# MINUTES

## COLUMBIA GORGE REGIONAL AIRPORT MEETING

September 18, 2026

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| **PRESIDING:** | Jim Wilcox |
| **BOARD PRESENT:** | Jim Wilcox, Terry Trapp (via Zoom), Tim Urness, Tim McGlothlin, James Smith, Lori Zoller (arrived after initial roll call). |
| **BOARD ABSENT:** | Randy Anderson |
| **STAFF PRESENT:** | Airport Manager Jeff Renard (Zoom), EDO Jacob Anderson |
| **PUBLIC PRESENT:** | See attached Sign-In sheet. |

### CALL TO ORDER

The meeting was called to order by Jim Wilcox at 7:30 a.m.

### ROLL CALL

Roll call was conducted by Jim Wilcox.

### APPROVAL OF AGENDA

The board moved the airport hangar committee report from discussion items to action items. With no other changes, the agenda was approved as corrected by unanimous consent.

### APPROVAL OF MINUTES

The minutes were approved as presented by unanimous consent.

### PUBLIC COMMENTS

Chair Wilcox opened the initial public comment period with a three-minute limit. No comments were offered. He reopened public comment near the end of the meeting; those comments are summarized below.

### BOARD MEMBER REPORTS

(None.)

### SPONSOR/PARTNERS REPORT

EDO Jake Anderson said the Plane Cave subcommittee recommendations would be presented under action items.

Commissioner Zoller reported no separate county update and noted that an update on the college hangar would follow.

The project manager for Klickitat County reported that building framing was underway, most utilities and parking lot work were substantially complete, and truss installation was expected to begin the following Monday. A January completion remained the target, subject to an updated contractor schedule. The representative explained that mislabeled factory components had briefly delayed framing and that the issue had been corrected.

## FBO REPORT

Darren Lacock reported that August fuel sales of 62,397 gallons, about 15,800 gallons above the prior monthly record. Sales were about 48,000 gallons ahead of the previous pace, with an estimated year-end total of 270,000 to 275,000 gallons if average sales continue. Fire operations and the start of jet season drove demand. Staff described intensive fuel deliveries and long shifts to maintain supply, including a period when available jet fuel fell to approximately 9,800 gallons before the next delivery.

## ACTION ITEMS

The airport hangar subcommittee met August 26 and issued an August 27 memorandum. It initially recommended continued evaluation of a possible temporary non-aeronautical use, subject to aviation priority, separate controlled access, security and surveillance, satisfactory insurance and indemnification, Plane Cave paying related costs unless an improvement independently benefits the airport, and all applicable FAA, lease, fair-market-value, city, and county requirements. Any proposal requiring owner authorization would be referred to the city and county before final action.

Jake also reported that the airport insurance broker and underwriter raised coverage concerns for non-aviation storage within hangars. Staff also described recent FAA safety observations regarding non-aviation activity on airport property and the need to protect grant assurances. Members discussed tenant concerns, controlled access, possible alternate insurance, costs, and the need for city and county review. The board did not approve the proposed use or request final FAA authorization.

*Terry Trapp moved to affirm the subcommittee and staff concerns, stop the current evaluation process, and provide Plane Cave the identified issues so that they may submit a new request with information addressing them. Tim McGlothlin seconded the motion.* ***The motion passed unanimously.***

## DISCUSSION ITEMS

Budget/Check Report: Jeff Renard reported no major first-month budget concern but noted sharply higher liability insurance costs and a property-related line item requiring clarification

with finance staff. Also, Commissioner Zoller said the county was pursuing a property tax issue through a legislative roundtable.

Airport Hangar Committee: The committee had not yet completed its review of the condominium hangar group's request for an extension of its ground lease. Members discussed the need to give the group a clear response after reviewing lease terms and airport interests. By consensus, the board returned the matter to the committee and requested that it appear as an action item at the next meeting. No decision on an extension was made.

CIP Worksheet: Jeff Renard and airport consultant Tracy May reviewed the five-year capital improvement program submitted for FAA consideration. The proposed sequence includes beacon tower design and Runway 13/31 pavement maintenance design, Runway 13/31 maintenance in 2028, Taxiway Delta in 2030, and potential Runway 7/25 work in 2031-32. Timing and scope remain subject to FAA eligibility and funding decisions. The board also discussed Runway 7/25 use, wind coverage, pavement strength, lighting replacement, and the need to use funds before they expire. FAA verbal support was reported, but no funding commitment was announced.

KC/DLS Coordination: Jeff Renard described coordination with county and college representatives on construction documentation and airfield safety.

FAA Safety Walk-through: The FAA safety walk identified non-aviation activity and ramp-use concerns that staff is addressing.

Masterplan Update: The airport master plan team is preparing an October public meeting, expected in the evening. The date and notice were still being finalized. Alternatives will include space for fire operations and future hangar development.

## MANAGEMENT REPORT

(See attached report.)

## ADDITIONAL COMMENTS

Public speakers suggested surveying the regional airport fuel flowage fees before considering a rate change; cautioned about FAA and insurance implications of non-aviation hagar uses; and urged careful review before extending ground leases. Questions addressed fuel flowage from fire operations, public access to the subcommittee memorandum, old fuel tank decommissioning, whether fire-staging revenue could supply a local match for an equipment building, hangar availability, and the condition and maintenance of Runway 7/25. Staff said it would review the budget question and potential tank-removal funding sources.

## NEXT MEETING

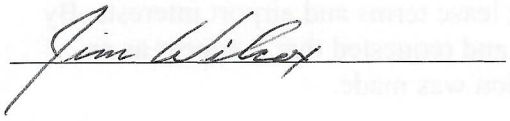
The next meeting will be October 16, 2026 at 7:30 am.

## ADJOURNMENTS

Having no further business, the meeting was adjourned at 8:58 am.

SIGNED:

Jim Wilcox, Chair



Jeff Renard, Airport Manager

