

MINUTES

Caldwell Executive Airport

Airport Commission

Caldwell, ID 83605
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208-459-9779

Date: [January 5th 2023](#)

Time: 12:00 Noon – 1:35 PM

Location: **Caldwell Police Dept. Meeting Room** 110 South 5th Ave, Caldwell

Commission Members Present: [Steve Kahn-Chairman](#), [Randy Neary](#), [Timothy Elroy](#), [Geoff Williams](#) City Council Rep, [Rob Oates](#) – Airport Manager, [Lisa Austin](#) – Airport Admin.,

Commission Members Absent: [Vivian Ferkin](#), [Brent Orton](#) PWD, [Douglas Waterman](#)-City Attorney

Guests: [Toby Epler](#), P.E. – JUB, [Ashley Newbry](#) – Asst. City Engineer

Visitors: [Gary Isaacs](#), [Stan Siewert](#) & [Greg Swanson](#)

[Chairman Steve Kahn](#) called the meeting to order at 12:00 pm.

- Approve minutes of December 2022 meeting -Steve Kahn,**
Motion to accept the December Minutes was made. Accepted and Motion passed.
- New Chairperson-Steve Kahn;** Steve explained there was no rule or term limit for the Chairperson. In the past Commission has selected a new Chairperson each year. Commission agreed to have Steve remain as Chairperson for 2023.
- Status of 5001 Aviation Way sale:** City Council has approved to Auction off this property. Hopefully it will take place in the first part of March 2023.
- Consider Commission reappoint recommendation: Steve Kahn**
Can /Should commission recommend someone else to City Council? Dave Carson is still interested in serving on the commission. Mayor has the Airport Commission on HOLD for now. He is looking at having commission members that live in Caldwell. No present members on the airport commission live in Caldwell. Let's not get ahead of ourselves. We will get more direction from the mayor. Red Dory is gone, so that is another vacancy. Looking into the role/responsibilities of the commission members. Commission needs to work together for the good of the city. City Airport, City ran, City owned. Don't lose focus of the direction of our airport.
- Farmhouse development agreement status- Rob Oates**
We are at the same place we were last month. The contract is still being finalized for the developer. It has not yet been given to the developer. City Attorney, Brent Orton, Wright Brothers will look it over when they are ready. Steve Kahn wants to review it at that same time. Winner was selected on October 12th, 2022 so we really need to get this moving.
- Discuss disposition options for house at 4510 Aviation Way-Rob Oates**

This house was being leased by Skydown as a parachute packing/repairing/staging area. They have decided not to renew this 5 year lease. We haven't been on the inside to know what kind of shape it is in. Plumbing may need updated. The outside yard/landscaping is in need of work. This is a 5 year lease for an Aeronautical use. Looking for input and ideas for this property. Should we advertise for aeronautical use? Should we look at tearing it down? Parking lot? Non-aeronautical at Market Rate? Hotel? Have the fire department burn it down for training? Is selling an option?-No, we do not sell property that the FAA paid for. Please think about this. We will put on the next agenda for discussion and ideas.

7. **Announcements-Rob Oates**

A) Snow removal has happened twice in the last couple of weeks. It's about \$10,000 each time Lurre comes out. They come with 2 graders, 4 dozers, 6 crew members.

B) Tower application has been accepted and we are on to the next step of the process. We have 5 years to complete the tower. A site study by FAA needs to be conducted. Cost is approximately \$68,000. It is potentially reimbursable and we have applied for a reimbursement grant. We are preparing a resolution for the City Council meeting, set for January 17th, 2023. We pay for the study, the FAA does the study and they will supply the report. The Upper site on our master plan is available. The study will determine the height of the tower and the exact location of the tower. If we don't make the 5 year deadline, we can resubmit. Environmental study is the next to be done. Cost of the Tower should be between 4 to 5 Million dollars. \$277,000 would be our portion if we qualify for a grant. We will also apply for construction funding.

C) Water spickets- Frost Free units were modified because of misuse by airport users. The City wanted hangar owners and users to have access to water. The water is still available but now without the hose hook up.

Guest Speaker Asst. City Engineer Ashley Newbry – Some tenants have been fined or disciplined for washing parts outside hangars, washing aircraft, hoses hooked up and placed inside of hangars all of these are not approved for airport. These airport drains are storm water drains, therefore not treated. The EPA has given some business owners here at the airport fines. The city has also received fines for not closely monitoring and documenting City and Tenant procedures and what airport users could be allowing into storm water drains. The airport would need a wash bay facility with a sewer line in order to wash aircraft. We are trying to protect our city from getting further prosecuted. The master plan does have a wash rack.

Steve Kahn called for any comments from the public.

Stan Siewert – Made a comments about a storm drain that he thought went to the sewer. Per Ashley Newbery, there are No Stormwater Drains at the Airport that go to a Sewer drain. Stan made comments about the idea of a tower. Said Airport commission should be involved in this decision. Said we should run trackers to check our numbers. Greg Swanson – Stated that we need to inform airport users more about the storm water restrictions. There are legal aspects to their actions. EPA is bigger than the Airport and bigger then the City. More communication is needed for the airport users.

The meeting was adjourned at 1:14 pm.

Next Airport Commission Meeting: February 2nd, 2023 - Noon