



**City of McCall
City Council
Joint Meeting with the
Airport Advisory
Committee**

**AGENDA
Special Meeting
September 28, 2018 at 9:00 AM
Legion Hall - McCall City Hall
(Lower Level)
216 East Park Street**

BUSINESS AGENDA

The McCall City Council and the Airport Advisory Committee will discuss the future of the McCall Municipal Airport and the Airport Master Plan which includes possible future development at the airport and Through the Fence Discussion. A representative from TO Engineers will also present information from the engineer's perspective of future growth at the airport. (ACTION ITEM)

ADJOURN

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting.

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 18-248
Meeting Date September 28, 2018

AGENDA ITEM INFORMATION

SUBJECT: <i>Airport Master Plan Joint Work Session with the Airport Advisory Committee</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ACS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
COST IMPACT:	N/A	Airport	ACS	Originator
FUNDING SOURCE:	N/A	Library		
TIMELINE:		Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

The McCall City Council and the Airport Advisory Committee (AAC) will discuss the future of the McCall Municipal Airport to include the Airport Master Plan and future development needs and strategies. A representative from TO Engineers will also present information from the engineer's perspective of future growth at the airport.

The discussion will include a review of the current master plan, discussion of land acquisition needs and techniques, and proposed near term construction projects. The Master Plan is scheduled for update in FY20 and this discussion is intended to assist in forming the scope of the new Plan.

RECOMMENDED ACTION:

For discussion and direction.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION



City Council / Airport Advisory Committee Joint Work Session

LEGION HALL, SEPTEMBER 28, 2018

Overview

- ▶ 2008 Master Plan/2012 Airport Layout Plan
- ▶ Land Acquisition
- ▶ Airport CIP
- ▶ Way ahead

Airport Master Plan

Official Website of McCall, Idaho A x 113219.pdf x +

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Table 8-1 – Proposed 10 Year (2008-2017) Capital Improvement Program

Proposed 20 Year (2008-2012) FAA Capital Improvement Program						
Project Description (by Funding Year in Priority Order) (a)	Federal Funds (b)	State Funds (c)	Local Funds		Totals (f)	Notes
			RFC (d)	Other (e)		
2008						
1. LPV Approach	45,000	2,500		2,500		Field Survey Only
2. Rehabilitate Runway & Parallel Taxiway	180,000	10,000		10,000		Seal Coat, New Marking
3. Environmental Assessment (EA)				200,000		RSA, Taxiway Relocations, Land
					450,000	
2009						
1. Relocate Parallel Taxiway, Phase I	2,250,000	125,000		125,000		2,300' at North End
2. Construct Apron, Phase I/Remove Diag. T/W	1,080,000	60,000		60,000		Replace/Expand Apron
3. Acquire Land						
a. Parcel 1, 47 ac.	4,700,000	235,000		235,000		R/W, RSA and OFA, T/W OFA
b. Parcel 2, 18 ac.	1,620,000	90,000		90,000		Runway Protection Zone
c. Parcel 3, 10 ac.	900,000	50,000		50,000		Phase II, R/W RPZ
					11,670,000	
2010						
1. Extend Runway (400')/RSA Improvements	2,700,000	150,000		150,000		DGC Standards
2. Widen/Overlay Runway 16-34	1,462,500	81,250		81,250		DGC Standards
3. Construct Perimeter Fence	450,000	25,000		25,000		Fence OFA at a Minimum
					5,125,000	
2011						
1. Relocate (Phase II)/Extend (400') Parallel T/W	675,000	35,000		35,000		Completes Relocation to NW End
2. Rehabilitate Existing Apron	315,000	17,500		14,500		Reconstruct Apron
3. Rehabilitate Existing Taxiways	67,500	3,750		3,750		Seal Coat and Marking
					1,167,000	
2012						
1. Construct Hangar T/W's/Taxilanes (2 ea.)	315,000	17,500		17,500		Hangar Development Exist. Prop.
2. Construct Apron (Phase II)	1,350,000	75,000		75,000		Expand Aircraft Parking
					1,850,000	
SUBTOTAL (2008-2012)	18,110,000	977,500		1,174,500		20,262,000

