

Port of Anacortes

Regular Commission Meeting Work/Study Session March 19, 2009

The Port Commission of the Port of Anacortes held its regular meeting and work/study session at 7:00 P.M. on the evening of March 19, 2009. This was a regularly scheduled Commission Meeting held at the Skyline Beach Club, 6041 Sands Way, Anacortes, Washington.

In Attendance: Commission President Rubin, Commission Vice-President Mooney, Commission Secretary Niver, and Commissioner Hopley and Commissioner Short.

Also in attendance: Executive Director Bob Hyde, Director of Finance & Administration Johnson, Director of Operations and Facilities Hachey, Marina Manager Fowler, Information Systems Administrator Parker, Project Manager Rowe, Project Manager Estvold, and Administrative Coordinator Lindsey.

CALL TO ORDER

At 7:00 P.M. Commission President Rubin called the regular meeting of March 19, 2009, to order and welcomed all in attendance. He noted that in light of the number of updates and presentations on which people might wish to comment, the Public Comment portion of the meeting would be moved to after the presentations.

REGULAR AGENDA

Executive Director Hyde noted that the Commission had begun the tradition of holding one of its regular meetings each year at the Skyline Beach Club and that topics during the meeting were all related to the Airport. He thanked the audience for their attendance. Executive Director Hyde introduced Miss Kacy Murray, a junior student and member of Mr. Jim Thompson's Advanced Digital Media Production class at Anacortes High School, who was present to film and record the meeting for public viewing on Channel 10. He thanked Kacy and her brother, Freshman student Gavin Murray, for contributing their time and talents to the Port district.

DISCUSSION ITEM – Automated Weather Observation System (AWOS)

Executive Director Hyde introduced Mr. Tom Fritzler, a member of the Anacortes Airport Advisory Committee (AAAC), who presented information about an AWOS as a safety recommendation for the Airport. He noted that AWOS is prepackaged for smaller commercial aviation airports and is approved by the FAA. AWOS significantly increase safety for airport pilots and neighbors alike and eliminates the need for aircraft to fly over to spot the windsock, a piece of 1920's technology still in use at the Airport. Mr. Fritzler explained that an AWOS is a passive system that monitors atmospheric conditions, providing real time weather information accessed by phone and messages can be customized to include the Port's calm wind runway information, also minimizing fly-overs of residential areas. An AWOS doesn't transmit information and therefore cannot be used as an instrument approach system. Mr. Fritzler noted that of all the airports in our area, only Lopez and Anacortes do not have an AWOS.

Placement of an AWOS on Anacortes Airport property would require some property modifications, such as clearing of brush and some trees due to operating constraints for the system. Mr. Fritzler noted that the only location on Airport property would be near a wetland

area. The cost associated with the purchase and installation of an AWOS is \$300,000 of which, the FAA would fund 95%, and the WSDOT would fund 2 ½ %, leaving 2 ½ % for the Port, approximately \$7,500 plus landscape and maintenance costs.

Mr. Fritzler believed an AWOS was among the more important recommendations made to the Commission by the Airport Advisory Committee, who urged the Commission to consider placing consideration of an AWOS on a future meeting agenda as it and would provide a great deal of public benefit.

Commissioner Rubin thanked Mr. Fritzler for his presentation. Mr. Fritzler then responded to questions from the Commission.

Commissioner Niver noted that Mr. Fritzler had characterized the AAAC as being formed to benefit the Airport. Commissioner Niver believed the purpose of the committee was to address concerns with the Airport and with Airport neighbors. Mr. Fritzler replied that yes that had indeed happened, with the results being research by the committee who then has made recommendations to the Commission.

Commissioner Short stated that he had sat in on some of the meetings and noted the committee was made up of both non-pilots and pilots alike. He inquired whether an AWOS would also provide warnings about air traffic in the area.

Mr. Warren Walz, a member of the committee, responded that pilots must change to a specific frequency to listen to AWOS information. An AWOS doesn't have any means to monitor other planes in the area, only weather information specific to the airport where it is placed.

Commissioner Niver said it was his understanding that pilots call into the Fixed Base Operator (FBO) on approach to check for traffic. Mr. Walz explained that the FBO at the Anacortes Airport has no communication as there is no Unicom at the airport.

Commissioner Rubin thanked Mr. Fritzler, Mr. Walz, and the AAAC for their presentation and called for any further discussion by the Commission.

