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**Agenda for the
MEETING OF THE REGIONAL AIRPORT BOARD
OF THE
COLUMBIA GORGE REGIONAL AIRPORT**

(Established cooperatively between the City of The Dalles, Oregon and Klickitat County, Washington)

Friday, August 18, 2017 @ 7:00am

Meeting to be Held at the Airport Terminal in Dallesport, WA

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Approval of Minutes: July 19, 2017**
- V. Public Comments (items not on the Agenda)**
- VI. Board Member Comments (items not on the Agenda)**
- VII. Discussion Items**
 - A. Mr. Morgan's proposed road from Mr. Morgan's property through a portion of the Airport to Dallesport Road.**
 - B. Mr. Englund's hangar.**
 - C. Blokart windsurfing.**
 - D. Review closed runway rates, expenses and guidelines.**
 - E. Airport use August 19-22, 2017.**
- VIII. Management Report**
 - A. Budget Review**
- IX. Next Meeting Date: September 15, 2017**
- X. Adjournment**

**Minutes of the Board of Directors Special Meeting
Regional Airport Authority**

July 19, 2017

Airport Terminal – Dallesport, Washington

CALL TO ORDER

Chairman Jim Wilcox called the meeting to order at 7:02 a.m.

ROLL CALL

Members present: Tim McGlothlin, Tim Urness, Dave Griffith, Terry Trapp, Jim Wilcox, Norm Deo and Dave Sauter. Absent: Terry Trapp.

Staff members present: Rolf Anderson and Chuck Covert of AMI, Julie Krueger of the City of The Dalles and Linda Miller council woman of the City of The Dalles.

APPROVAL OF AGENDA

The Agenda was approved unanimously.

APPROVAL OF MINUTES

The June 19, 2017, Minutes were unanimously approved.

PUBLIC COMMENTS

Jack Kincheloe informed the Board he had talked with Linda Rose about the golf course and she said they were still working with the Eiesland family about their property. The Board stated that there were presently no agreements regarding the potential golf course and to move forward Linda Rose would need to come to the Airport Board with a proposal for a golf course as well as paying and amounts due to Klickitat County. Mr. Kincheloe also expressed his concerns over the drainage pond that was being dug near Dallesport Road. He was concerned that the pond would retain water and as a result the water would not flow into the wet lands.

BOARD MEMBER COMMENTS

Mr. Wilcox stated the City and County had moved forward with the proposed action from the Airport Board.

DISCUSSION ITEMS

AMI discussed the area where Mr. Englund wanted to build a hangar. Due to County rules either he has to attach the new hangar to the adjacent hangar or have ten feet of separation between the buildings. AMI informed the Board that it was still waiting for the legal description for that parcel from Tenneson Engineering however Mr. Englund would like to

begin work as soon as possible and that Mr. Englund would maintain the 10' separation between the buildings. Upon a motion made and duly seconded, and after thorough discussion, the Board unanimously approved a ground lease with Mr. Englund for that parcel with the same terms as previous ground leases with the addition that during the term of that lease Mr. Englund would be responsible for maintaining the 10' space between his hangar and the adjoining hangar free of weeds. The Board also authorized Mr. Englund to begin work on that hangar while the lease is being prepared for execution.

AMI discussed that a condition of Mr. Englund receiving a certificate of occupancy for his new hangar from the County the drainage pond and system to Mr. Englund's hangar need to be in place. The Airport needs to construct the required drainage pond and drainage from Mr. Englund's hangar to the drainage pond. AMI submitted to the Board an estimate from Tenneson Engineering for the work necessary to prepare the documents for that work and to assist in obtaining the necessary bids for that work. The drainage pond area had previously been surveyed by Tenneson, however to obtain accurate quantities that area needs to be re-surveyed since material has been removed subsequent to last survey. Upon a motion made and duly seconded and after thorough discussion the Board unanimously approved contracting with Tenneson Engineering to prepare a plan update for \$5,000; prepare the contract documents for \$3,000 and provide Bid Period Services for \$2,000.

AMI discussed a potential lease with RUTE Foundation Systems. AMI explained that RUTE would like to find a suitable place on the Airport to work on a prototype for its foundation system. The Board instructed AMI to continue working with RUTE and report back to the Board with a proposed specific site and terms of a lease.

The Board Listened to an initial presentation from Blokart Windsurfing about using the closed runway for wheeled windsurfing rigs. The Board invited Blokart to return when he has more details and a proposal for that use. The Board also authorized the use of the closed runway by Blokart for testing of the equipment to make sure the runway was suitable.

AMI suggested that the Airport needed to develop more detailed guidelines for using the closed runway. AMI had received noise complaints and there is a problem with some users destroying the painted lines placed by Team Oregon for motorcycle training. In addition some of the uses were hard on the crack sealing and left debris on the runway that needed to be removed. The Board requested that AMI create some proposed guidelines and get those to the Board for review.

AMI discussed the potential traffic at the Airport surrounding the eclipse. The Board suggested that the Airport work to obtain maximum revenue from aircraft parking for the eclipse.

AMI discussed the evaluation of Runway 7/25 for wind coverage. The study done by Precision Approach Engineering did not find sufficient wind coverage for that Runway to

meet the FAA standards. AMI is working with PAE to do a more precise wind evaluation including if possible having multiple wind monitors placed in various locations around the Airport for more detailed analysis.

Mr. Morgan presented information concerning his proposed road from his property across a portion of Airport property to reach Dallesport Road. After a discussion the Board invited Mr. Morgan back to the next Board meeting for more detailed discussions.

Manager's Report

AMI reported that the Budget was in line with expectations with Building and Ground expenses up for the year and miscellaneous revenue up.

AMI reported there was a \$67,000 savings for the Flex Building in not having to install sprinklers in the entire building. However there are various additional expenses including \$63,000 for rock, \$18,000 for the PUD trench, caulking around the walls \$3,000, a vapor barrier in the ceiling \$2,000 and a total of \$38,000 in permits for a total of about \$90,000 in additional costs.

AMI reported the taxiway project was complete and under budget.

NEXT REGULAR MEETING

August 18, 2017

ADJOURNMENT

Chairman Jim Wilcox adjourned the meeting at 8:43 a.m.

Jim Wilcox, Chairman

Closed Runway Use Ideas

1. Suggested daily fees:
 - a) Team Oregon \$200/day
 - b) Public Police and Fire Departments \$0/ day for use with \$200 clean up fee and \$500 Damage deposit
 - c) Racing entities. Restricted areas of use to avoid destroying Team Oregon markings. \$400/day plus \$500 Damage deposit
2. Procedures:
 - a) Each user to be met prior to use for inspection and orientation with map, then met again at end of use for inspection.
 - b) No racing use or loud noises before 8:00 am and after 8:00 pm.
 - c) Continue requiring \$2,000,000 in insurance for each use.
 - d) Establish web based use calendar.
 - e) Maintain Portable Toilet requirements.
 - f) Establish camping/overnight requirements.
3. Promote runway use on Web page and social media.