COLUMBIA GORGE REGIONAL AIRPORT

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MINUTES
COLUMBIA GORGE REGIONAL AIRPORT MEETING
July 26, 2019

PRESIDING:	President Jim Wilcox
BOARD PRESENT:	Jim Wilcox, David Griffith, Terry Trapp, Russ Brown, Norm Deo and Tim Urness
BOARD ABSENT:	Dave Sauter
STAFF PRESENT:	Aryn Rasmussen, Airport Manager; Darren Lacock TacAero and Dallesport Fire District; Jeff Renard, TacAero
PUBLIC:	Linda Rose, Roseland Property Group; WJ Morris, Dallesport Water District; Dennis Eiesland, Community Member; Bill Clark, Dallesport Community Council; Chuck Covert, Airport; Lynn Wilcox, Community Member; David McClure, Klickitat County

CALL TO ORDER

The meeting was called to order by Chairman Jim Wilcox at 7:00 am.

ROLL CALL

Roll call was conducted by Aryn Rasmussen.

APPROVAL OF AGENDA

No corrections to Agenda, approved by unanimous consent.

APPROVAL OF MINUTES

No corrections to Minutes, approved by unanimous consent.

PUBLIC COMMENTS None

BOARD MEMBER REPORTS

Jim Wilcox thanked Norm Deo for creating a retirement plaque for Chuck Covert.

ACTION ITEMS

A. Roseland Project: Aryn reviewed the staff report and the staff recommended action. Aryn commented that she spoke with the new FAA Project Manager (PM) about the Roseland Project and the feedback was that the PM and Planner would need to review the entire packet that was submitted originally to verify what documents were still valid and which documents no longer met FAA standards.

Russ stated that it is important to be careful moving forward in regards to dealing with a government agency like the FAA.

Jim noted that the key to continuing with the project is the purchase of the private property and the payment of $37,000 owed to Klickitat County as outlined in the five requirements. Jim also let the board know that there are still technically 5 days left until the 90-day deadline is reached.

Norm stated that it also makes sense for the water and well issues to be resolved with the DWD before moving forward with the Roseland Project.

Chuck Covert spoke about how the FAA has kept changing the CGRA PM and the airport has not been getting a lot of support in projects being completed in a timely manner. The Roseland project and Well Transfer project are out of scope for FAA PMs and are not considered a priority over other airport improvement projects. Chuck asked if there is another avenue in reaching out to Representative Walden for support in working with the FAA.

Jim requested a meeting be scheduled with Representatives, Walden, Buetler-Herrera and Cantwell to address the problem, with a notice being sent to the FAA prior to the meeting.

Jim reminded the board that the 90-day deadline was not technically over until next week, at which time an RFP might be more appropriate.

Linda Rose requested a 6-12-month extension due to their investment of time and information they have gathered that they do not want to share publicly during an RFP process. She stated they have invested a lot of money in consultants to get their recommended best use and they want to be part of bringing tenants and jobs to the airport.

Norm replied that the board has allowed extension after extension for this project over the last 10 years. His opinion is not in support of the project; any type of residential development has a negative impact on the airport.

Jim asked if Norm would be open to pursuing the RFP process and Norm replied yes, he would be.

Tim commented that the purchase of the private property is critical to the success of the project, and unlike some of the other conditions like FAA approval, is completely within the control of the Roseland Property Group.
Dave G. asked if the "private information" Linda referred to would be available for the board to see, Linda replied that yes it could be.

Tim stated that he doesn't see any pressure for the Roseland Group to push this project forward. He is personally tired of seeing this project being dragged out. He echoed Norm in citing the Hood River Airport as a leading example of how an increase in residential development will kill an airport.

Norm and Tim discussed the substantial amount of time and money the airport board has spent on purchasing and securing airspace surrounding the airport and that, that action seem at odds with promoting any type of residential development.

Tim moved to postpone any action until the end of the 90 days and hold a special meeting on August 1, 2019. Dave G. Seconded.

Russ questioned purpose of special meeting when it's already taken 15 years for the project.

Linda Rose requested the board wait until the regularly scheduled meeting on 16 August.

Tim asked Linda for an update on the status of purchasing the private property.