Master Plan

Official Website of McCall, Idaho | 113219.pdf

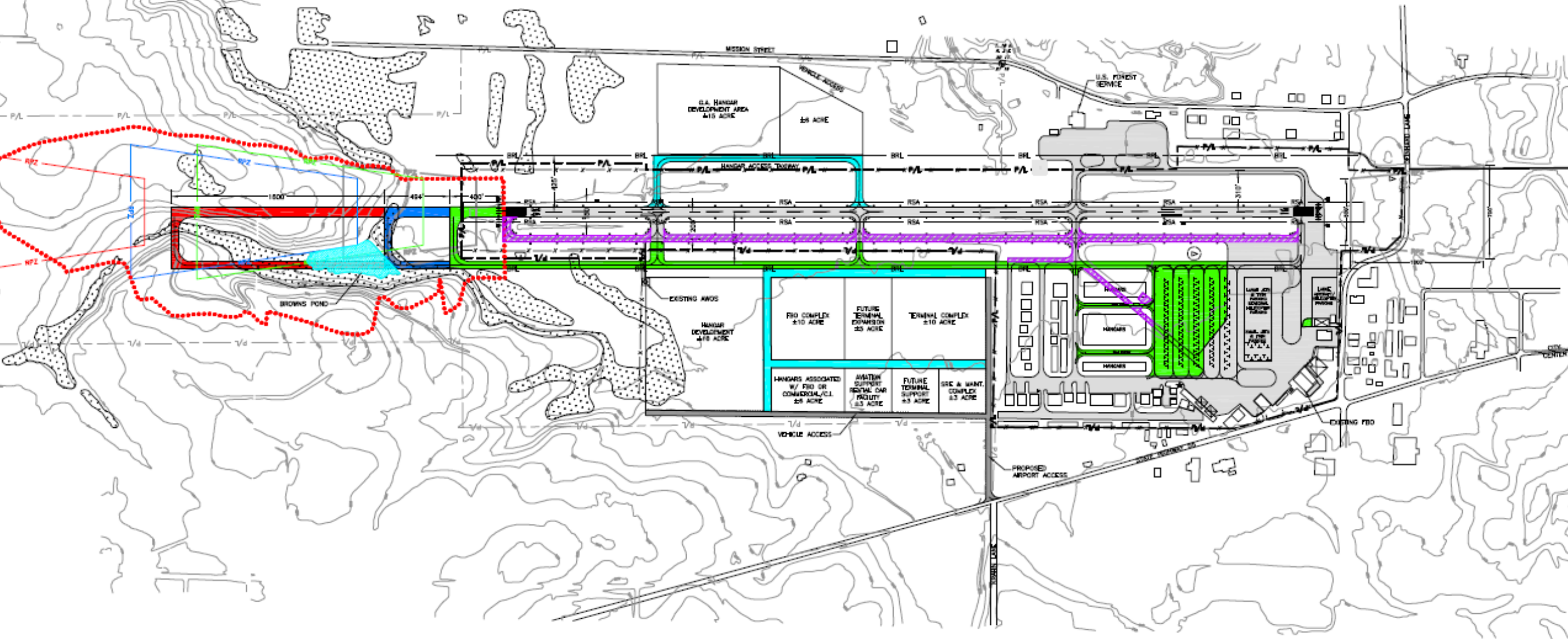
https://evogov.s3.amazonaws.com/141/media/113219.pdf

5 of 14 | Automatic Zoom

6 to 10 Year Plan (2013-2017)					
2013					
1. Acquire Snow Removal Equipment (SRE)	360,000	20,000	20,000		
2. Construct SRE Storage/Maintenance Building	450,000	25,000	25,000		
3. Update Airport Master Plan	270,000	15,000	15,000		
				1,200,000	
2014					
1. Acquire Land (120ac.)	10,800,000	600,000	600,000		Development Land - East Side
2. Environmental Assessment (EA)	225,000	12,500	12,500		R/W and T/W Extension/Development
				12,250,000	
2015					
1. Extend Runway 16-34 (500')	27,000,000	1,500,000	1,500,000		To 7000' Length
2. Construct Terminal Complex	13,500,000	7,500,000	7,500,000		Building, Apron, Access Road, Utilities
3. Perimeter Fence	900,000	5,000	5,000		Development Area
				59,410,000	
2016					
1. Construct Apron	2,180,000	120,000	120,000		New Aircraft Parking Area in SE Area
2. Construct Taxiways/Taxilanes	2,430,000	135,000	135,000		New Hangar Development Area
				5,100,000	
2017					
1. Acquire Snow Removal Equipment	360,000	20,000	20,000		
2. Acquire land (20 ac.)	1,800,000	100,000	100,000		Development Land - West Side
3. Perimeter Fence	450,000	2,500	2,500		
				2,855,000	

