



THUN FIELD ADVISORY COMMISSION
MEETING SUMMARY

July 21, 2020

A meeting of the Pierce County Thun Field Advisory Commission (TFAC) was held on Tuesday, July 21, 2020 at 6:30 p.m. via conference call open to the public.

I. Call to Order & Welcome

Chair Andrew Karlsson called the meeting to order at 6:30 p.m.

TFAC VOTING MEMBERS	
Present:	Andrew Karlsson, Chair John Hurlbut Mike Thompson J. Keith Kemper Marshall Collins – arrived 6:50 p.m.
Excused:	Doug Miller
TFAC NON-VOTING MEMBERS	
Present:	Nichole Weber, SHAC; Dave Morell, Councilmember; Rod Propst, Airport Manager
Excused:	
PIERCE COUNTY STAFF	
Present:	Rod Propst, Lissa Smith, Cindy Willis
VISITORS	
Present:	Approximately 3 members of the public voiced their presence.

II. Approval of Meeting Summary

Motion (Kemper/Karlsson) to approve the January 21 meeting summary was passed unanimously.

Keith Kemper had a question about where the water leak is located and if it has stopped. Lissa said that Nick is keeping an eye on the bills to determine whether usage is abnormally high.

III. Reports

- O&M Report – Rod Propst said the FAA accepted the Alternatives chapter at the end of March. The preferred alternative will be expansion of the runway to 4000' X 75'; that's the path of least resistance. The CIP chapter went to the FAA in early May. Jennifer Kandel is gone and Scott Eaton is pinch-hitting, but is swamped. The goal is to have the heavy lifting done by the end of September. Staff will decide when we need a final MPAC meeting. The runway extension is a \$5 million project and we'll get it onto the ALP.

Rod said we'll be spending \$73,000 before the rains come to crack-seal at Thun Field; it'll be done by County Public Works guys. Lissa is meeting the sweeping crew Thursday morning; we'll be sweeping both airports monthly at the cost of \$1100 each time to eliminate FOD.

- Wings & Wheels – Doug Fratoni was not present, but Rod said the Tacoma Events Commission has requested to push the event out to Sept; depending on our COVID recovery phase, it may not happen this year.
- Commission Reports – none.
- Council Update – CM Dave Morell said the Council decided to delay expenditures of hiring a coordinator on the Next Gen Airport until know more about the budget. They've been pleased that property taxes came in well, so they will move forward with the project and will finalize the award for airport coordinator who will be a consultant who will provide long-term operational stability at both airports. We want to leverage economic development and provide electric hybrid aviation. By the end of the month, we will go out for an RFP on that project. We anticipate 4-5 months to get through it; we will work alongside the electric aviation group out of Olympia. That project by WSDOT is moving forward; they've allowed us to partner and share information.

IV. New Business

- Hangar Inspections – Rod has written an airports business plan; he will revise it with 2019 combined financial data and present it at the next TFAC meeting. We intend to start hangar inspections in August at Thun Field; Lissa, Rod, and the hangar occupant or association board member will check for compliance with fire and life safety issues and for FAA compliance about hangar use. Rod will be the one determining whether hangars are compliant. He provided some scenarios of what will and won't pass. He'll be looking for compliance with FAA policy; if you're not familiar with it, check out the Airport Rules & Regulations for a definition. It's a process—we won't fix everything in one year.

Mike Thompson asked whether common shop tools are allowed; Rod said they have to meet Fire & Safety standards and use nonflammable solvent. He'll check fire extinguishers; simple stuff.

- Hangar Door Replacement Project – Rod said we've been awarded a \$750,000 loan to replace all 50 doors on our hangars. We'll use standalone, hydraulic doors and must obligate the money by the end of June 2021.

