

The following is a condensed version of the TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS special meeting held Tuesday, February 12, 2015 at the Northstar Board Room, 100 Northstar Drive, Truckee, California at 9:00 am.

**CALL MEETING TO ORDER:** 9:03 a.m.

**DIRECTORS PRESENT:** President John B. Jones Jr.  
Director J. Thomas Van Berkem  
Director James W. Morrison  
Director Mary Hetherington

**DIRECTORS ABSENT:** Vice President Lisa Wallace

**STAFF PRESENT:** Mr. Kevin Smith, General Manager  
Mr. Phred Stoner, Director of Operations  
Mr. Hardy Bullock, Director of Aviation and Community Services  
Ms. Sally Lyon, Director of Finance and Administration  
Mr. Brent Collinson, District Legal Counsel  
Ms. Denae Granger, District Clerk

**VISITORS PRESENT: 1**

**SPECIAL ORDERS OF BUSINESS:** President Jones stated that Vice President Wallace is absent from this meeting for a family emergency. He gave a quick report on the Clear Capital meeting on Wednesday, February 11, 2015 stating that a contractual agreement was delivered to Clear Capital with defined rate and terms of the lease. The lease term is ten years with a seven year buyout, after being given 270 days' notice, and providing an extra year's rent. The rate was decided at \$1.27/square foot. This offer is good until close of business Tuesday, February 17, 2015.

**PUBLIC COMMENT:** None

## **WELCOME**

A summary of this meeting from Freshtracks Communications has been attached to these minutes.

President Jones thanked everyone for all their hard work and their passion about the community, stating that the District is following the mission of the Airport; providing high quality facilities and services to meet the local needs and striving for low impact while enhancing the benefit to the community at large.

Ms. Seana Doherty, with Freshtracks Communications stated the plan for the day, and that the goal of this Board Retreat is about managed growth and the policies in place. She gave an overview of the workshop. Mr. Smith stated that while Vice President Wallace was not present, he would like to continue discussing managed growth during the meeting.

## **REVIEW: DECISION MAKING PROCESS & TOOLS**

Policy Instruction 309 was discussed relating to Unrestricted Net Assets and open space. Ms. Doherty handed out Policy Instruction 202, the Code of Ethics, and asked each Board member to read a bullet that stood out to them. Board conduct was discussed in relation to being respectful, active listening, not interrupting and being professional. Ms. Doherty reminded the Board that words are powerful and to choose them carefully when making a point.

## **MANAGED GROWTH**

Mr. Mitch Hooper, the Planning Department Manager in the Aviation Division of the Santa Rosa office of Mead & Hunt, started a presentation regarding managed growth. He stated that managed growth is a guiding principle that flows from the comprehensive plan, while also being subject to debate and discussion. Mr. Hooper went over the General Plan of the Town of Truckee for 2025, the Nevada County General Plan of 2015 and the Placer County General Plan, which was the Martis Valley Community Plan of 2003. He gave some similarities between the three plans and the Master Plan of the Airport, as well as some differences.

Mr. Brad Musinski, the Aviation Planner and Project Manager of Mead & Hunt, finished up the presentation being more specific to the Master Plan of the Airport. He stated that the Godbe survey, done in 2013 indicated that "the airport should manage the growth of operations to be consistent with community needs". He said that the purpose of a forecast such as the Master Plan is to provide a realistic framework to gauge future facility needs, and financial impacts and policy. The general question of what can the airport do to manage aviation growth, and non-aviation growth was asked. While it is against FAA regulation to restrict pilots to land here, they can be indirectly influenced to not land here through higher landing fees, and inadequate services for example. Mr. Musinski stated that there are also other external community factors outside of the control of the Airport, such as new homes being built, a new resort, or other macro-economic factors.

The Board is very interested in the Demand Drivers study that will be done with Mead & Hunt and the outcome of it. Director Morrison asked the general question of the definition of community. Mr. Bullock asked about a non-hub regional general aviation airport, and what would the constituency serve from an aviation perspective. Mr. Hooper stated that the Troutdale Airport in Oregon is one such airport. This airport serves recreational general aviation, jet and business traffic, maintenance repair and maintenance overhaul, and flight training. It is also similar to the Truckee Tahoe Airport in that they face terrain and instrument flight procedure challenges, and they also provide emergency services. There was discussion about the role of the Airport District in regional growth issues.

**BREAK:** At 11:09 a.m. the Board recessed for a break. At 11:25 a.m. President Jones reconvened the meeting.

There was substantial discussion respective to "what is the community." This discussion centered on taxpayers, primary homeowners, second homeowners, residents, and pilots (both local and transient). The Board conversed about the community needs and how to manage growth, as well as what does the Airport offer the community. Please review the attached meeting summary report for details.

## **PUBLIC COMMENT**

Mr. Ted Lipien reminded the Board that one person is one vote. He stated that he does not believe the public is very informed, possibly by lack of interest, but mostly caused by poor communication from Airport officials. He believes the Airport is suppressing information that the public should know about in order to make more informed decisions. He stated that the public may not have been told that increasing jet traffic and noise has caused home values to drop. He compared the Airport to I-80 and the train tracks, stated that there are no alternatives to I-80 or the trains, but the Reno Airport is a better alternative to the Truckee Tahoe Airport. He stated that Board members are not elected to avoid the negative and focus only on the positive as this does not achieve any public purpose. He also believes that the Airport is not transparent enough, and he would like to see safety be a bigger topic of discussion during Board meetings. He stated that he believes the Airport is extremely dangerous.