AIRPORT LAYOUT PLAN

DECLINATION
15° 10' E
(JUNE 2008)

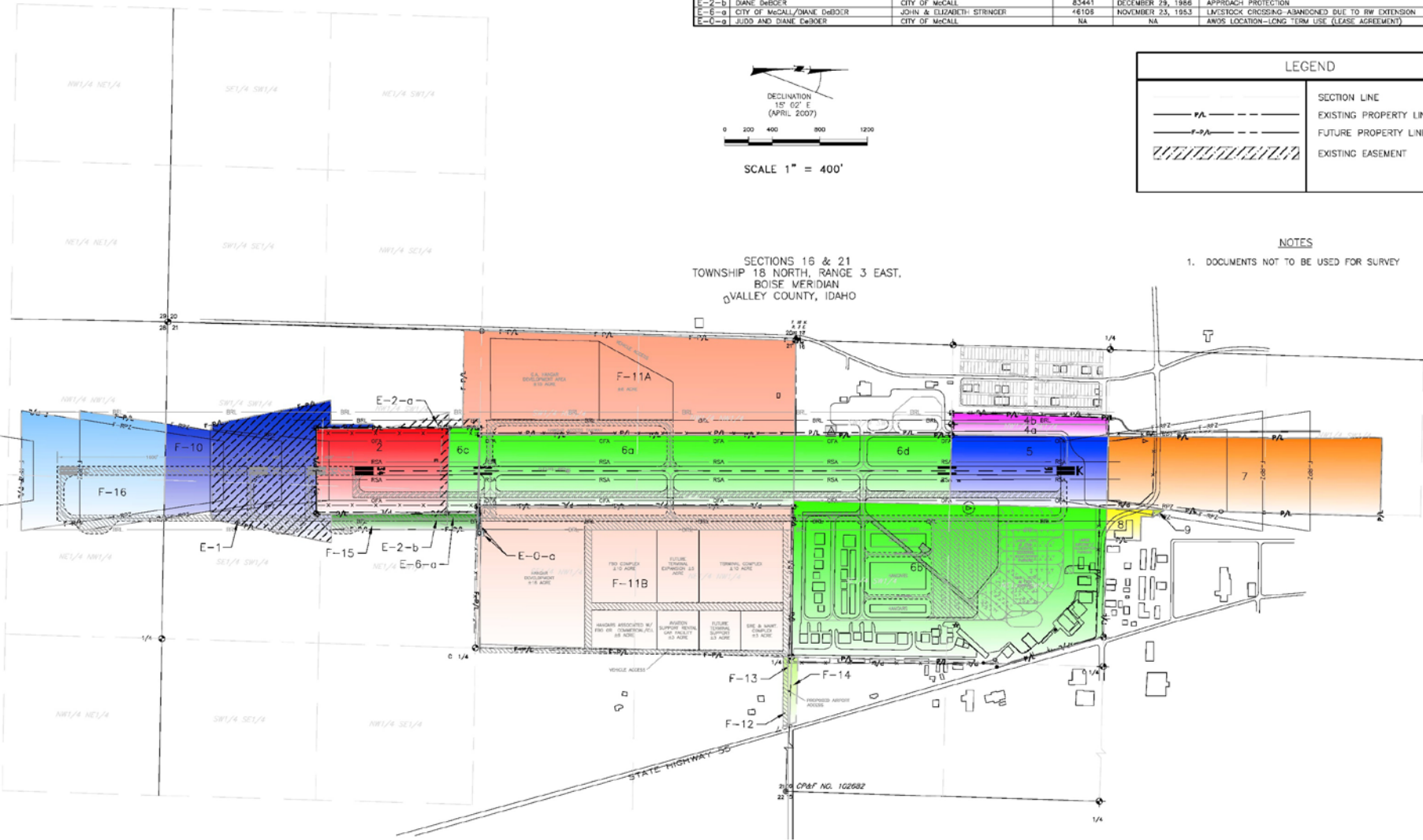


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AIRPORT PROPERTY OWNERSHIP INFORMATION								
PARCEL NUMBER	DROR OWNER	CURRENT OWNER	OWNERSHIP INTEREST	ACRES OWNED	INSTRUMENT NUMBER	RECORDING DATE	PROJECT NUMBER	ACQUISITION PURPOSE
2	JUDD & DIANE DeBOER	CITY OF McCALL	FEE	18.31	152465	DECEMBER 29, 1986	AIP-01	AERONAUTICAL
4a	STATE OF IDAHO	CITY OF McCALL	FEE	13.49	151849	NOVEMBER 28, 1986	AIP-01	AERONAUTICAL
4b	DARRILL K. MERRILL	CITY OF McCALL	FEE	2.23	151842	NOVEMBER 18, 1986	AIP-01	AERONAUTICAL
5	STATE OF IDAHO	CITY OF McCALL	FEE	18.52	151849	NOVEMBER 28, 1986	AIP-01	AERONAUTICAL
6a	JOHN & ELIZABETH STRINGER	CITY OF McCALL	FEE	36.43	46106	NOVEMBER 23, 1953	ADAP-01	AERONAUTICAL
6b	STATE OF IDAHO	CITY OF McCALL	FEE	77.77	45088	MAY 7, 1953	ADAP-01	AERONAUTICAL
6c	WILLIAM & MIKE DENNHARD	CITY OF McCALL	FEE	4.21	45786	JULY 17, 1953	ADAP-01	AERONAUTICAL
6d	SOLLEN LIVESTOCK CO.	CITY OF McCALL	FEE	17.08	39179	SEPTEMBER 7, 1948	ADAP-01	DEVELOPMENT
7	GEORGE E. SOUTH, JR.	CITY OF McCALL	FEE	33.25	47546	NOVEMBER 18, 1954	ADAP-01	APPROACH
8	BARBARA C. ADY	CITY OF McCALL	FEE	1.92	225745	MAY 27, 1997	AIP-06	APPROACH
9	DOROTHY BRYNING	CITY OF McCALL	FEE	0.07	229315	OCTOBER 1997	AIP-06	APPROACH

FUTURE PROPERTY ACQUISITION INFORMATION						
