



VISTA FIELD ADVISORY BOARD MEETING

PORT OF KENNEWICK

SEPTEMBER 8, 2010 MINUTES

CALL TO ORDER

Board Chairman Skip Novakovich called the board meeting to order at 3:32 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Skip Novakovich, Port Commissioner, Chairman
Carl Adrian, Tri-City Development Council
Carl Cadwell, Airport User Representative
Kathy Blasdel, Kennewick Public Facilities District
Mark Kushner, Benton Franklin Council of Governments
Chuck Freeman, Kennewick Irrigation District (KID)
Scott Musser, Airport User Representative

Port Staff Members: Dan Cryer, Director of Operations & Airport Manager
Larry Peterson, Director of Planning & Development
Bridgette Scott, Secretary/Special Projects

PLEDGE OF ALLEGIANCE

Chuck Freeman led the Pledge of Allegiance.

PUBLIC COMMENT

No public comments or Board comments were made.

APPROVAL OF AUGUST 11, 2010 MINUTES

Mr. Novakovich asked the Vista Field Advisory Board (VFAB) for any revisions or corrections of the minutes. Mr. Novakovich read Mr. Britain's revisions into the minutes regarding the Executive Terminal partnership idea:

Mr. Britain stated the City most likely would not be able to contribute due to their financial situation. He feels this would be a great opportunity for local private business and investors to step up and make an investment in the Vista Field Airport.

The minutes were approved with the addition of Mr. Britain's comments by consensus.

WELCOME AND INTRODUCTIONS

Mr. Novakovich welcomed the public and Board. He reported the recommendations made by the VFAB on August 11, 2010 were presented and accepted by the Port Commission at the August 24, 2010 Commission Meeting. Port staff submitted the application to amend the City's Comp Plan as directed by the Port Commission on September 3, 2010. The re-zone application will be submitted when the Comp Plan process is complete; however, the text amendment will be submitted within the next 30 days. Mr. Novakovich commended the VFAB for their contribution.

Mr. Novakovich reported that Tim Arntzen, Port Executive Director, has retained the services of an architect for cosmetic upgrade suggestions for the t-hangars. Mr. Cryer stated the suggestions will be ready for review at the next meeting.



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Mr. Novakovich indicated a change to the agenda. Ms. Barb Carter of C2 Resources, LLC will make her presentation before the charrette planning.

REPORTS COMMENTS AND DISCUSSION ITEMS

- A. Ms. Barb Carter of C2 Resources, LLC presented a PowerPoint presentation on artistic design elements. Ms. Carter has witnessed more visitors coming to the island due to the artwork and suggests the VFAB utilize design elements with an artistic flair at Vista Field. Ms. Carter spent time visiting local airports to speak with pilots and discovered they are requesting more and better destination airports.

The Vista Field website includes the following quote “The airport runway is the most important main street in any town.” Ms. Carter agrees and feels the airport serves as an entryway into Kennewick. Visitors need to be welcomed into town and encouraged to stop and explore the area. By incorporating the arts and good design elements at Vista Field, residents and visitors will want to visit the airport. Ms. Carter feels the entire vicinity should be designed to complement the arts, the way the art complements the area.

Ms. Carter showed several slides illustrating how art can be incorporated into building and landscape designs. She suggested adding a mural to a courtyard; the addition of a theme adds drama and interest. A design can be inserted into a chain link fence. Reproductions of aircraft would add color to retail space at the airport. Ms. Carter stated the airport in Lake Havasu City, Arizona, is an airport similar to Vista Field. The City has grown in and around the airport.

Ms. Carter thanked the VFAB for the opportunity to address the board. Ms. Blasdel stated the presentation gave her a lot of ideas for creative art. Mr. Novakovich commented there were many potential ideas for buildings, landscaping and artwork to make Vista Field a real destination.

