

4S2 Airport Advisory Committee
15 February 2024
4:00 PM-5:30 PM
Port Conference Room

MINUTES

PRESENT: See Role Call Sheet. Meeting was offered in video format with several members attending remotely.

CALL TO ORDER/OPENING REMARKS

- The meeting was called to order at 4:01 PM by Dave Koebel.

APPROVAL OF THE MINUTES FROM LAST MONTH

- Minutes from November were approved with no corrections.

ADDITIONS TO THE AGENDA

- No additions or modifications to the agenda.

APPROVAL OF THE AGENDA

- Agenda was approved.

BUSINESS ARISING OUT OF THE PREVIOUS MEETING

- None

ITEMS DISCUSSED

- *South Apron:* Greg recapped the South Apron project. Project will include 10 hangars using both AIP and BIL funding. Design will take place throughout 2024 with construction occurring in 2025. The National Marine Fisheries Service (NMFS) has recently implemented a requirement to the FAA requiring an NMFS review of all plans involving impervious surfaces. The NMFS is very short staffed and this requirement will result in large development delays. This requirement causes issues because BIL funds are tied to a time and may run out prior to the NMFS approval. Buildings do not trigger an NMFS review, the impervious surface requirements will, so the Port of Hood River thinks that the strategy should be to start constructing the building and ask for an NMFS approval at the same time. Commissioner Bieker asked what would happen if we paved the project without approval. Greg said that if that happened the funding would not be released in that case. The NMFS requirement could also affect the North Apron development project. If the FAA were to state how much paved surface was needed surrounding the proposed development a NMFS review would likely be needed. There is the potential to leave the strip between the new building and the existing apron to stay gravel temporarily until NMFS approval.
- *North Apron:* The Port has been working with Aircraft Storage regarding the land development. An MOU has already been put in place and existing plans are almost ready for developer review. In addition, the Port is waiting for land use approval from the County. Building plans have been approved and money has been put down for two 60'X120' hangars.
- Discussion Topics:

Mission and Vision Statement. Commissioner Bieker introduced this topic by explaining the process that the Port went through when they were reviewing and changing their Mission Statement. Dave asked if anyone on the AAC thinks that we need a Mission Statement or a Vision for the airport. Doug re-emphasized the importance of having a Mission Statement and Vision. Margo concurred. Dave mentioned that he is not sure that an airport needs a Mission Statement or Vision. Doug reminded the AAC that a considerable amount of time was taken during the last meeting to actively discuss and propose various Mission Statements and Visions and that effort should not go to waste. Dave suggested 3 words to consider. Vibrant, Viable, and Always a Good Neighbor. Matt and Tad both had no objections to moving forward with defining and establishing a Mission Statement and Vision and wished to move forward with additional discussion topics. Doug was in favor of Dave's 3 word Mission Statement. Doug also noted that a Mission Statement can also help to protect the airport from an onslaught of public opinion. Tad pointed

out that the word Viable is a bit defensive. Doug suggested Safe, Vibrant, Economically Viable, and Always a Good Neighbor. Doug wished to include safety into the statement. Dave and Margo were in favor of the addition of the word Economic in front of Viable. Commissioner Bieker suggested getting words on paper and sending them along to the Port Commissioners. Dave motioned that Safe, Vibrant, Economically Viable, and Always a Good Neighbor be proposed as the Airport Mission Statement be accepted and sent to the Port Commissioners. Doug seconded the motion. Tad did not vote in favor due to the word viable being included.

Minimum Standards: Commissioner Bieker wanted members to be familiar with the airport minimum standards document and bring up any concerns or comments. Dave mentioned commercial activity being conducted at the airport and brought up the idea of receiving a fee from commercial operators. Greg said that there was not a policy currently that states a commercial operator needs to provide a fee to operate on the airfield. The only requirement is to provide insurance and a certification. Greg asked if the AAC wants to make a motion to instate a usage fee. John believed that a usage fee would be overkill. Tad and Andreas like the idea of having multiple options available at the airport due to promoting competition. Commissioner Bieker emphasized that the intent of bringing up the minimum standards was to promote commercial activity and not to hamper it. Andreas reiterated that he wants to promote more airport activity beyond what is currently available such as food carts. Matt mentioned that he is in support of usage fees. Greg is going to get in touch with the KDLS Airport Manager to see how they address this topic. Dave mentioned that he is in favor of a concession fee. Greg asked if anyone would like to redline review the minimum standards. Margo asked if this could be available as a Google document for collaboration.

T Hangar Snow Load: Greg talked about how there has been a recent discovery of building modifications done by tenants. When snow loads up on the roof, the building cantilever beam flexes in an unsupported area which makes opening the hangar door difficult or not possible. The modification is to prop the beam up with a series of washers so the cantilever never flexes. Currently the Port facilities team is looking into a proper method to fix this.

Porta John at Fuel Tank: The committee discussed the desire for a Porta John to be located near the new Fuel Tank. The recommendation was to relocate the existing Porta John from the C T-Hangar block to the North Apron. The rationale was that the nearby FBO provides a restroom for C hangar tenants.

Hoby Streich Hangar: Greg shared that due to receiving feedback that a Community Support Hangar would not be a function that would benefit airport users nor the Port as a whole, Port staff will organize a live auction for the option to lease the hangar to the highest bidder, for private aircraft storage and uses.

ACTION ITEMS

- None specified

ADJOURNMENT

- Meeting adjourned at 5:15

NEXT MEETING DATE

- Next meeting is set for March 21, 2024 in the Port Conference Room. Agenda will be sent out prior to the next meeting and will detail of the specific time.