Rick Anderson said there are many door designs that don't require power; Rod said we're trying to avoid hanging anything on the beams. Rick said we should have the beams analyzed and inspected by an engineer to see that they're sound; that could change our options. Rod said if we get an engineering firm to analyze beams, we'll end up with about \$500,000 to use on doors. We're moving ahead with hydraulic doors; \$750,000 should cover them. Rick asked about vendors; Rod said he's talked to two vendors: Schweiss and Supreme Hydraulic. Both think we're in ballpark pricewise. Rick said inspecting and certifying beams can affect the roofs as well. Rod said we applied for a loan for doors and think we're on the right path for the best solution.

Mike Thompson asked Rod about the ability for existing tenants to remove doors they've attached; Rod said that will be part of the process. If an owner installed a door, they can remove it and we won't have to demo it. Also, should the \$750,000 not cover the cost for 50 doors, maybe some hangars with tenant-installed doors in good repair can keep theirs on the hangars.

- Hangar Roofs – Rod said Wright Roofing (our on-call roofer) has been approved for up to \$150,000 of repair. One hangar row will be completely reroofed; we will do drainage on the remaining hangars. Then next year, we'll do another row, and then the last row will be done in the third year. We're looking forward to starting around August 10; Lissa will coordinate with those who will be impacted.

Rick Anderson asked if we'll have the same problem as we did with the prior contractor with roofs half finished. Rod said the goal with Wright Roofing is to have one row finished by mid-September. We want it done on that time track. We'll be putting out an RFP for another on-call roofer soon and Wright Roofing will want to do a good job now for their possible future work. We've met with the owner of Wright Roofing who has been on the roof; he said he can do it. O&M money will pay for it. It's the best solution to a bad problem.

Mike Thompson asked if the previous roofer is participating with cleanup on the two existing buildings. Lissa said Rows 2 and 5 are now complete with no leaks. Rod said there are drainage issues on those roofs not yet repaired. Lissa said drainage on the two buildings done is working well.

- Commercial Operating Agreements – Rod said the Pierce County Code and FAA minimum standards both require commercial operating agreements. If you have a lease with us, you pay the County for the ability making money and provide insurance. If you're a tenant of another hangar association and not the County's, you'll have to sign an operating agreement, name the County as additional insured along with other insurance requirements. When we take grant money, we must abide by grant assurances. A number of commercial operators are not paying the County for the privilege of operating on the airport—sometimes it's a flat fee or percentage of gross revenue. Rod hasn't talked with anyone about this yet, but it's coming, and some people will be happy and some will not. If it were an option, he wouldn't get involved, but it is. There is currently no operating agreement, so he's going to write one.

Mike Thompson appreciates the County’s wanting to get a handle on this, but the County should consider sales tax revenue and goodwill provided by the airport businesses. Rod appreciate that sentiment; he won’t do this in vacuum and hopes commercial operators will participate in writing the agreement so it’s equitable and will meet grant assurances. Rod said you can’t balance the budget on the backs of tenants; more to follow. Mike said if there’s a committee, he’ll volunteer. Mike and Rod will talk offline.

- Safe Driving on the Airport – Rod sent out this draft document; it was designed and written for Tacoma Narrows because people use the ramp as an easy way to go north and south and not go out onto the street. This must be added to the Airport Rules & Regulations, so it applies to Thun Field also; however, most people at Thun Field go out a gate and back in another gate. This is intended to stop an unsafe situation at Tacoma Narrows; it’s a draft and he’s looking for input.

V. Visitors and Petitions

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

None.

VI. Adjournment

The meeting was adjourned at 7:09 p.m.

TO CONTACT THE THUN FIELD ADVISORY COMMISSION:	
regarding any items on this agenda or any other issues:	
Call:	(253) 798-2478 (Airport Administration)
Fax:	(253) 798-4695
Mail:	Thun Field Advisory Commission 9850 – 64 th Street W. University Place, WA 98467
Email:	pctfac@co.pierce.wa.us
Submit comments online:	www.piercecountywa.org/thunfield (click on “contact us”)