PARCEL NUMBER	PROPERTY OWNER	ACRES TO ACQUIRE	OWNERSHIP INTEREST	ACQUISITION PURPOSE	DATE OF ACQUISITION	REMARKS
F-10	DIANE DeBOER	20.1	FEE	APPROACH	-	AVIGATION EASEMENT B3444, ROAD RIGHT-OF-WAY
F-11A	JUDD & DIANE DeBOER	53.4	FEE	DEVELOPMENT	-	ROAD RIGHT-OF-WAY, POWER LINE EASEMENT, AUTOMATED WEATHER OBSERVATION EASEMENT
F-11B	JUDD & DIANE DeBOER	72.0	FEE	DEVELOPMENT	-	-
F-12	TIMOTHY L. & MARILYN M. EVERHART	0.3	FEE	DEVELOPMENT	-	-
F-13	DONALD L. & SHARON M. KOSKIE	0.23	FEE	DEVELOPMENT	-	EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES
F-14	GEORGE & MARIE STROCK	0.74	FEE	DEVELOPMENT	-	-
F-15	JUDD & DIANE DeBOER	3.81	FEE	DEVELOPMENT	-	FUTURE PARALLEL TAXIWAY COLLECT FREE AREA
F-16	UNKNOWN	25.48	FEE	DEVELOPMENT	-	FUTURE RUNWAY PROTECTION ZONE

AIRPORT PROPERTY EASEMENT INFORMATION					
PARCEL NUMBER	PROPERTY OWNER	EASEMENT HOLDER	INSTRUMENT NUMBER	RECORDING DATE	PURPOSE OF EASEMENT
E-1	JUDD AND DIANE DeBOER	CITY OF McCALL	152766	DECEMBER 29, 1986	APPROACH PROTECTION
E-2-a	DIANE DeBOER	CITY OF McCALL	83441	DECEMBER 29, 1986	APPROACH PROTECTION
E-2-b	DIANE DeBOER	CITY OF McCALL	83441	DECEMBER 29, 1986	APPROACH PROTECTION
E-6-a	CITY OF McCALL/DIANE DeBOER	JOHN & ELIZABETH STRINGER	46108	NOVEMBER 23, 1953	LIVESTOCK CROSSING-ABANDONED DUE TO RW EXTENSION
E-6-b	JUDD AND DIANE DeBOER	CITY OF McCALL	NA	NA	AVIATION LOCATION-LONG TERM USE (LEASE AGREEMENT)