VISTA FIELD FACILITIES PLANNING CHARRETTE

Mr. Novakovich introduced Chuck Larson and Spencer Montgomery. Mr. Larson instructed the group to divide into two teams to work on the charrettes and stated the following ideas can be considered:

1. South side of the airport can handle small aircraft.
2. North side of the airport can have a larger separation for B2 aircraft.
3. The Brockman property is slightly in the Object Free Area (OFA).
4. Southside hangars – what to do with them-remove, replace, renovate?
5. Need 60 hangars and tie-downs areas.
6. FBO location and amenities.

Each table has scale cut-outs for t-hangars, different size acre parcels, buildings, tie-down configurations and other miscellaneous information. JUB asked each team to create two concepts and concentrate on the layout of the land as opposed to design elements at this time. The VFAB will review the concepts and use the best elements of each plan.



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Mr. Cadwell and Mr. Musser presented their team's plans to the VFAB. Mr. Cryer stated each scenario has several similarities, such as: no FBO on the south or east side; existing FBO being demolished; buying the undeveloped Brockman property; and tearing down the old hangars on the UPS side to rebuild new ones. The VFAB briefly discussed all the scenarios.

Mr. Larson stated JUB will graphically depict the plans accurately; checking dimensions, etc. JUB will present the plans for review on October 20, 2010.

FUTURE MEETINGS

Next meeting: September 29, 2010 at 3:30 p.m.. Design guidelines will be discussed.

October 20, 2010 at 3:30 p.m.. Final concepts will be discussed.

PUBLIC COMMENT

Darrin Jackson, 1308 South Hamilton Road, Moses Lake. Mr. Jackson stated the VFAB has done a great job and he is glad to see so much enthusiasm for the airport. Mr. Jackson has been in the FBO industry for 15 years and operates in four different cities in Eastern Washington. Jackson Flight Service provides commercial enterprises and flights. He stated industry is doing away with t-hangars because of the cost per square foot; t-hangar costs are higher than box hangars. Industry currently is taking a box hangar, fire walling the inside, and installing bi-fold doors. Mr. Jackson doesn't know anyone in a t-hangar that wants to stay in a t-hangar. Wind, snow, rain and ice makes it especially hard to open a t-hangar. He also mentioned any building over 10,000 square feet has to have sprinklers; which could cost up to \$40,000 per hangar.

On average a FBO facility can be 2,000 to 6,000 square feet, depending on how nice the amenities are in the FBO to corporate pilots; not necessarily for transient pilots. Transient pilots come to the district for entertainment. Mr. Jackson believes the FBO needs to mirror what the City of Kennewick wants to do as it is the gateway to the City. Mr. Jackson does not believe a restaurant in the airport will be supported due to the many restaurants in the area. Mr. Jackson stated FBO's typically do not make port districts any money. The maintenance facility and flight schools tied to the FBO are the sources of income. Mr. Jackson suggested recycling or salvaging the PSP board by the old t-hangars. The PSP board is remnants of aircraft carrier decking and has historical value.

Ms. Marjy Leggett stated the Franklin County Historical Museum has the history of the Vista Field Airport and the PSP board was a main piece of the airport when it was built. Ms. Leggett believes the boards are valuable and should be preserved. Ms. Leggett commented the VFAB did a good job and was very thorough when arranging the charrettes. Ms. Leggett inquired if a plane wash area will be included in the plans. Mr. Cryer stated a fuel containment area and wash down area was included to meet future code requirements. Mr. Jackson believes in the future, the State will require individuals to fuel their own plane due to liability and insurance issues. Mr. Musser stated the area between the taxiway and the UPS fence is too narrow to do anything structurally, but would make a good wash down area.



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Mr. Novakovich feels this meeting was very successful and thanked the board and public for their participation.

No further comments were made.

ADJOURNMENT

Mr. Novakovich thanked the Board and the audience. With no further business to bring before the Board; the meeting was adjourned at 5:43 p.m.

APPROVED:

VISTA FIELD ADVISORY BOARD



Skip Novakovich, Chairman