Executive Director Hyde pointed out that an AWOS is not in the Port's budget and not in the Port's Comprehensive Plan or Capital Plan, so there would be a number of processes to go through before consideration could be made.

Commissioner Mooney inquired if changes to those plans could be made in a timeframe that would allow consideration of installing a system by fall.

Executive Director Hyde noted that the Port would have to open up the Comprehensive Plan for amendment and that an AWOS would block off future development in that future process area of the Airport. Port staff was of the opinion to examine the recommendation when reviewing the Port's Master Plan in 2012 and the Airport Master Plan in 2014. The Port has not considered an AWOS in planning to date.

Commissioner Hopley stated a concern he anticipated was tree removal. From discussions with the City, he noted that the City anticipated that a 75' wooded buffer would remain in the future process area and that was one issue that would have to be resolved. He questioned how much, if any, clearing was absolutely necessary for optimal performance and if some sub-optimal level

of operation would be possible. Commissioner Hopley also wondered whether other systems might also perform as an AWOS and their cost.

Commissioner Niver felt the Port's current development agreement with the City speaks to no development in that area, and he believed installation there would require filling in the wetlands in that area.

DISCUSSION – 2008 Fly In

Executive Director Hyde introduced Mr. Ken Davies, event Chairman, who spoke on behalf of the Anacortes Chapter of the Washington Pilot's Association. The Association held a Fly-In at the Anacortes Airport on June 28, 2008 from 10:00 a.m. to 3:30 p.m. Mr. Davies addressed the Commission to provide a report on the event whose participants included the U.S. Coastguard, Angel Flight, model airplane clubs, and local businesses. Many families attended the event which featured activities for children as well as their parents.

Mr. Davies thanked the Commission for their time and responded to questions.

Commissioner Niver wished to point out that the Fly In was put on by a private organization and not by the Port. He also noted that all of the new hangars being built at the Airport were private ownership.

Mr. Davies noted that he rents a hangar from the Port, although he is an Oak Harbor resident.

UPDATE – Screening Berm

Executive Director Hyde introduced Director of Operations & Facilities Hachey who updated the Commission on the installation of the screening berm at the Airport and subsequent noise level testing. The berm was installed using clean fill dirt from the Cap Sante Marine remedial site at the Boat Haven and then subsequently with additional clean fill from the construction of hangars at the Airport. The berm was installed as part of the Port's development agreement with the City of Anacortes to provide visual screening and light barrier between neighbors and the Airport. Following the initial installation, the Port tested the noise level for aircraft. The testing results were inconclusive as to whether the berm reduces or reflects sound levels. Additional testing will occur after the berm plantings have begun to take hold.

UPDATE – Airport Capital Plan

Director Hachey provided the Commission with an update on the Airport Capital Plan and several projects planned for 2009 as follows:

- Web Cam (ARP-04)
- Airport Security Surveillance System (APR-04)
- Apron Lighting (ARP-16)
- Detention Pond Analysis & Design (ARP-16)
- Reside FBO Building (ARP-14)
- Snowplow (ARP-16)
- Signage, Canceled (ineligible for grant funding)

A copy of the presentation will be attached to the approved version of these minutes.

Commission Niver noted that the camera will have a log and if any violations are indicated the footage can be used to determine what occurred. Director Hachey affirmed that the camera has approximately 30 days of active memory storage.

Commissioner Niver stated that he had spoken with the City who have indicated to him that they have no knowledge of there being any retention ponds at the airport and that what is being referred to as overgrown retention ponds is incorrect as those are and have always been wetlands.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the floor for public comment regarding items on the regular agenda.

1. *Mr. Ken Davies, Washington Pilot's Association President and Angel Flight pilot, of Oak Harbor, addressed the Commission. He noted that Oak Harbor, which is a private airport, has an AWOS, and a very narrow runway, only 24' wide. He explained that most pilots have 2 radios, one set to a Unicom frequency and another to call for weather conditions such as to an AWOS. Mr. Davies said he would be glad when the camera at the Anacortes Airport was installed so he could view the Anacortes weather before leaving home.*
2. *Mr. Torolf Torgersen, a resident of Skyline in Anacortes, addressed the Commission. He noted that the Airport was not universally loved and that he had observed small developments over the years which he believed were designed to increase the size and use of the Airport and in doing so, increase the number of aircraft and noise levels. Mr. Torgersen stated that the Airport's current designation as a small commercial airport was acceptable, but he would like to see the amount of additional air traffic, increasing noise levels, and development encroachments eliminated.*
3. *Mrs. Anna Torgersen, of Paisley Place in Anacortes, addressed the Commission, noting their home is about a half mile from the Airport and in the nearly eight years they had lived there they had seen increased usage, more hangars, trees cut down, and she was not happy with the idea of more trees being removed. She noted the Airport area was not a prairie, but instead contained a lot of homes and that people did not want to see more and louder planes come to the Airport and that a busier Airport could lower property values.*
4. *Mr. Don Ibsen, 2307 Highland Drive, Anacortes, addressed the Commission. Mr. Ibsen questioned how many members of the AAAC were pilots.*

