

**TACOMA NARROWS AIRPORT ADVISORY COMMISSION  
MEETING SUMMARY**

**Tuesday, January 9, 2018**

A regular meeting of the Pierce County Tacoma Narrows Airport Advisory Commission (TNAAC) was held on Tuesday, January 9, 2018 at 6:30 PM. The meeting was held at the Tacoma Narrows Aviation hangar, 1302 – 26th Ave. NW, Gig Harbor, WA 98335.

- **Call to Order & Welcome**

Vice Chair Brad Pattison called the meeting to order at 6:34 PM. Brad thanked George Swift and Jeff Stillwell for providing this hangar for our meetings; he also thanked staff for providing minutes and for posting the meeting notices around the airport. Commission members introduced themselves.

<b>TNAAC VOTING MEMBERS</b>	
<b>Present:</b>	Brad Pattison, Vice Chair Kurt Grimmer Larry Fickel Brian Durham Al Abbott Robert Bergevin Wiley Moore – via phone Michael Murphy – via phone
<b>Excused:</b>	Terry Lee, Bob Felker
<b>TNAAC NON-VOTING MEMBERS</b>	
<b>Present:</b>	Derek Young, Council District 7
<b>Excused:</b>	Michael Perrow, City of Gig Harbor
<b>PIERCE COUNTY STAFF</b>	
<b>Present:</b>	Jay Simons, Operations & Maintenance Supervisor Lauren Behm, Interim Administrator Cindy Willis, Office Assistant
<b>VISITORS</b>	
<b>Present:</b>	Nine members of the public signed the attendance sheet.

- **Approval of Prior Meeting Summaries**

By motion (Fickel/Grimmer), the meeting summary for September 17, 2017 was amended and then approved unanimously; the meeting summary for October 2, 2017 was approved unanimously.

- **Visitors and Petitions**

*(Public comments are limited to 3 minutes per person on non-agenda items.)*

None.

- **Reports**

- Lauren Behm, Interim Administrator, reviewed the project list for 2018; these projects will be paid with REET funds: 1) An environmental assessment is required to move the taxiway connector B4 50' to the east to meet standards; an RFP is out and the County is providing \$15,000 in local match money in 2018. 2) We'll be caulking the HeliTrak building in May, and 3) painting the south end taxi lanes this spring. 4) We'll be having 4 hangar doors repaired in February, 5) as well as the Hub kitchen door. 6) We'll be spending up to \$200,000 to replace the Hub roof. Brian Durham asked if the restaurant will be closed; Lauren said we hope to have the least amount of impact possible, but there may be some closures, or work done in the mornings before they open. 7) The caretaker house demo will be done very soon so Eagle Construction can move to that site; that's a large dollar item and the demo will be in the first quarter. 8) We have a new tenant for the 1624 (Pioneer) building and will be building a new bathroom and updating the existing bathroom for use as a public restroom on the north end of the airport (to replace the HeliTrak bathroom). The new tenant is Ben Buehler from Boeing Field; he builds racing bi-planes. We're excited to have him on the airport. 9) The fencing and backup generator will be moved for security reasons once Tacoma Narrows Aviation has completed its construction.

Brad Pattison said the Hub is fabulous. He asked if there's been any thought to doing an expansion. Lauren said Hub would have to participate – it would blow up the budget. We're not likely to have money or even space to expand the building. Brad also wondered if Eagle Communications can access their property without going through the south gate. Lauren said we'll have traffic enter through the A gate; Eagle will upgrade the gate and driveway and will use them as a main entrance.

Larry Fickel wondered if anyone's talked to the neighbors about the Eagle move. That will create noise in the area and we don't want them to be caught off-guard. Lauren said she's waiting for FAA approval to the ALP change before we send out notice to the neighbors. Brad suggested some sound-deadening mitigation.

- Lauren Behm, Interim Administrator, continued with her report. She extended a welcome to our new members (Al Abbott and BJ Bergevin) and acknowledged all the volunteer hours from TNAAC members.

We're participating in the NW Aviation trade show at the Puyallup Fairgrounds February 24-25. Please sign up to volunteer at the booth. If anyone has coupons, brochures, or other information to distribute in our booth, we'd be happy to take it to the trade show.

Wings & Wheels has new leadership on the Tacoma Event Commission. They met with us last fall and asked the County for \$50,000 to put on the event; we had to say no because it's not something we can afford. Because of that, there will be no Wings & Wheels in 2018. We are interested in finding other community events at the airport to replace that event

and engage the community. There may be a future opportunity to bring it back if TEC finds a large corporate sponsor.

- Lauren introduced the Director of Planning & Public Works, Dennis Hanberg. Dennis said we're looking at better efficiencies by merging the Planning and Public Works departments. We're learning about Airport and Ferry; we know it has a restricted budget, but we're looking at make it go as far as we can. We've restriped the parking lot and cut back landscaping to improve business visibility; we've changed the website to be more business focused. We're excited about 2018 and the future. Dennis introduced the Chief Operating Officer for the Executive—Dan Grimm who works for Executive Dammeier. TNAAC members thanked them both for coming. Brad Pattison wondered how the management structure works with ferries and two airports. An airport like this gets hurt when there's no on-site airport manager. Operationally, combining airports and ferries isn't the best.

