

LEMHI COUNTY AIRPORT BOARD MINUTES

January 9, 2023

Meeting was called to order at 18:03 by Board Chairman, Robert Schick who was present by telephone. Board members in attendance were James Crawford, Vice Chairman, Richard Natelson, secretary, and Charles LaMoure, treasurer. Dean Shiner and Bob Deurloo were also present by telephone.

Other people in attendance were James Carroll, Tim Vernell from Gem Air, Jim Miteski, and Bruce Withers, the County attorney.

Rob asked for a motion to approve the December minutes. The motion was made by Charles and seconded by Rich. The motion passed unanimously.

Fuel and facilities report

James stated that there are approximately 12,904 gallons of Jet A and 10,615.7 gallons of Avgas.

Just before the new year, the Airport took 10,000 gallons of Jet A. From January first through January fifth the Airport sold 2000 gallons of Jet A with Prist.

There was some welding work performed on the plow truck. There was also reported a problem with the AWOS. It was not reporting ceilings or winds. James stated that there apparently is a new representative from the FAA involved with the AWOS repair but he has his contact information.

Rob recommended that James start the snowplow truck every couple of days. Rob was told that the County was trying to get a key fob for James so that he could go and fill up the plow truck at the Department of Roads and Bridges.

Rob instructed James further on management of the Airport cameras. Rob is trying to get Computer Zen to come in next month because they have a different camera system that is a live feed. Rob stated that the Airport might be able to get funding for the new system.

Financial report

Charles stated that Teresa did not give him a list of how much was paid out this month. The Board is now 33% into the budget. The Board spent 18% of the funds. The Board is exactly where it is supposed to be financially. Teresa is ready to cut the check for H and K but she needs an invoice before she can do this. That would be the final payment for H and K for the project last summer.

Public Input:

Tim Vernell:

He stated that page 24 is missing from the rules and regulations in the PDF file.

He was unaware that there was a special meeting called to discuss the future plans with T O Engineering. He was wondering if it would be possible to get an email when the meetings are held.

He stated that there is a circular put out by the FAA entitled 150/5200/30 D on airport field condition assessment and winter operations safety. The FAA put out this advisory so airports know how to proceed with snow removal. It has criteria that is suggested that the Airport operate by. It might be a good idea to look at this from a point of view of snow removal. He knows we have used a 2 inch threshold however he is concerned about aborting a takeoff with 2 inches of snow on the runway.

OLD BUSINESS

Axiom (Rogue Properties) Hangar lease

Bruce Withers provided the Board with a proposed addendum to the lease. Rogue properties and their bank approached Rob and Bruce. They wanted the Board to do an entire new lease for their hangar. Bruce told them this would not happen. Subsequently, they came back with an addendum to the present lease. The bank was going to be a lender to Rogue properties for the improvement.

Bruce then went over the proposed addendum:

Paragraph 1 described the footprint for the hangar.

Paragraph 2 talks about the utility connections and charges.

Paragraph 3 deals with encumbrances. The bank is asking for a security agreement only on the lease hold rights. It further states that this does not affect the County's ownership of the underlying real property.

Paragraph 4: Approval of plans and specs. This states that there have been some delays but Axiom has until August 31 to complete construction.

Paragraph 5: Talks about section 6 saying if the FAA makes the Board modify the Airport master plan they do not want the Airport to move the hangar.

Paragraph 6: The bank is asking that the Board approve assignment of the lease as collateral. For example, if Rogue were to quit paying on their lease then People's Bank would step in their place and pay the rent until they can find somebody to buy them out.

Bruce reiterated to the Board that it is more of a courtesy of the Board to agree to these changes. The Board is not obliged to do so.

Rich asked Bruce why should the Board agree to do this being that the Board has never had to do this for any other lease holder. Would this not put the Board in a situation where if we set president other people could then come forward and insist on different changes? Bruce stated that this is a concern of his.

Charles asked whether the Board's present leases should be modified to reflect these changes. Bruce did not think this was necessary.

Discussion ensued.

Charles made the motion to deny the addendum. Rich seconded the motion. The Board voted unanimously to deny the addendum.

Statement of Work/Cost Analysis

Rob went to the County Commissioners earlier in the day and got permission to use grant money for T O Engineers. The master agreement is between the County and T O Engineers for the next 5 years. The projects would be for moving the utilities, and the new gates. The Airport will be paying approximately \$4000 and the FAA will cover their part. The state of Idaho would also pay their percentage. The purpose of these monies is to cover the engineering portion of the projects. Charles clarified that the major part of the money will be used to manage and obtain the grant money from the government. After the FAA agrees to the projects, then bids will be obtained for the actual jobs

Leadore Airport Update

The County is going to wait until the spring to complete the hookups for the windsock and the beacon.

Charles stated that the County created a new line item into the budget for Leadore airport.

New Leases

Teresa has been sending out leases. Bruce Withers told Rob that there are some minor changes that will need to be made to both the leases and the commercial operator's agreements.

Volunteers

The County has 2 names that have been submitted. The present commissioners are not going to act on them until the new Commissioners take their positions on the 23rd.

Board Comments

Charles asked what leases were sent out and Rob stated that Teresa send out new leases. The new leases will include the language for the rent increases. It was clarified that if a new name is on an old lease, the new leasee will obtain the new lease.

The Board meeting was adjourned at 18:48h