

SPECIAL AIRPORT COMMISSION MEETING

MEETING MINUTES

July 27, 2026 ♦ 6:00pm ♦ Hybrid Meeting:

City Council Chambers, Civic Hall, 200 NE 2nd Street or Virtual via Zoom

1. CALL TO ORDER, ROLL CALL

Call to order: **6:01 p.m.**

Commission Member Roll Call: **Fowle, T u c h o l s k y , Barrows, Volz, Herzog, Kondor**

Absent: **Y o u n g**

Staff Present: **John Paskell, Megan Simmons**

2. APPROVAL OF AGENDA

Motion: **Move to approve the July 27th agenda as distributed.**

Motion by: Member: **Barrows** Seconded by: **V o l z**

Action: **Approve the July 27th agenda as distributed**

Vote: Aye: **All (6 - 0)**

Motion: **Passed Unanimously**

3. A. APPROVAL OF MINUTES

Motion: **Move to approve the May 19th meeting minutes as presented, noting the incorrect date on the document header.**

Motion by: Member: **Barrows** Seconded by: **V o l z**

Action: **Approve the May 19th meeting minutes as presented.**

Vote: Aye: **All (6 - 0)**

Motion: **Passed Unanimously**

4. PUBLIC COMMENT – None

Comments/Questions/Discussion: **None**

5. REPORTS

a. Airport Manager's Report: Presented by John Paskell (Included in Meeting Packet)

Comments/Questions/Discussion: **None**

b. Fixed Base Operator Report: Presented by Alison Row, Trimble Aviation

Comments/Questions/Discussion: **None**

c. Chair & Commissioners' Reports: **None**

6. ACTION ITEMS–

a. Recommendation of Kauer Farms Lease Amendment

Comments/Questions/Discussion:

Tucholsky: Length of rate pause.

SPECIAL AIRPORT COMMISSION MEETING

MEETING MINUTES

July 27, 2026 ♦ 6:00pm ♦ Hybrid Meeting:

City Council Chambers, Civic Hall, 200 NE 2nd Street or Virtual via Zoom

Tucholsky: Length of rate pause.

Fowle: Type of crop; steady income.

Barrows/Fowle: Other support and assistance written into the current lease. If we cap the rate, they agree to maintain the property the way they do now.

Tucholsky: Flat rate should come with an additional benefit to the City, perhaps 7-year extension with drainage improvements.

Herzog: Agree with documenting added support in return for rate pause; have we checked market rates for per acre cost; precedent setting for other leases.

Fowle: Adding additional property and pausing rate would cause a reduction of income over the next several years.

Herzog: Discussion with City Attorney; Is revenue being foregone without the public process.

Tucholsky: Would Parks or the City take care of the airfield if we didn't have the farm leases helping take care of the airfield; If an extension goes to Council, document the service level we are getting now in the amendment.

Herzog: Would like to see a cost breakdown of what we lose in revenue versus what we gain in added support.

Barrows: Recommending pausing the discussion until we have done more research and have more questions answered; hold another Commission meeting before the following Council meeting on August 25th.

Motion: None. Postponed to a future meeting to gather additional information.

Motion by: Member: -- Seconded by: --

Action: Postponed.

Vote: Aye: -- Nay: --

Motion: N/A

b. Recommendation of Oregon State Police Lease Amendment

Comments/Questions/Discussion:

Tucholsky: Would like 10-year commitment.

Herzog: Clarification on the overpayment; Recommending a premium rate for their leased space.

Barrows: Clarification of monthly rate and pay back period. Agrees with 10-year extension.

Fowle: Lease footprint language; Recommending 10-year term as well.

Tucholsky: Clarity on which space FAA leases versus OSP; Other law enforcement uses.

SPECIAL AIRPORT COMMISSION MEETING

MEETING MINUTES

July 27, 2026 ♦ 6:00pm ♦ Hybrid Meeting:

City Council Chambers, Civic Hall, 200 NE 2nd Street or Virtual via Zoom

Motion: None. Postponed to a future meeting to gather additional information.
Motion by: Member: -- Seconded by: --
Action: Postponed.
Vote: Aye: -- N a y : --
Motion: N/A

c. Recommendation of Weyerhaeuser Lease Amendment

Comments/Questions/Discussion:

Fowle: Recommending asking the Fire Department to gauge interest in burning the building prior to demolition; Confirm how fast they will require the building to be removed.

Barrows: Cost to demo the building.

Herzog: Road and parking lot maintenance responsibility; Requesting clarity on all lease changes and how they impact the budget. Spreadsheet for next meeting.

Tucholsky: Requesting a spreadsheet/graph of the budget impacts of the several amendments.

Motion: None. Postponed to a future meeting to gather additional information.
Motion by: Member: -- Seconded by: --
Action: Postponed.
Vote: Aye: -- N a y : --
Motion: N/A

d. Recommendation of Hangar Ground Lease Amendments

Comments/Questions/Discussion:

Fowle/Barrows: Suggesting ten-year extensions to everyone instead of five years, keeping all leases fair and equitable and established for the long term, and allowing sufficient time for hangar owners to sell and re-invest.

Tucholsky: Confirming how many years remain in the five hangars that have fewer than ten years remaining. Supports five years versus ten.

Motion: Move to recommend to City Council amending all 17 hangar ground leases to provide for ten-year extensions going forward.

Motion by: Member: **Herzog** Seconded by: **V o l z**
Action: **Recommend to City Council the approval of Airport Rates and Fees.**
Vote: Aye: **All (6-0)**
Motion: **Passed Unanimously**

SPECIAL AIRPORT COMMISSION MEETING

MEETING MINUTES

July 27, 2026 ♦ 6:00pm ♦ Hybrid Meeting:

City Council Chambers, Civic Hall, 200 NE 2nd Street or Virtual via Zoom

7. ADJOURNMENT – **7:52 p.m.**

Next meeting: **TBD**