

**Minutes of Meeting**  
**City of Hayden – Quarterly Meeting**  
**April 8, 2015**  
**1:30 p.m.**

The Kootenai County Board of Commissioners: Chairman David Stewart and Commissioner Dan Green met to discuss the following agenda items. Also present were Hayden City Council President Roger Saterfiel and City Administrator Stefan Chatwin, and Deputy Clerk Meshell Missler. Commissioner Marc Eberlein was excused.

- A. Call to Order:** Chairman David Stewart called the meeting to order at 1:30 p.m.
- B. Introductions:** There were no introductions made.
- C. Changes to the Agenda:** There were no changes to the agenda.
- D. Old Business:** There was no old business discussed.
- E. New Business:**  
Hayden City Administrator Stefan Chatwin said the Ramsey Road project is going through the design phase again, as this project had been put on hold due to the uncertainty about amending the Airport Master Plan. Mr. Chatwin said the City's Ramsey project is moving forward again with the County Commissioners having given their verbal encouragement.

Commission Green said he thought the County would have had a revised Airport Master Plan by the end of February.

Mr. Chatwin said that was the City's main concern, and they would like an official document. He said with all the grant funds and tax money involved, they need to make sure further work is memorialized as officially approved.

Hayden City Council President Roger Saterfiel said Commissioner Eberlein attended one of the City Council meetings and told the Council that the Federal Aviation Administration (FAA) had backed off on their concerns about safety buffer zones. Mr. Saterfiel said he understands that it is not possible to re-do the entire Airport Master Plan but asked if there is an amendment that will be made.

Chairman Stewart said Commissioner Eberlein is the liaison to work that through.

Commissioner Green said the Airport is the County Commissioners' jurisdiction. He said he understood that the County could do an amendment to the Airport Master Plan, and reiterated that he had thought by now there would be something with the FAA's blessing or approval on T-O Engineers analysis done by Aviation Planner and Project Manager Chris Pomeroy. Commissioner Green said he thought the FAA would be requesting the amendment to specifically address the Runway Protection Zone (RPZ) safety buffer. He said the most recent email correspondence he had seen indicated the FAA was still working on this.

Commissioner Green explained to Chairman Stewart this issue about rebuilding trust between the County and the City of Hayden, which had been eroded due to earlier actions at the Airport.

Mr. Chatwin said at the City Council meeting Commissioner Eberlein attended, it was obvious the Council was hesitant to move forward spending money and man hours on the project without an official document from the County and the FAA. Mr. Chatwin said Commissioner Eberlein stated that he had seen the emails and thought the official documentation should be produced soon.

Commissioner Green agreed, and said he had thought the County would have had something by late January or February.

Mr. Chatwin said yes that it was due in late January but almost two months later nothing has been received.

Mr. Saterfiel said he believes some City Council members are getting anxious again and he thinks it is because they are starting to see some properties for sale in the Lancaster corridor, so they expect prospective new buyers will be coming to the City to inquire about the Airport Master Plan. He said a lot of confusion could be avoided if the approval process could be moved along.

Chairman Stewart said he thought Commissioner Eberlein was working on this project and suggested setting up a meeting with Airport Director Greg Delavan, staff Phil Cummings, and T-O Engineers' representatives.

Mr. Chatwin confirmed that property owners and potential buyers were coming into the City's Community Development department asking questions. He also said the city has experienced a significant spike in the value of permits for commercial and industrial projects as well. He said many investors and property owners are wanting to know what is going on with the Airport Master Plan, because investors are naturally hesitant to take action until they know what type of development can or cannot be done in the area around the Airport. Mr. Chatwin said without having answers to give these people on some genuine economic development concerns puts the City in a bad spot. He said both the city and the County are at a disadvantage when folks say "instead of developing near the Airport, there's a piece of property elsewhere".

Chairman Stewart said it was the previous Board of County Commissioners who hired consultant Steve Domino to move in a certain direction. He asked Commissioner Green what direction was given at that time. Commissioner Green said Steve Domino was hired to facilitate discussions and analyze the issues at the Airport, and that Mr. Domino did identify the problems and what the FAA requires next.

Mr. Chatwin said he has heard about some Memorandums of Understanding (MOUs) being drafted for the City's approval, but that no one had sat down across the table with the City to discuss them. Mr. Chatwin said some property owners have contacted legal counsel and their counsel has told the City that if the City were to sign any MOUs, Hayden could be dragged into some legal battles. Mr. Chatwin said he had no idea what the MOUs are regarding or why they are necessary.

Mr. Chatwin said his experience with an MOU is two parties get together and they start talking about something they would like to see accomplished, and then draft an MOU together, that is truly a memorandum documenting an understanding.

Mr. Chatwin said the City also needs the Airport Master Plan for its grant applications. In addition, he said the Airport sustainability study is another aspect of concern.

Commissioner Green asked if the County obtained a letter from the FAA confirming that the Airport analysis of safety issues is complete, would that be helpful to the city of Hayden?

Mr. Chatwin said a letter can be retracted at any time. He said the city prefers an updated Airport Master Plan or an adopted amendment to the Master Plan instead.

Commissioner Green said he thought that if the County had a letter from the FAA agreeing to amend the Airport Master Plan, that the amendment would then be approved.