Larry Fickel appreciated Dan and Dennis being here. He asked if there are plans in the future to repair our hangars. Dennis said his focus is on what we can do with the master plan and longer term than 2018. He doesn't know when hangars will be replaced or added. We're currently at 85% occupancy. In the longer term, we need to look at the master plan and the west side of the airport. Where might a road go in on the west side (not in 2018)? We'll look at our other properties and figure out what could help us. Larry said he knows it costs money. Brad said the hangar rate is a big topic; we're trying to get rates more in line with the market. An 85% occupancy is great, but other airports have nicer hangars.

- Tower Report – Bonnie Malgarini, control tower chief for 5 years had good news: our tower operations numbers were over 95,000 in 2017. There were 75,000 in 2016. We're now at full staffing and she's ready to start working on departure routes with subcommittee participation. The tower is leaking; the FAA replaced the roof, but that only moved the leaks. They will replace some windows in February and are looking to redo the floor and windows because of mold issues; we might have to close the tower for a few days. It's not safe to control traffic from the grass. They will do work at night, so it may be only a 3-day closure, funding dependent. We've got a good tower, and the pilots here are the best. Our student pilots sometimes read back too much when the tower is busy; otherwise there are no issues.
- Commission Reports  
FoTNA – Larry Fickel said they're planning another fly-in/drive-in movie night on Saturday, August 25. Pray for no rain.

- **Old Business**

- Grass Landing Strip – Lauren Behm said she hated to be the bearer of bad news, but she got an email today from our FAA planner who said their office is not allowing any new alternative grass landing areas at this time. It's not been fully vetted by their office, so we are to stop any planning. Lauren will continue to check in, but we can't move forward until they figure a pathway forward for us. Brad Pattison asked Bonnie about the grass on the west side—if someone wants to land there and requests it, can the tower authorize that if it's at the pilot's own risk? Bonnie said no, if it's not authorized by the FAA, we can't. If you

landed in the grass, you'd be contacted by FSDO. She said she'd have to report it and wouldn't issue a landing clearance. Brad said a couple airplanes on the airport don't have brakes, steering, or tail skids, so landing on pavement is difficult and not very safe. Bonnie said landing in the grass isn't the issue—it's how they'd get there to take off. Brad said the grass is a pretty good surface (except for the ditch).

Larry Fickel asked if the FAA provided a reason for denial; airports exist elsewhere with grass strips. Lauren said there was no further explanation. However, she's meeting with the FAA on Thursday, so she'll ask. Brad said antique aircraft need a grass surface. Bonnie said there are no procedures about when it could be used. How can you approve something without procedures?

- Review Recommendation on Hangar Lease Rates – Lauren Behm said we transmitted the TNAAC's recommendation to the County Council on October 10; no hearing was scheduled or action taken in 2017. We have learned that there will be an Economic Infrastructure & Development Committee hearing on January 23 at 9:30 am. It will be your opportunity to testify and provide back-up for the written recommendation. EIDC will decide what action, if any, it will take. That would be forwarded on to the full Council. Our County staff recommendation is that rates remain the same.

Brad Pattison asked where we stand with hangar compliance inspections for aeronautical use requirements. Lauren said we began the inspections in late summer; County hangars are 100% in compliance. The condo board has asked us to request from the FAA an interim use agreement for 3-5 years for existing hangars in non-compliance; new users must be compliant. We will calculate the difference in the land lease rate and adjust to market rates. We'll take the proposal to the FAA on Thursday and see what they say. We'll keep you in the loop about a final interim use agreement. The condo board and members have been helpful in getting inspections done; we're working toward compliance within a 3-5 year period. Brad Pattison said we have to be non-discriminatory—similar structures must have similar rules and not give preference to the non-compliant.

Torsten Arnold, president of the condo association board, said the FAA says there are compliance issues nationwide. We understand that the FAA has granted leniency for a waiver; we've requested that and have a verbal agreement with non-compliant owners to get into compliance. They won't get a second chance. They won't all like it, but we think a 3-5 year process is appropriate. Brad said there should be a date certain with mention of the 30-day requirement to vacate should no other hangar space be available.

Brad Pattison asked if the cost of the new restaurant roof will stop progress on airport signage. Lauren has signage on the work plan; we're hoping to find REET dollars to spend this year. Brad said we've been trying for years to get signs. We used to have a nice sign at the entrance with business names, but it went away when the tunnel was built. It's long overdue. Dennis Hanberg said it needs to be done. He hasn't looked at the cost yet, but he has a permitting planner assigned to help Lauren on airport issues.

