

ATTACHMENT #1

MINUTES of
AIRPORT BOARD OPERATIONS COMMITTEE MEETING
September 27, 2006
Aurora Room, 3:00 p.m.

I. **CALL TO ORDER:** Committee Chair Joe Heueisen called the meeting to order at 3:00 p.m.

II. **ROLL CALL:**

Members Present:

Pete Carlson	Eric Forrer	Jerry Godkin
Gordon Evans	Fred Gaffney	Joe Heueisen

Staff/CBJ Present:

Jerry Mahle, Airport M&O Superintendent	John Coleman, Airport Admin. Assistant
Ben Mello, Airport Planner	

Public Present:

Bob Jacobsen, Wings	Stuart Cook, Knightwatch Security
Craig Loken, Alaska Seaplanes	Tom Williams, Ward Air

III. **NEW BUSINESS:**

A. **Storage of Non-Aviation Related Items at the Airport**

B. **Storage of Derelict Aircraft**

C. **Vehicle Parking on Field**

Eric Forrer, Airport Board, reminded the Committee that the Board had referred the Bird Flu report to the Operations Committee for action. He said it could be taken up at a future meeting.

Jerry Mahle, Airport Maintenance & Operations Superintendent, described the problems that have prompted this meeting. He said that the representative from ESIS, Inc., the Airport's insurance company, had conducted an inspection and identified a lot of problem items including the storage of non-aviation related items such as boats and vehicles. Jerry said that he has many concerns about improperly stored items that can potentially interfere with snow removal operations – hangars that have no aircraft in them; hangars that are used for non-aviation businesses in violation of lease agreements, FAA regulations, and Grant Assurances. He said Field personnel get no cooperation when they ask tenants to move vehicles and equipment, and would like to see Security begin to tag and tow.

Committee Chair Joe Heueisen said that the Committee will need to see the insurance company report to see exactly where the Airport is out of compliance. Ben Mello, Airport Planner, reiterated that the Grant Assurances indicate that boat and car storage are not compatible with land use. Tom Williams, Ward Air, said that he didn't see where the Grant Assurances are specific about what is compatible. Ben Mello stated that if people want to store boats and have non-aviation related items on the Airport then maybe an airport industrial park should be created. He said that airports typically have industrial zones for non-aviation businesses.

Stuart Cook, Knightwatch Security, said that the Airport is facing fines from the TSA for not enforcing the terms of the Airport Certification Manual. He said that, in the past, Airport management has directed him to ignore some violations. He said many violations have been

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ignored for too long and they seem like they are grandfathered in. He said this will come back to bite the Airport. He said the CBJ laws for vehicles on the Airport are in 05.10.050. They allow him to red tag vehicles parked for more than 72 hours, but he typically allows an additional 72 hours. He said that a vehicle parked for more than 30 days may be considered abandoned. He said the penalty for a citation is \$25 and up, and the penalty for nuisance vehicles is \$295 plus towing and impound fees.

Tom Williams asked if there is a parking problem on leased areas. Stuart Cook said the parking problems have been in the roadway, not leaving enough room for emergency vehicles. He said these parking problems can also cause environmental and fire hazards. Joe Heuelsen said that until the report is received it is unclear where the Airport is out of compliance with regard to the inside of hangars. Jerry Mahle said he wants Board guidance on what can be stored on leased property.

Bob Jacobsen, Wings of Alaska, said that the airport is a disgrace, and there are obvious hazards on the way to the pond and at the Middleton hangars. He said the Airport has enough authority to begin with some obvious problems such as disintegrating aircraft. He said there should not be hazardous materials or activities or non-aviation businesses in the hangars. Jerry Mahle said he needs guidelines regarding non-airworthy aircraft. He asked how the Airport can avoid the financial responsibility for towing vehicles. Fred Gaffney, Airport Board, said that the Committee needs to agree that there are actions the Airport can take with regard to violations of the terms of signed leases. Pete Carlson, Airport Board, said he agrees with Bob Jacobsen that the Airport needs to be cleared up. He said we need to alert tenants with a newsletter and PR. Gordon Evans, Airport Board, said he agrees with Pete Carlson about notifying tenants. He said they need to be quoted the rules that give management the authority to impound. Jerry Godkin, Airport Board, said that impounding will send a strong signal. Ben Mello stated that staff would put together a letter (newsletter) that would be ready for the new Airport Manager to review on Monday, October 2, 2006.

Fred Gaffney said there is high demand for hangars, and the Airport should have the authority to inspect inside them. Ben Mello agreed with Fred and stated that there is an extensive waiting list for hangars. Ben Mello also stated that all leases contain an inspection clause. The Committee directed staff to draft a letter to tenants when the new Manager starts, let Gordon Evans look it over, and send it out within the next two weeks. Bob Jacobsen said management should work with the large lessees to determine which items on their lease lots are considered operational or non-operational.

Pete Carlson said there are enough empty tie downs that the Airport does not want to lose revenue by evicting disabled aircraft from paid spaces. Eric Forrer said the Committee should declare its intent to rigorously enforce rules for airport clean up, and staff needs to know it has the support to clean up the Airport.

IV. **TIME AND PLACE OF NEXT MEETING:** To be determined.

V. **ADJOURN:** The meeting adjourned by unanimous consent at 4:18 p.m.