**BREAK:** At 12:12 p.m. the Board recessed for lunch. At 12:34 p.m. President Jones reconvened the meeting.

Each Board member stated their definition of managed growth. Director Van Berkem stated that in thinking about potential and managed growth, he has three "buckets"; people who are here now, people who are not here yet, but will be in the near future, and future generations. He would like to be careful about pacing airport growth with overall community growth. The Board members agreed that while the community may be growing, the Airport should grow at a slower pace. Director Morrison stated that it should be accepted that no matter the growth rate of the Airport, there will always be a certain amount of annoyance. He also asked the general question regarding operations of how pilots could be made more aware of the community, either by buying fuel, getting into a hangar, or having them fly the noise abatement procedures.

#### **PUBLIC COMMENT**

Mr. Lipien stated that during a recent ACAT meeting, he believes Mr. Leigh Golden stated that there is very little the Airport can do to mitigate noise and move traffic from one area to another when considering terrain and air space, and especially with jet traffic, there is not much that can be done to make the impact on the community any less than it will be. Mr. Bullock stated he completely disagrees and that is not what Mr. Golden said. Director Morrison stated that if there is something that can be done to limit planes coming here, it should be done.

President Jones stated that an economic impact study should be done. He believes the Airport has a negative impact on close residents, but a positive impact on the commercial businesses and the economic vitality of the community. He looks for the benefit of the whole, not the benefit of a few. He interprets managed growth to be growth that meets the needs of the community, with the example of building more executive hangars to serve the need of the growing waitlist. But also to mitigate annoyance for those close to the Airport.

The Demand Drivers study was discussed, giving direction to Mead & Hunt.

**BREAK:** At 1:40 p.m. the Board recessed for a break. At 1:47 p.m. President Jones reconvened the meeting.

Director Morrison provided his thoughts on managed growth, stating that everything needs to be balanced. He would like to find a way to create revenue, which would be a good way to deal with Director Van Berkem's third "bucket". He stated that the Airport will inevitably annoy people no matter what. Staff and the Board can mitigate the annoyance, but it will never be eliminated. He would like to think of ideas to enhance the community to offset the annoyance and give the Airport a better name. One of his ideas is the swimming pool that is being discussed to go in the Rec Center. He stated that he has started a foundation to support the swimming pool, and will match the donation of the Airport, up to \$500,000. He would like the Board to look at this project and others in the community and think about managing annoyance and growth and using the money for these projects. He would like to make the fabric of the community a better place. Other projects were discussed, such as a library, an amphitheater in Northstar, an ice skating rink, and a compost center. Mr. Smith stated that by the Airport providing benefit and value to the community, they will realize benefits and be less annoyed by aircraft noise.

Director Hetherington gave her thoughts on managed growth. She expressed great concern about the statement in the Placer County General Plan, "Continued expansion of the airport will provide alternative means for some to get to the region." This is language that is in opposition to many of our board's statements. In our discussions about potential development of our parcels along Soaring Way or the North 40, she thinks that these areas may be appropriate for relocating companies that are currently located on the Truckee River, whether along East or West River Streets. Ms. Hetherington stated that the Airport maintains what they have and that it should grow

slowly over time with the least impact to the local community. Ms. Doherty suggested creating a criteria and amount for the spending of unrestricted net assets and looking at creative ways to benefit the community.

Director Morrison stated he would like to draft a policy that discusses managed growth and figures out a way to look at projects such as Hangar 3, or new executive hangars. He asked the general questions of how each project would affect the growth of the community, jet traffic, and noise and annoyance.

Director Hetherington would like to see a place marker on the agenda for the Board meetings to discuss one or two specific topics, such as safety, which would create a forum for the Board to discuss the topics. In relation to the property tax dollars, we must always remember that the "pollution costs" are borne solely on the Truckee side, which does include both Nevada and Placer County residents.

**SUMMARIZE RETREAT AND NEXT STEPS**

Mr. Smith suggested having a Board retreat quarterly as it is very productive and beneficial. The design of the Board room tables was discussed. Staff will look into new ideas.

Ms. Doherty stated that the next steps are to revisit managed growth when the Demand Drivers study is complete, the Board survey will be presented and another offsite meeting will be scheduled. Mr. Smith said that there will be other topics to discuss at the next Board retreat, such as open space, and annexation.

**PUBLIC COMMENT:** None

**BOARD MEMBER ANNOUNCEMENTS**

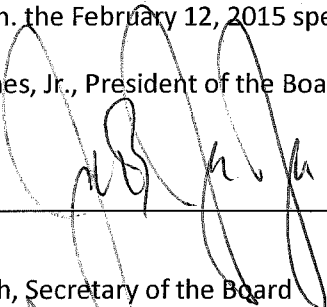
**PUBLIC COMMENT:** None

**ADJOURN**

**MOTION #1 FEB-12-15:** Director Van Berkem moved to adjourn. Director Hetherington seconded the motion. President Jones and Directors Morrison, Hetherington and Van Berkem voted in favor of the motion. The motion passed.

At 3:03 p.m. the February 12, 2015 special meeting of the Truckee Tahoe Airport Board of Directors adjourned.

John B. Jones, Jr., President of the Board



Kevin Smith, Secretary of the Board