Councilmember Derek Young said when he brought up signage during the budget process, he was discouraged from putting in a proviso for signage; he'll circle back with staff. He was assured we'd do signage this year. He did note that previous mock-ups were not compliant with

the sign code, so we'd need to make sure it is. Brad said it would be nice to have it installed before the aviation season begins May 1. Dennis Hanberg said he'd like to see a picture of the old sign if anyone has one. Replacement is easier.

Brad asked about an update on the children's play area (expansion of the RAZ) like Bremerton has. Lauren said she will ask the FAA about playground elements and an interim use agreement for that property; we need to be able to keep the RAZ as a permanent structure. The FAA probably won't budge on a playground because you can't ever get it back if you lose aviation land to another type of land use. She had a call from the RAZ project manager regarding educational signage, new surfacing that's kid friendly, and adding color and airplane parts to make it more fun. We have to show the FAA how things are changing with Tacoma Narrows Aviation and that the space isn't appropriate for aviation use anymore—get it redesignated on the ALP.

- **New Business**

- Election of Officers – To comply with our rules, we need an airport user as chair and community resident as vice chair. Al Abbott was nominated and seconded for chair; Wiley Moore was also nominated and seconded. Al Abbott said he's a newbie, so he'll pass. Wiley said he'd be willing to serve. The vote was unanimous.

Vice Chair – Larry Fickel was nominated and seconded, but he declined with too much on his plate. Kurt Grimmer was nominated and seconded; the vote was unanimous.

- Finalize 2018 Work Plan – Lauren referred to the list in the packet; is there any discussion or other ideas to add. Should we remove the grass landing strip? How about airport signage and where to place signs? We expect to start up the economic development task force in Quarters 2 and 3 – we have volunteers for that group. Do we want to keep the compass rose? Brian Durham said yes. We need a survey and to keep it away from interference. Lauren has the name of company who does surveying work; we'd need money for the survey and then determine where it would go.

Lauren said if you want to champion other events in place of Wings & Wheels, let her know. Brad Pattison said we support the concept of Wings & Wheels. The Juranichs have antique aircraft and cars; maybe the hangar association has some neat airplanes for a display day on the airport. Torsten Arnold said car guys like to show off their stuff. He has contacts with the LeMay Car Museum, and perhaps he could find someone who does aerobatic maneuvers. Larry Fickel said we might think about doing it in conjunction with the movie night. FoTNA tries to connect community to the airport and make it viable; we don't have lots of funds or manpower. Brad said it needs to be done soon. Lauren will meet with Larry and Al. Torsten suggested a C17 from the military.

Dan Neil, Avionics Shop, said they have an ADS-B in his lobby; come down and look; it shows air traffic in the area carrying ADS-B equipment on board. It's fascinating to watch. It shows a map of the area and live weather.

Dwight Ford, FAA, asked if the County had considered a self-help program for hangar costs. Tenants can revamp a hangar at their own expense and negotiate the price based on the plan. These hangars aren't worth the money; he can't afford to put a new plane into a leaky hangar. Tim Toerber asked if there are no plans to remodel the existing hangars; how about developers building new hangars on the south end? Lauren said the vacant land on the south land is not currently available for lease; maybe it will become available for land lease in the future. It is designated as aviation use. We're open to development ideas and private development.

Warren Hendrickson (tenant, former Pierce County airport planner, and current AOPA NW Manager) said currently hangars cannot be priced independently (self-help). Traffic has doubled since the master plan was done in 2013 (48,000 operations); the question is how do we update the master plan to account for traffic doubling? As for lease rates, contracts are based upon a flat lease rate for a parcel, not individual hangars. If a public lease rate is identified, how do you break that down so that non-aeronautical uses don't affect the entire group? A compass rose idea was tabled years ago because we needed to move taxiway D4; how do you locate it so it's free of magnetic interference? Is there an opportunity to include a magnetic assessment with the environmental assessment? That may identify where a compass rose could be placed. He asked if Jennifer Kandel sent a written response regarding the grass landing strip; please provide him a copy and he can take the issue to governmental affairs.

- **Adjournment**

The chair adjourned the meeting at 8:06 pm.

**TNAAC Next Meeting**

**Date:** Tuesday, April 10, 2018

**Time:** 6:30 PM

**Location:** Tacoma Narrows Aviation hangar

<b>TO CONTACT THE TACOMA NARROWS AIRPORT ADVISORY COMMISSION</b>	
<b>Regarding any items on this agenda, or any other issues:</b>	
<b>Call:</b>	(253) 798-7250 (Airport Administration)
<b>Fax:</b>	(253) 798-2740
<b>Mail:</b>	Tacoma Narrows Airport Advisory Commission 2702 South 42 <sup>nd</sup> Street, Suite 201 Tacoma, WA 98409-7322
<b>Email:</b>	<a href="mailto:pctnaac@co.pierce.wa.us">pctnaac@co.pierce.wa.us</a>
<b>Submit comments online:</b>	<a href="http://www.piercecountywa.org/tacomannarrows">www.piercecountywa.org/tacomannarrows</a> (click on "contact us")