LEGEND

- SECTION LINE
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- EXISTING EASEMENT

NOTES

1. DOCUMENTS NOT TO BE USED FOR SURVEY

MEAD HUNT

TOOTHEMAN-ORTON ENGINEERING COMPANY
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
OFFICE IN CALDWELL, IDAHO
8777 CHURCH BULEVARD
BOISE, IDAHO 83714-2008
PHONE (208) 353-2300
FAX (208) 353-2300

McCALL MUNICIPAL AIRPORT
CITY OF McCALL, IDAHO

EXHIBIT A - PROPERTY MAP

DATE: JUN 2012
PROJECT: 08128

SHEET 8 OF 8

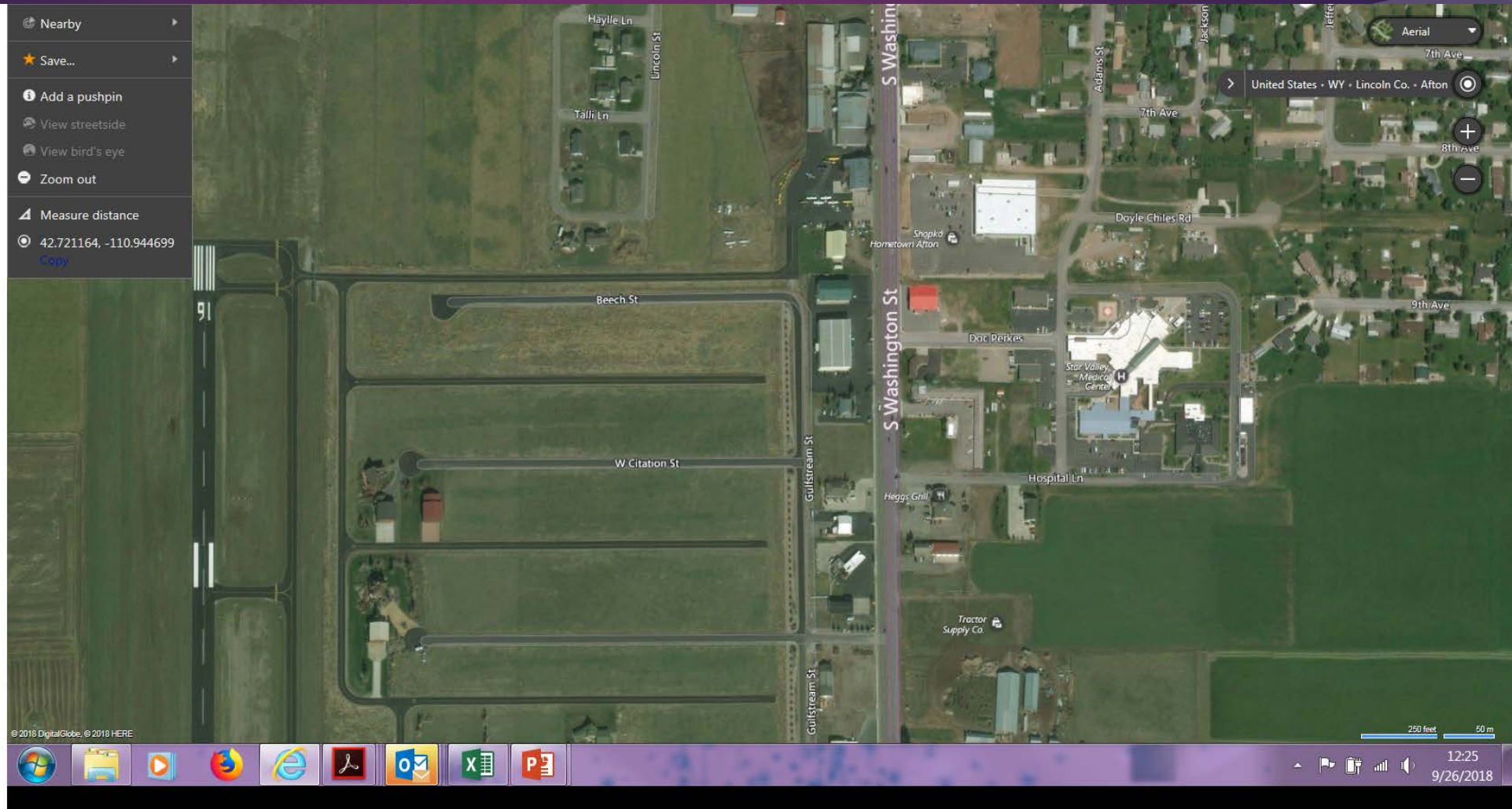
Land Acquisition

- ▶ Land Acquisition methods used at MYL
 - ▶ Gift/Donation
 - ▶ Purchase
 - ▶ Purchase through eminent domain

