each. This is significant expense for one developer to undertake. Breaking these blocks down into 6 or less would become significantly more feasible for a developer to construct. He is seeing a demand for t-hangars or smaller block hangars.

Toby Epler, J-U-B, has seen other airports with this same hangar configuration, require a minimum of two hangars built back-to-back. They will require roof lines to align and common walls that will support the next structure.

The Commission discussed the possibility of 12 individuals working together to construct one block of hangars. The Commission feels that many of the interested individuals lose interest when they see the actual building costs.

The Commission also discussed a single grading drainage plan to be completed for each development block.

Commissioner Bear would like to survey the interested parties to see who is actually interested in building at this time.

Stan Siewert inquired why T-Hangars are not viable in these locations. Toby Epler, J-U-B, advised you could do them, however construction would be extremely complicated and expensive due to the elevation

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issues. When designing taxiways, no more than a 2% grade is advised for hangar access. In this area north to south there is a 6-foot elevation change. The Commission discussed the elevation issue and the complexity with t-hangars in this location.

The DPWD noted it sounds like the Commission agrees that box hangars with shared walls will maximize the available space.

The Commission would like to come back to the next meeting with staff recommendations next month.

5- Airport Business – Action Items

Action Item 5-1: Request from Eldon and Donna Hatch- Has received an offer to purchase the hangar improvements on Lot #2312 from Andy Dodson: Agreement to Waive First Right of Refusal and Terminate Lease with Eldon and Donna Hatch: New Standard Land Lease with Andy Dodson. The Airport Superintendent presented the hangar sale to the Commission.

MOVED by M. Miller and seconded by Beverly to recommend to City Council they authorize the Mayor to sign the Agreement to Waive First Right of Refusal and Terminate Lease with Eldon and Donna Hatch and the New Standard Land Lease with Andy Dodson for lot 2312.

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

MOTION CARRIED

Action Item 5-2: First Right of Refusal Request for lot 2145 from AvCenter. The Airport Superintendent presented the request. AvCenter would like the right to expand 200' to the north of their existing maintenance hangar.

MOVED by M. Miller to grant a First Right of Refusal to AvCenter for 200' to the north of their existing facility, seconded by Beverly.

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

MOTION CARRIED

Action Item 5-3: Building 0140 door replacement. The Airport Superintendent advised the Commission he has been working to replace the door on building 0140. He presented a cost breakdown to replace the door with a powerlift door. The existing door and surrounding pavement needs work. He has Action Garage Door coming out to provide another quote for repair to the existing door.

The Commission feels the pavement needs to be repaired regardless of a new door or a door repair.

Commissioner M. Miller asked if it would be better to just sell the building. The DPWD advised this is something the committee he is putting together could explore.

The Commission would like to get the repair costs estimate before they make a decision.

MOVED by M. Miller and seconded by Thiel to **adjourn** the meeting.

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

Chairman A. Miller adjourned the meeting at 7:12 PM

Passed this 12th day of July 2021



AIRPORT SUPERINTENDENT, SECRETARY

AIRPORT COMMISSION CHAIRWOMAN