Mr. Warren Walz explained that there were 14 members of that committee and that half were pilots and half non-pilots.

Mr. Ibsen stated he was more concerned with 200' fly overs on take-offs and landings. He inquired whether the total cost of the AWOS as presented included hardware and installation, and also what the circumference of the circle of clear area needed around the AWOS would be and whether it could be mounted on a building.

5. *Mrs. Phyllis Dolph, 2320 26th Street, Anacortes, addressed the Commission. Mrs. Dolph stated she appreciated Mrs. Torgersen's remarks about the Airport not being a prairie, noting the Airport was built on a wetland. Mrs. Dolph observed that the AWOS tower would be built in the middle of a wetlands area, that the detention ponds were wetlands, the runway was on a wetland, and she didn't think it was a good idea to clear near a wetland. She stated the 75' wooded buffer should remain and that she would like to see the Airport as it is now, shrink and not grow, and that an AWOS would cause the opposite.*
6. *Mr. Tom Miller, a resident of Harborview Estates, addressed the Commission. Mr. Miller noted his understanding of the AAAC was that it was set up to be an advocate for Airport neighbors. He questioned how many new planes an AWOS would bring into the Airport. Mr. Miller also questioned what, if anything, was the benefit to neighbors of the Fly In and wondered how many people from Anacortes attended.*
7. *Mr. Tom Glade, President of Evergreen Islands, addressed the Commission. Mr. Glade noted that Evergreen Islands fought a long legal battle with the City to develop ordinances for wetlands. He stated there are ten wetlands on the Airport property and that all are category 2 wetlands requiring 75' buffers. Mr. Glade stated the proposed AWOS placement would be within a buffer and this would lead to a struggle with his and other environmental groups.*
8. *Mr. Joe Johnson, a Skyline resident of 11 years and Anacortes home owner for 13 years, addressed the Commission. Mr. Johnson noted that the Airport predated his residence here by several decades and that proximity to the Airport was one of the reasons he enjoyed living in the West end of town. Mr. Johnson favored safety improvements at the Airport and was surprised to hear that Anacortes was one of only two airports without an AWOS, especially considering the medical and angel flights from the Airport. He thanked the Commission for coming out to Skyline.*
9. *Mr. Gene Kiver, 4210 Tyler Way, Anacortes, addressed the Commission, identifying himself as a registered geologist in the State of Washington. Mr. Kiver stated he was concerned with wetlands, noting Clyde Creek ran through his backyard and there wasn't a lot of water storage. He stated that all need to look at the wetland impacts to run-off.*
10. *Mr. Tom Preston, an Anacortes resident, explaining that he lives across the street from the Airport, addressed the Commission. He noted that the City has documented Preston Pond and that all developments in that area rely on the Airport pond that lies along Anacopper Road. Mr. Preston voiced concern that any "fiddling" with that pond could have drainage impacts.*
11. *Mr. John Adams, 1917 Tweed Place, Anacortes, addressed the Commission. Mr. Adams thanked the Commission for coming out to Skyline and for hosting these presentations. He stated that he was all in favor of doing anything at the Airport that would make it safer and that forums like this meeting would help to sort out options. Mr. Adams voiced that he found Commissioner Mooney's comments about the Comprehensive Plan flippant. Mr. Adams noted he had participated in the Plan meetings for the Marina and that a lot of time was taken in the planning process.*
12. *Mr. Leonard Kallerson, 1904 Ohio Avenue, Anacortes, a resident of Copper Pond, addressed the Commission. Mr. Kallerson stated he believed pilot safety is important but*

would like the Port to look for a solution other than an AWOS if it would require placement in or near the wetland area as he thought doing so would require flattening the trees and brush, resulting in the ruination of the ponds. Although he thought the tree cutting for the FAA regulations would require topping, many trees were chopped way down or removed entirely and he found the aftermath resembled a war zone. Mr. Kallerson stated he would like to see something that works for the pilots, preserves the wetlands, and improves the appearance of that space.

