

MINUTES

Caldwell Industrial Airport Commission

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Date: January 3rd, 2018

Time: 12:00 Noon – 1:00 PM

Location: Caldwell Industrial Airport – Hubler Terminal Conference Room

Commission Members Present: Phil Fouts, Steve Kahn, Marty Koch, Al Rice, Chris Allgood, Greg Swanson, Rob Oates – Airport Manager, Kim Kelly – Airport Administrative Secretary

Guests: Toby Epler – JUB, Stan Siewert

Chairman Phil Fouts called the meeting to order at 12:03 pm.

1. **Minutes of January 2018 Airport Commission Meeting**

Motion was made and seconded to accept the December 2018 Minutes as written.
Motion passed.

2. **Audience Participation** (regular items not on agenda)

Hangar owner, Stan Siewert, voiced concerns about the current scarcity of hangars. Mr. Siewert states he did research about hangars not being used for aeronautical purposes and the need to enforce an inspection and education program. Stan stated if we do not use hangars for aeronautical purposes, we are jeopardizing the economic growth of our community along with small businesses.

Greg Swanson brought up our lease regulations and what happens across the country when the FAA pulls grant monies.

Rob Oates mentioned the ongoing struggle with these issues. He stated the FAA standards and will be publishing them in our January Airport News Letter. Rob clearly defined the steps taken to try and resolve the ongoing struggle, so the Caldwell Airport does not jeopardize funding from the FAA for current, past and future projects.

Chris Allgood brought up our rental clause and the possible ability for the City of Caldwell to inspect hangars.

3. **Lateral (Canal) Relocation Update – Rob Oates**

Phil Fouts asked if the City were to obtain the 15 acre parcel, to the east of the airport office, would we then be able to expand and build more hangars.

Rob Oates explained that was correct and the City of Caldwell would then be working with the canal company to move the canal and not a private owner.

4. **Buildable Lots Update – Rob Oates**

Rob Oates reports all but two lots, by Gate 6, have been claimed and explained the next steps needed in expansion.

Marty Koch asked what happens if the City cannot obtain the 15 acres needed for growth.

Rob Oates stated the city is aware and taking the appropriate steps to secure the 15 acres by working with our neighbor. He educated the Commission on FAA reimbursing *up to* appraised amount of land only.

Greg Swanson commented on the airport's value to the city and the economic importance of not becoming stagnant in our expansion options.

Marty Koch made a motion to look at every growth angle and have this commission comment to the Mayor that we are almost out of real estate.

Chris Allgood spoke against Marty's motion saying that it was not a good idea right now, due to other negotiations that are ongoing. He would like to bring in the City Attorney to our next meeting and get help with a next direction.

Motion passed.

5. **Announcements – Rob Oates**

Rob Oates does not report any announcements.

6. **Airport Improvement Program – Toby Epler**

Toby Epler reminded the commission of the April/May paint project, being the final step in the Airport Improvement Program and the steps to come over the next few years.

Rob Oates reported we have a solid plan for the next 10 years and that he will obtain more information about the funding process in March, at Seattle's FAA Airport Conference.

Greg Swanson commented on the ongoing electrical challenges within the shared electric hangars and the need to get the city involved to work toward improvements.

Rob will place information in the January Airport Newsletter about the care needed to use the shared electrical system in the winter season.

The meeting was adjourned at 1:04 pm.

Next Airport Commission Meeting: Thursday, Feb. 7th, 2018 – Noon **NO MARCH MEETING**