Linda stated they are in final negotiations.

Dennis Eiesland commented they are nowhere close.

Tim commented why encumber the board with a project that has a such a heavy work load when the private property isn't purchased.

Norm agreed said we should focus on other airport projects.

Tim rescinded motion.

Tim moved to postpone decision until August board meeting. Norm seconded. Passed unanimously.

Airport manager will add RFP as action item at next board meeting to decide if the board would like to pursue one.

DISCUSSION ITEMS

A. Water District – Payment and Well Security: Aryn updated the board that the DWD reinstated the airport's base rate to $400 a month and rescinded the airport's outstanding water bill balance. Aryn asked Russ to clarify his comment during the last board meeting about looking at other well options.

WJ Morris from the DWD reported the DWD is receiving $200,000 from the landfill and the USDA grant is on hold but is not dead. The DWD is getting quotes on prices for well development and then will reactivate the USDA grant.
Russ commented that he would like the airport to take its time and be sure of the plan for the well and water rights because you can only give them away once.

WJ mentioned the issue of the well head security. The DWD suggests placing a cap that secures the well but allows access for future testing as well.

Norm asked Chuck Covert about previous well testing, Chuck stated that it has happened occasionally in the past to test static level. The airport has the records for the drilling and testing.

Aryn will send the board a copy of the last testing records.

Norm suggested reviewing the water negotiations.

Jim stated Klickitat County PUD also manages water districts.

Tim stated that the water and well are the airport's most valuable resource.

Norm asked what is the possibility of developing the well head and selling the water to the DWD.

Aryn will send out a copy of the two water agreements and follow up with the City Attorney for their opinion on the agreements.

Norm asked Chuck if we can sell the water elsewhere.

Chuck said we still need to maintain a partnership with the DWD but not positive of what we can do for our own use.

Aryn reported she is waiting on the final bid for the terminal complex water system design and will present it at the next board meeting.

B. Budget Report: No comments or questions.

C. Check Register: No comments or questions.

MANAGEMENT REPORT

7/19/19 Accident: On 7/19/19 a local pilot had an accident on runway 31 during takeoff. Aryn thanked Chuck Covert, Darren Lacock and Jeff Renard for assisting in the response and recovery of the accident while she was out of the town. The pilot was uninjured but the plane caught fire on the runway. The fire was extinguished and the plane is being stored in the maintenance hangar until the investigation is complete. There is minor damage to the runway asphalt due to the heat of the fire. Aryn is coordinating getting it fixed. Until then a NOTAM has been placed so pilots are aware of a small patch of uneven surface on runway 31.

CGCC/Boeing Meeting: On 7/19/19 Aryn Rasmussen, Dave Griffith, Andrea Klaus (Port of The Dalles) and Dan Spatz (CGCC) met with Richard White Boeing Government Operations Liaison in Everett, WA. The purpose of the meeting was to discuss CGCC's new skills center and the potential to develop an aviation maintenance program. Boeing has several programs with other community colleges at their facilities to train aviation technicians. It was a great first conversation to get information in regards to building specs and curriculum development. A follow up teleconference will be scheduled with Boeing's workforce personnel.

QT Pod Fuel Terminal: The new fuel terminal has been ordered and delivered. Aryn is coordinating installation.

Apron Rehab Project: Aryn has received conditional approval from The Dalles City Council and the Klickitat County Commissioners to accept up to $415,000 in additional funding from the FAA to complete the base bid plus additive. The complete grant application has been submitted and the airport is waiting to hear the final determination in additional funds available.

FAA Update (AOA, TacAero Hangars): Aryn spoke with Ian Bradshaw the new FAA Project Manager. They discussed the ALP approval letters for the AOA and the TacAero hangars. Ian stated there did not appear to be any issues with the environmental or airspace requirements for either project, he will address them at their weekly Wednesday planning meeting and give Aryn an updated status next week.

NEXT MEETING

The next meeting will be August 16, 2019 at 7:00 am.

ADJOURMENTS

Having no further business, the meeting was adjourned at 8:30am.

SIGNED:

Jim Wilcox, President

ATTEST:

Aryn Rasmussen, Airport Manager