

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

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

5 **DIRECTORS PRESENT:** President John B. Jones Jr.  
6 Director J. Thomas Van Berkem  
7 Director James W. Morrison  
8 Director Mary Hetherington  
9

10 **DIRECTORS ABSENT:** Vice President Lisa Wallace  
11

12 **STAFF PRESENT:** Mr. Kevin Smith, General Manager  
13 Mr. Phred Stoner, Director of Operations  
14 Mr. Hardy Bullock, Director of Aviation and Community Services  
15 Ms. Sally Lyon, Director of Finance and Administration  
16 Mr. Brent Collinson, District Legal Counsel  
17 Ms. Denae Granger, District Clerk  
18

19 **VISITORS PRESENT: 1**  
20

21 **SPECIAL ORDERS OF BUSINESS:** President Jones stated that Vice President Wallace is absent from this meeting for  
22 a family emergency. He gave a quick report on the Clear Capital meeting on Wednesday, February 11, 2015  
23 stating that a contractual agreement was delivered to Clear Capital with defined rate and terms of the lease. The  
24 lease term is ten years with a seven year buyout, after being given 270 days' notice, and providing an extra year's  
25 rent. The rate was decided at \$1.27/square foot. This offer is good until close of business Tuesday, February 17,  
26 2015.

27 **PUBLIC COMMENT:** None

## 28 **WELCOME**

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

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

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

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

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

43 **MANAGED GROWTH**

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

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

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

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

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

72 **PUBLIC COMMENT**

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

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

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

92 **PUBLIC COMMENT**

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

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

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

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

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

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

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

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

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

### 132 **SUMMARIZE RETREAT AND NEXT STEPS**

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

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

138 **PUBLIC COMMENT:** None

### 139 **BOARD MEMBER ANNOUNCEMENTS**

140 **PUBLIC COMMENT:** None

### 141 **ADJOURN**

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

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