Land Use

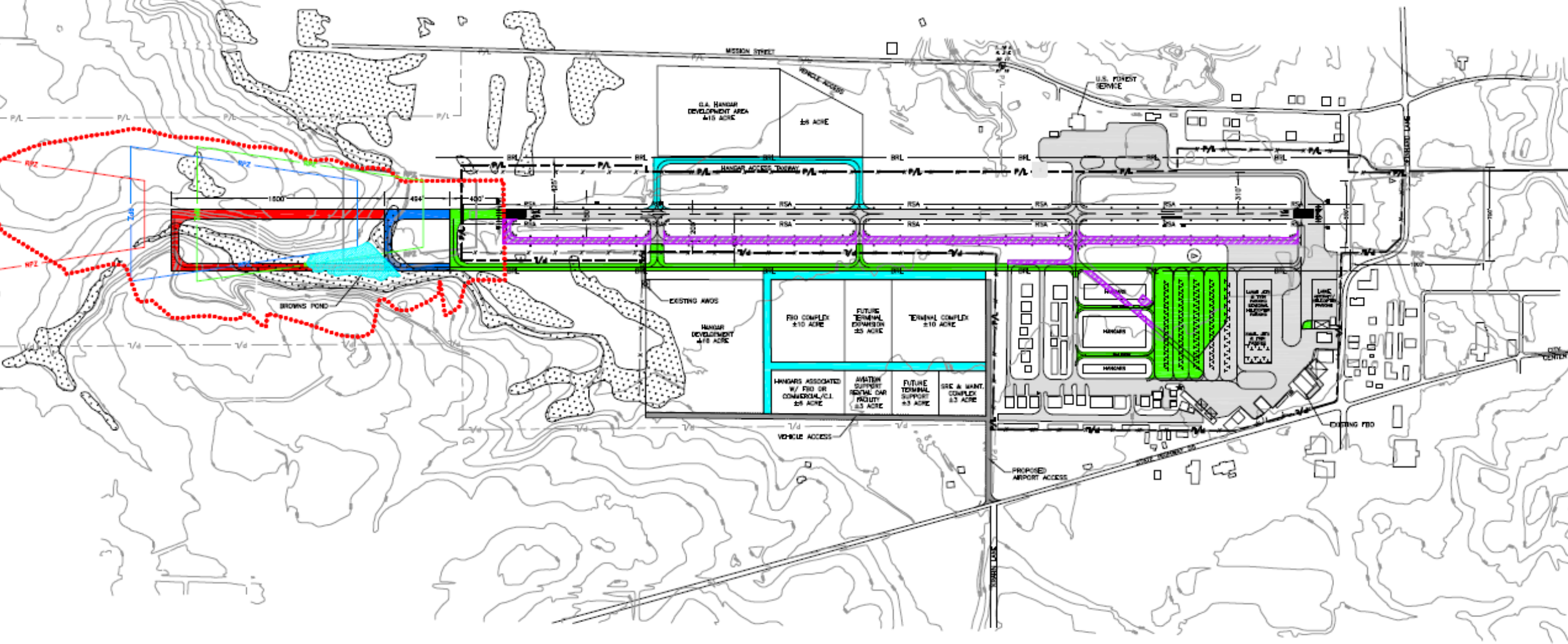
- ▶ Land use methods used at MYL
 - ▶ Lease
 - ▶ Easement
 - ▶ Through the Fence
 - ▶ Definition: An agreement that permits access to the airfield by aircraft based on land adjacent to, but not part of, the airport property. FAAO 5190.6B 09/30/2009

TTF Example – Afton WY



AIRPORT LAYOUT PLAN

DECLINATION
15° 10' E
(JUNE 2008)



CIP

- ▶ Parallel Taxiway
- ▶ Leasehold Development
- ▶ South Hangar Taxiways
- ▶ Master Plan

Parallel Taxiway

▶ Impacts

- ▶ Will require new fence
- ▶ Will displace electrical on S end
- ▶ Will require lease amendment for Hangar 605
- ▶ Will displace windsock
- ▶ Will displace jet row parking