Hearing no others with a desire to address the Commission, the floor was closed.

COMMISSION DISCUSSION –

Commissioner Rubin introduced Commissioner Niver, who had done some research and made up a chart on decision making following discussion at the Commission governance retreat.

Commissioner Niver explained that he had found a series of articles written by Tom Dowd, a port industries specialist and professor of Port and Marine Transportation Management at the School of Marine Affairs at the University of Washington. These articles were highlighted by Commissioner Niver and distributed to the Commission earlier in the week. Commissioner Niver asked the Commission to read the articles and be prepared for discussion at a later meeting. He stated once the Commissioners understood the material they could discuss using it as a template for our Port. Commissioner Niver noted that there have been examples or lack of planning or governance at nearly every meeting, and believed the strategic planning outlined in the articles would be beneficial.

Commissioner Rubin thanked Commissioner Niver for his research and said the Commission would schedule a time to discuss the articles. Commissioner Rubin opened discussion by the Commission regarding the second highest scored item of importance by the Commission at their retreat – Commission Roles and Responsibilities.

Commissioner Short saw the Commission's role as the go-between between Port management and the public, with oversight of the Port to insure the Port is doing what the public wants and what is best for the Port district and not a few individuals. He believed members of the Commission should know and get involved with the public and community, and should provide direction to the Executive Director to achieve the public's goals.

Commissioner Niver noted the Port has a Mission Statement, which he thought should be reviewed every four years, and if that Statement does not reflect what the Commission proposed to do, it should be changed. Commissioner Niver suggested the Commission begin their process by looking at the Mission Statement, then involving the public, and that process would be where the Commission defined their role.

Commissioner Hopley cited a tremendous amount of published information about Commission roles and responsibilities and felt it would be better to have this discussion after specific preparation and guidance.

Commissioner Mooney stated he would hope that defining roles and responsibilities would help to prevent nit-picking and interference with staff.

Commissioner Rubin wished to achieve appropriate results for Port constituents at appropriate costs and avoid those areas that were not responsibilities of the Commission.

Commissioner Niver concurred, adding that the Commission discussed the need for no personal agenda and addressing problems early on using logical thinking.

Commissioner Rubin thanked the Commission for their discussion and ideas and said he could state with certainty that all were doing their best.

Executive Director Evaluation

Commissioner Rubin noted the evaluation for the Executive Director was behind schedule and that usually the Commission President and Vice-President perform the evaluation with input from the Commission. He asked for a volunteer to serve in Commissioner Mooney's place as he would be on vacation. Commissioner Short volunteered to serve. Commissioner Rubin asked the Commission to please submit their comments to him and to Commissioner Short.

COMMUNICATIONS

Executive Director Hyde reviewed upcoming events at the Port Main Warehouse. And at the Boat Haven – the annual spring floating boat show is scheduled for March 20-22nd, and the 3rd Annual Salmon Derby for March 28-29th 280 boats have registered for slips in the Marina. Executive Director Hyde encouraged the public to attend the awards ceremony on Sunday around 1:00 p.m.

UPCOMING MEETINGS

Executive Director Hyde reviewed the Commission's upcoming meeting schedule. The next Regular Port Commission Meeting is scheduled for April 2, 2009 at 7:00 P.M. The next Commission Regular Meeting and Work/Study Session will be held on April 16, 2009 at 7:00 P.M. Both meetings will be at the Commission Meeting Room of the Main Port Warehouse.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the public comment period for items not on the regular agenda. Hearing none, the floor was closed.

ADJOURNMENT

With no further business to come before the Commission, Commissioner Short moved to adjourn, which was seconded by Commissioner Mooney. Commissioner Rubin called for the vote on the motion, which carried unanimously and at 8:37 P.M. the meeting was adjourned.

Attest:

Keith Rubin, Commission President

Pat D. Mooney, Commission Vice-President

Ray Niver, Commission Secretary

Steve Hopley, Commissioner

William L. Short, Commissioner

Julie Johnson Lindsey, Administrative Coordinator
March 19, 2009