Mr. Chatwin said the city of Hayden is uncomfortable until the Master plan has been amended and adopted by the Commissioners. He concurred that trust between the city of Hayden and Kootenai County is being rebuilt, but past experiences of differences between what was said and the outcome is where the trust fell apart. Mr. Chatwin said he is looking forward to Greg Delavan's reaching out to the city. Mr. Chatwin said Mr. Delavan had attended meetings with the Mayor, and that the Mayor encouraged Mr. Delavan to talk to Mr. Chatwin, as the City Administrator is the appropriate person to discuss airport issues. Mr. Chatwin said Mr. Delavan has not contacted him yet, but he is looking forward to talking with him.

For his part, Mr. Chatwin said he is working with Hayden Council members and also with other city administrators to ensure they are all on the same page. He said he wanted to consider all the other cities which the Airport Master Plan will affect.

Mr. Saterfiel said the city's primary concern is what the property owners can do with their property around the Airport area. He said when certain County employees talk to property owners, approach the Mayor and have numerous conversations, it fosters a divisive situation. This distrust is making the cities, Kootenai Metropolitan Planning Organization (KMPO) and the highway districts all band together with concern. Mr. Saterfiel said all this effort to finally start to trust each other and work things out is starting to slip away again.

Commissioner Green said last summer when the trust was gone, the County Commissioners instructed the Airport Director not to go around and talk to people himself, but to work through the Commissioners. Chairman Stewart said he completely agreed with that. Commissioner Green said the County needs to talk frankly and in the open or we are not going to get anywhere.

Mr. Chatwin said the mayor of a neighboring city had told him they were experiencing the same kind of things Mr. Saterfiel described, and having the same concerns. Mr. Chatwin requested the County Commissioners make sure everything is above board and nothing is being done behind anyone's back.

Commissioner Green said he thought the County could get a letter from the FAA stating the County could bring forth an amendment to the Airport Master Plan.

Mr. Chatwin said the City will feel comfortable once that letter comes out and the Commissioners have adopted and amended the Airport Master Plan.

Commissioner Green said the only thing that seems unclear is the runway protection zone where the County acknowledged the approach map was wrong. He said he couldn't recall the details but he thought that was no longer preventing Hayden from extending Ramsey Road.

Mr. Chatwin described the City had heard there was no longer a problem, but then received feedback that there is still discussion about possible commercial airline service at the airport, and that commercial flights might need longer runways.

Commissioner Green said he hadn't heard that.

Mr. Chatwin said this feedback is coming from individuals involved with the Airport, from business owners and also from members of the Airport Advisory Board. He said this is something which has made Hayden uncomfortable at present. Mr. Chatwin said he would like to see the business plan that shows commercial airline service at the Airport would be successful. Mr. Chatwin noted that as much as the city values economic development, industrial development near the airport is a certainty, while commercial airline service is a dream that has not been validated.

Mr. Saterfiel said the Catapillar Distribution Center is another example. They had been looking at the property right in the Runway Protection Zone for about 60 jobs starting at \$14 - \$16 an hour, but their use wouldn't have been allowed on that site. The city is prime for more of those opportunities, but the Airport uncertainty is still an obstacle that needs to be overcome rather than a real benefit for such development, he said.

Chairman Stewart said he wanted to get everyone involved to attend a meeting so these issues could be worked out, and said he wished Commissioner Eberlein was attending this meeting.

Mr. Chatwin said Commissioner Eberlein has been supportive, understanding and quick to listen and assess the situations.

Commissioner Green said based on the emails that he had seen the Commissioners can give direction and ask for clarification with the Airport Director as to what happened to the Runway Protection Zone analysis. Commissioner Green said this issue is much bigger than one person.

Chairman Stewart said he disagreed, and noted that he has spearhead \$30 million dollar projects by himself. This was nothing, he said.

Commissioner Green said one Commissioner is only 1/3 of the vote of the Board as a whole.

Chairman Stewart said he was a firm believer that too many hands in the pot is too many. He said that Commissioner Eberlein could make the phone calls and communicate back and forth, and that it would be very simple for him as the liaison.

Commissioner Green said the Board needs to talk to Airport Director Greg Delavan, ask him about the emails, and get some clarification and updates directly from him.

Chairman Stewart said taxpayers are subsidizing the Airport and he would like to see some growth there so the Airport could break even and not be subsidized.

Mr. Chatwin said the City of Hayden’s main concern is being able to reassure property owners, developers and the people that are best equipped to attract or build these businesses that they will not be in competition with a government entity.

Chairman Stewart said he agreed that he did not want government competing with the private sector. But there is a fine line as far as “airport related” businesses, he said.

Mr. Chatwin said that when the City and County communicate directly with each other, both parties benefit. He said that both entities do not need to agree, but at least there will be common knowledge of the same vision of job growth and quality of life in this area. He said we are all on the same team in that.

The Commissioners said that they were anxious to resolve these issues and get some answers. They discussed meeting with Greg Delavan and Commissioner Eberlein as soon as possible and then following up with the City of Hayden.

- F. Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. There were no public comments.

Chairman Stewart adjourned the meeting at 2:33 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

DAVID STEWART, CHAIRMAN

BY: \_\_\_\_\_

Meshell Missler, Deputy Clerk

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