▶ Opportunities

- ▶ Rehab N Apron
- ▶ Rehab Main Apron
- ▶ Relocate Helipad
- ▶ Seal/Paint Runway
- ▶ B1 Rehab

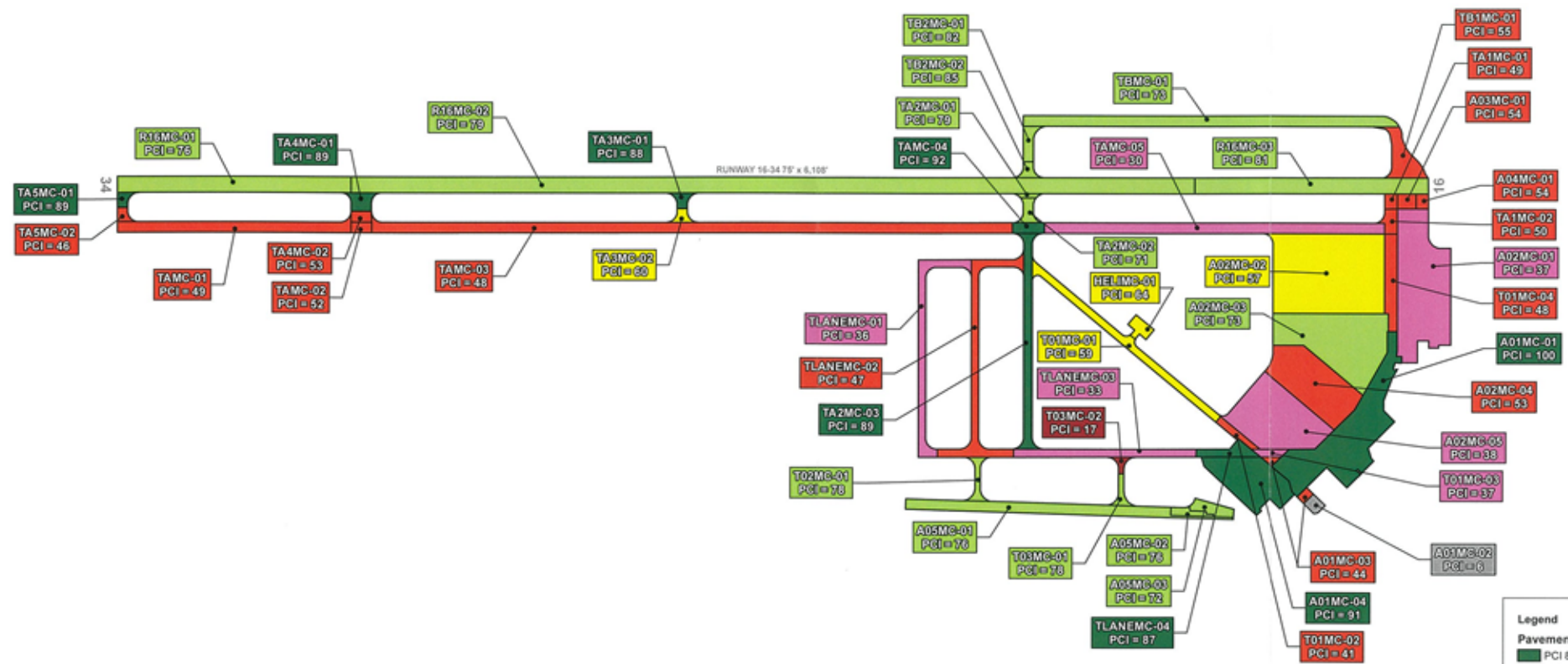
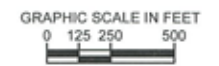
Leasehold Development

- ▶ Triangle
- ▶ Deinhard Ln ?
- ▶ Heimich St ?



S. Hangar Taxiways

- ▶ Failing taxiway pavement requires attention



Legend

Pavement Condition Index	
Green	PCI 85-100 Good
Yellow	PCI 71-85 Satisfactory
Light Green	PCI 56-70 Fair
Red	PCI 41-55 Poor
Pink	PCI 26-40 Very Poor
Dark Red	PCI 11-25 Serious
Grey	PCI 0-10 Failed

Master Plan

- ▶ Portions not requiring land mostly accomplished or programmed
- ▶ Aging
- ▶ Leads to...

Way Ahead

- ▶ Where do we want to go from here?