

December 8, 2020
2:01 p.m.
Newport, Oregon

AIRPORT COMMITTEE

The Airport Committee met on the above date via Zoom.

In attendance were Committee Members Jeff Bertuleit, Susan Reese-Painter, Ralph Busby, Jim Shaw, Ken Brown, and Mark Watkins. Absent was Terry Buggenhagen. Also in attendance were Airport Director Lance Vanderbeck, Deputy City Recorder Gloria Tucker, Council Liaison Dietmar Goebel, and Council Liaison Alternate Cynthia Jacobi.

APPROVAL OF MINUTES

MOTION was made by Watkins, seconded by Shaw, to approve the minutes of the November 10, 2020, meeting. The motion carried unanimously in a voice vote.

DISCUSSION/ACTION ITEMS

Allan Wells Update. Vanderbeck reported the progress on discussions with Alan Wells. He asked for the committee's thoughts. Bertuleit suggested Wells walk over the property available for lease, and the boundaries be marked. Watkins suggested administration sign the proposal from Wells included in the packet.

MOTION was made by Watkins, seconded by Painter, to recommend administration finalize and approve the agreement with Wells within the next ten days. The motion carried unanimously in a voice vote.

Watkins declared a potential conflict of interest and recused himself from any further discussions on property development outside the fence at the airport.

Goebel asked if the committee should recommend Council consider the agreement. Vanderbeck and Tucker explained administration has authority to pursue agreements under a certain cost. Bertuleit explained there would be no upfront cost to the city for Wells.

Update on Municipal Code Language on Leases. Bertuleit noted this is an informational item, since Council has approved the language changes. Goebel noted Council agreed with the committee's recommendation to change the code language.

New Hangar Leases. Bertuleit stated the Council also recommended the committee review designs for new hangars. Vanderbeck explained the committee would not provide an architectural or structural review, but rather an aesthetic review. He noted the committee would review aesthetic designs before the applicants filed for building permits. The committee reached consensus that they are interested in providing an architectural or structural review. Vanderbeck added two hangar proposals will be coming before the committee at its next meeting. Watkins confirmed lease language and the airport rules and regulations prevent on-site living. Shaw noted one of the applicants will be out of town during the next meeting.

MOTION was made by Busby, seconded by Watkins, to add the Airport Fee Schedule to the agenda. The motion carried unanimously in a voice vote.

Airport Fee Schedule. Vanderbeck reviewed the current fee schedule and asked for the committee's thoughts.

Watkins suggested the fee schedule remain the same as last year since it has been a very difficult year for many people. Bertuleit agreed. Shaw confirmed the fees do not relate directly to costs at the airport. Goebel confirmed salal is harvested at the airport. Watkins explained that the fees are not a significant source of income for the airport. Vanderbeck noted revenues are more significant from hangar leases.

Busby stated T-hangar lease rates are a little below market rates and suggested raising those. Bertuleit suggested separating out T-hangar lease rates for discussion at the next meeting. Watkins emphasized the need to keep the rates the same for this year. He asked how many people are on the waiting list to build hangars. Vanderbeck replied there are 11 people on the waiting list. Bertuleit suggested a goal to increase hangar building at the airport. Discussion ensued on the price to build a hangar.

MOTION was made by Watkins, seconded by Brown, to retain the current fee schedule. The motion carried 5-1 with Shaw opposed.

Busby left the meeting at 2:33 P.M.

OPERATIONS REPORT

December 8, 2020 Operations Report. Vanderbeck presented the operations report included in the packet. Bertuleit noted he discussed the animal shelter with Lincoln County Counsel Wayne Belmont. He stated no progress has been made on an agreement and he suggested administration send a letter with deadline of 90 days for response on the property to the county.

Watkins suggested inviting Belmont and County Commissioner Katey Jacobson to the next Airport Committee meeting. Goebel and Jacobi offered to discuss the issue with Belmont and Jacobson.

COMMITTEE COMMENTS

Goebel reported the Urban Renewal Agency discussed South Beach Urban Renewal District projects that must be complete by 2025. He noted one of the projects discussed was extending sewer to the airport. He suggested the committee stand behind that project. Bertuleit noted he discussed this issue with Mayor Dean Sawyer, and the mayor suggested reaching out to other property owners like Surfland to see if they are willing to join in a sewer extension. He added there is nearby industrial property that could be an alternative to a line along Highway 101. Discussion ensued on ways to make the airport more self-sufficient. Jacobi emphasized a sanitary sewer is needed by development at Surfland. She suggested the committee make this one of its goals and priorities. Watkins suggested drafting a letter to the homeowners' association at Surfland to get the conversation going out there. Jacobi suggested working in conjunction with the Community Development Department. Bertuleit suggested the committee make a recommendation to Council to reach out to Surfland regarding consensus for extending sewer. Goebel emphasized the time to move forward is before the Urban Renewal district sunsets, and the mostly likely way to provide sewer to the airport is through Urban Renewal.

Tucker explained the Community Development Department will be hiring a consultant to conduct public outreach to evaluate and prioritize the projects in the South Beach Urban

Renewal District. She noted the Airport Committee can add their voice to the work of the consultants.

Watkins recommended the committee make itself available to Community Development and the new consulting firm and offer help. Bertuleit noted the Airport Committee would be a stakeholder in that discussion.

The committee reached consensus to request the Community Development Department include the Airport Committee in helping move this project forward and making it a priority of the city. The committee also reached consensus to recommend a letter be sent to SurfLand to gauge potential interest in joining the city sewer system.

Bertuleit reported in the Transportation System Plan, a trail from the airport to South Beach is not being looked at. He recommended the Airport Committee recommend a trail from the airport to the South Beach business district be included within the TSP plan.

MOTION was made by Bertuleit, seconded by Watkins, to support finding a way to include a trail from the airport to the South Beach business district around 32nd or 35th Street in the Transportation System Plan. The motion carried unanimously in a voice vote.

Jacobi noted she will be attending the upcoming Bicycle and Pedestrian Committee meeting, and she will bring this trail up for discussion. Watkins explained this trail is important because it is integral to connect the airport with the community. He noted in the summer many families fly to the airport and should have the opportunity to go down to South Beach businesses. Brown noted this trail would be a good connection to the Wilder area. He added there is a local trails group willing to help. Bertuleit noted bikes could be rented at the airport if there was a trail. Vanderbeck added everyone can add their input on the TSP online.

Tucker reported the goals discussion will be in January. Watkins confirmed the air service discussion has been tabled since there is no grant available. Painter confirmed a Department of Transportation grant is a possibility. Vanderbeck noted Newport would compete with every airport in the United States for this grant. He stated he would start looking into it.

Bertuleit suggested a goal of encouraging the National Guard to move to the airport. Vanderbeck stated he would put a report together about the South Beach Urban Renewal District. Watkins thanked the Councilors for their participation in the committee.

ADJOURNMENT

Having no further business, the meeting adjourned at 3:18 P.M.