Bonner County Airport Advisory Board Meeting Minutes

Monday, April 28, 2025 @ 2:00 P.M.

Third Floor, Bonner County Administration Building
1500 Hwy 2, Ste. 338, Sandpoint, Idaho

Members Present: Dave Schuck, Jan Lee, Bob Del Valle, Gavin Gilcrease (Zoom)
Members Absent: Jeff Connolly, Joe Grant, Andy Berry
Others Present: Commissioner Williams, Dale Lockwood, Scott Wolfe, Adurra Representative, Scott Demsey,

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Pledge of Allegiance

Dave Schuck announced that they do not have a quorum and may not be making decisions. This could change if other members show up. We could schedule a special meeting to address voting issues. The next official meeting is scheduled for October.

Public Comment – Dave read public comment rules

- No public comment

Field Operations Update – Dale Lockwood

A) Sandpoint – All of our equipment is repositioned and working well. Winter equipment is put away and summer equipment is out. They are also replacing some of the runway lights due to safety and age issues.

B) Priest River requested by the FAA to take out and disable the runway lights due to exposed wires and other electrical issues. Coeur d'Alene airport generously donated some of their leftover items and we have been utilizing that. We feel that if we are inspected again this summer, the FAA will be pleased with the changes.

Dave stated that one reason we are limping along is that since 2012, we have been told by the FAA that they will rebuild our runway in about 5 years. The FAA continues to tell us "in about 5 years" on repeat. In the Capital Improvement Program, we have the runway phase two programmed. That is not funded, that is planned for funding in 2029. Speaking with the folks at the Ado and Helena, they are saying sometime after 2031 is more likely. Dave went on to describe issues with lights and how they manage to keep them working until the FAA rebuilds the runway.
A discussion occurred between the board and members of the audience regarding maintenance staff, Coeur d'Alene Airport funding/taxes, and a suggestion that Bonner County Airports should consider creating a taxing district along with the problems of forming a taxing district.

Airport Manager's Report – Dave Schuck

A) Land Lease Policy and Philosophy Discussion
The purpose of the Land Lease Policy is for the county to own the hangars built on those lots at the end of the lease and then rent them out at a much higher rate to help offset the costs of operations at the airport and help the airport become self-sufficient. The county is not under any obligation to build lease or develop land or provide developers with opportunities. The county leasing land is a business transaction. We are hiring a contractor to build a hangar that will ultimately be ours at the end of the lease term. The hangar needs to have enough viability to be of value for another 20 years. Grant assurances are promises we make to the FAA. There are 39 that we are bound to abide by. There are 3 grant assurances that govern the land lease policy. Grant assurance #3 - If the FAA provides funds for a project, we have to have sufficient funds to maintain the completed project to their standards for the next 20 years. 5 -10 % of the cost of a project are the county's responsibility. Grant assurance #11 – pavement preventative maintenance. Sponsor assures that it has implemented an effective airport pavement maintenance management program and it will use such program for the life of any pavement

constructed with federal assistance at the airport. There are 27 acres of pavement at the Sandpoint airport and 14 acres of pavement at the Priest River airport. Grant Assurance #24 – Sponsors will maintain a fee and rental structure for the facilities and services at the airport, making the airport as self-sustaining as possible, considering such factors as the volume of traffic and the economy.
A lengthy discussion occurred regarding airport finances and options for hangars, rentals, and future revenue. There will be a MACA workshop on May 2 @ KSZT mid air collision avoidance commission. Safety will be the main topic in an informal discussion.

New Leases / RFP – Dave Schuck

A) Executive Row Lots Exhibit: Dave shared a printout of what these lots in Sandpoint will look like. There are 6 lots altogether. These lots will support 3 large hangars and 19 small hangars. The survey will cost approximately $40,000. Dave stated that because we had a light winter, we may have saved enough money to fund the survey work. After the survey we can start the RFP process.
B) Dave shared another printout for Priest River. It is similar to the one for Sandpoint. There are 4 lots that will support 4 hangars here. There is more land, but that is the spot for an FBO in the future.

FAA and TTF Matters / Update – Dave Schuck
No updates, we are still working on a way to satisfy the requirement for control of the TTF agreements without having to pull those agreements. Dave is working with the BOCC to come up with a solution.

Engineer's Reports – Ardurra

A) Sandpoint – Federal Grants.
The first grant agreement is AIP 25 & 26. No grant agreement has been received yet, but it has been submitted. It is a Land Acquisition grant and they are hoping to receive grants in mid-June.
The second grant agreement is for obstruction removal. No grant agreement has been received yet. They will be removing trees across from railroad tracks and on 2 parcels on Boyer Road. We've received 5 bids. Working with the FAA on bid reviews and recommending award for this project.

B) Priest River – Taxiway Project.
They are working on the first leg of this project. The second leg was not in the funding amount. The contractor should be finished by May 9th. This is for additional apron space, longer portion of taxiway, access road and fencing location. The city wants a water line extension for fire flows for the hangars. They are working on procuring the water line through the city and then through DEQ. They hope to get the waterline awarded and going soon.
The second project at Priest River is an AGIS and ALP update project. This project is partially funded by current grant funding and another grant application where they expect to get the remaining funds. Next steps are threshold sighting analysis, completing the facilities requirements for the ALP update, and finishing out the report with alternatives, analysis, and eventually selecting the preferred alternative at the end. We should have an alp update within a year from now.

C) A discussion occurred regarding the different types of grants that airports get their funding from and requirements for those grants.

Old Business
Action Items / Discussion / Decision / Recommendation

A) No old business

New Business
Action Items / Discussion / Decision / Recommendation

A) Lot 33 RFP Discussion / Recommendation
Jan Lee made a motion to have a special meeting in a few weeks to discuss and decide on this item. Bob seconded the motion.

Public Comment:
Scott Dempsey was asked to give an overview of his proposed project. He is proposing a triplex for hangars. Needs to get some concessions from the city to be able to make it as big as he can. He would like a side

door along with standard doors. A discussion occurred between the board and Mr. Dempsey regarding his project.

Johnny Smith, 7B aviation, described his project for a hangar. It will be a 50' x 60' hangar, built as good of quality or better than any other building there. The hangar will be for airplane storage & maintenance, training, students, pilot rest areas, bathrooms, etc. As much as they are permitted to do, they would like to do. They would also like to install a permanent aircraft lift. A discussion occurred between the board, Mr. Smith and audience members regarding the details of the hangar, foot traffic, aircraft sales, students, and. Mr. Smith is also asking for rent reduction for the first five years. Half the rent...but it is not a dealbreaker.

Roll Call Vote: Bob Del Valle – Yes; Jan Lee – Yes; Gavin Gilcrease – Yes; Dave Schuck – Yes

Miscellaneous Business
Action Items / Discussion / Decision / Recommendation

A) No miscellaneous business discussed

Action Item: Discussion/Decision Regarding Approval of January 27, 2025 Meeting Minutes
Bob Del Valle made a motion to approve the minutes from 1/27/25
Jan Lee seconded the motion. All in favor. The motion passed.

Chairman Schuck adjourned the meeting at

Next Meeting: 10/27/2025 @ 4:02 PM

Clerk: *Veronica Dixon*

Approved by: _____ Date: 10-27-25

Executive Session: Under Idaho Code §74-206§ may be held to discuss (a) Hiring (b) Personnel Matters, (c) Acquisition of Real Property, and /or (f) Pending Litigation.
Any person needing special accommodation to participate in the above-mentioned meeting should contact the Commissioners' Office one day prior to the meeting by calling (208) 265-1438.