



**COLORADO SPRINGS
AIRPORT**

Colorado's small airport

MINUTES

Airport Advisory Commission

Wednesday, January 25, 2023

3:00PM – 5:00PM

Colorado Springs Airport Conference Room B

(Public Via Teleconference)

Teams Meeting

VOTING

COMMISSIONERS PRESENT:

Bill Nichols – Interim Chairman
Mark Volcheff – Commissioner
Danny Mientka – Commissioner
Al Peterson – Commissioner
John Buckley – Commissioner
Michelle Ruehl – Commissioner (via TEAMS)
David L. Couch – Commissioner (late via TEAMS)

VOTING

COMMISSIONERS ABSENT:

NON-VOTING

MEMBERS PRESENT:

George Mentz – Alternate Commissioner (via TEAMS)
Dave Elliot – Meadow Lake Airport Liaison

NON-VOTING

MEMBERS ABSENT:

Randy Helms – City Council Representative
Wayne Williams – City Council Representative
County Commissioner Stan VanderWerf – Liaison
Commissioner
County Commissioner Longinos Gonzalez, Jr. – Liaison
Commissioner

CITY STAFF PRESENT:

Greg Phillips – Director of Aviation
Michael Gendill – Senior Attorney
Jennifer Cook – Executive Assistant
Troy Stover – Assistant Director of Aviation
Deanna Stoddard – Design and Construction Manager
Joe Nevill – Air Service Development Manager
Chris Padilla – Senior Analyst
Kristine Andrews – Environmental Health & Safety
Specialist
David Andrews – Senior Attorney (via TEAMS)
Josh MacCammon – Air Service Development Analyst II
(via TEAMS)
Alex Terrell, Airport Properties, Planning, and Construction
Intern

GUESTS PRESENT:

Ayoka Paek, Peterson Space Force Base (via TEAMS)
Bob Sedlacek, Hudson
Jessica Snouwaert, Gazette
Jason Alwine (via TEAMS)
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3:01PM JANUARY 25, 2023, by INTERIM CHAIRMAN NICHOLS**

II. **APPROVAL OF THE DECEMBER 14, 2022 MEETING MINUTES**

Commissioner Buckley made a motion to approve the December 14, 2022 meeting minutes. Commissioner Volcheff seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 6 Yes)**

III. **COMMUNICATIONS**

- None

IV. **PUBLIC COMMENT**

- None

V. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review** – Kris Andrews

Kris Andrews presented fifteen (15) Land Use Items.

Commissioner Volcheff made a motion to recommend approval of Land Use Items #1, #2, #3, #4, #5, #6, #7, #8, #9, #11, #12, and #14 as presented by airport staff. Commissioner Mientka seconded.

VOTE: **APPROVED (Unanimous, Roll Call Passes 6 Yes)**

Land Use Item #13: Briefed

Details: Land Use Item #13, request by Hammers Construction Inc. on behalf of Veterans Villas Operating, LLC for approval of the Veterans Victory Development Plan. The plan includes four, 3-story multifamily apartment buildings with 240 units and a clubhouse for veterans and their families. The site is zoned R-5/AO (Multi-Family Residential and Airport Overlay) and consists of approximately 10 acres. The site is located northeast of Powers Boulevard and Bradley Road. **Concurrent Request**: Request for approval of the Veterans Victory Filing No. 1 plat. The plat will subdivide property into 2 parcels.

Review Note: The Waterview North Annexation, concept plan, master plan and rezone that includes the proposed parcel was reviewed with recommended conditions by the Commission in December 2022.

Following a discussion, the Commission was provided with sufficient information to render approval.

Commissioner Volcheff made a motion to recommend approval of Land Use Item #13 as presented by airport staff. Commissioner Buckley seconded.

VOTE: APPROVED (Unanimous, Roll Call Passed 6 Yes)

Land Use Item #10: Briefed

Due to a conflict of interest, Commissioner Mientka did recuse himself from the Land Use Item #10 discussion.

Details: Land Use Item #10, request by Matrix Design Group on behalf of Pikes Peak Investments LLC for approval of the Reagan Ranch PUD Concept Plan amendment. The amendment also includes splitting the northeastern parcel into 2 parcels (one for single-family residential and the other for multifamily residential) The site is located southeast and southwest of Highway 94 and Marksheffel Road and the southeast corner of Space Village Avenue and Marksheffel Road. **Concurrent Request:** Request for approval of the Reagan Ranch concept plan major amendment. The amendment includes adding a 21.86-acre parcel to the southern area for residential and commercial/office space. **Concurrent Request:** Request for approval of the Reagan Ranch Master Plan major amendment for the addition of a 21.86-acre parcel for residential and commercial/office space and split of northeastern parcel into 2 parcels. **Concurrent Request:** Request for approval of zone change of 4.54 acres from OC/CR/RPZ/APZ1/AO (Office Complex with conditions of record, Runway Protection Zone, Accident Potential Zone 1, Airport Overlay) to PBC/RPZ/APZ1/APZ2/AO (Planned Business Center, Runway Protection Zone, Accident Potential Zone 1, Accident Potential Zone 2, Airport Overlay). **Concurrent Request:** Request for approval of a zone change of 17.32 acres from OC/CR/RPZ/APZ1/APZ2/AO to PUD/RPZ/APZ1/APZ2/AO.

Review Note: The High Plains at Reagan Ranch PUD final plat was reviewed with recommended conditions by the Commission in January 2022. The Reagan Ranch Commercial/Residential Master Plan, Concept Plan and zone change was reviewed with recommended conditions by the Commission in October 2020.

Ensuing a detailed discussion, the Commission was provided with sufficient information to render approval.

Commissioner Volcheff made a motion to recommend approval of Land Use Item #10 as presented by airport staff. Commissioner Buckley seconded.

VOTE: APPROVED (Unanimous, Roll Call Passed 6 Yes)

Land Use Item #15: Briefed

Due to a conflict of interest, Commissioner Mientka did recuse himself from the Land Use Item #15 discussion.

Details: Land Use Item #15, Request by M&S Civil Consultants on behalf of Crossroads Development Company, LLC for approval of the Crossroads Mixed Use Filing No. 2 final plat. The plat includes 2 commercial lots and 3 tracts for private road public utility improvements and future development. The site is zoned CR/RS-5000/CAD-O (Commercial Regional, Residential Suburban, and Commercial Airport Overlay District) and consists of approximately 12 acres. The site is located at the intersection of Highway 24 and Highway 94.

Following a discussion, the Commission was provided with sufficient information to render approval.

Commissioner Volcheff made a motion to recommend approval of Land Use Item #15 as presented by airport staff. Commissioner Peterson seconded.

VOTE: APPROVED (Unanimous, Roll Call Passed 6 Yes)

B. Director's Airport Business Report

• **Project Status Report**

- Airport/Airfield construction report presented by Deanna Stoddard.
- Taxiway Bravo Rehabilitation construction – Schedule I complete; Schedule II slated for Q2 of 2023. Bid package to be published this month.
- Taxiway Alpha Realignment – **No Change**. Design efforts have commenced; 95% design review scheduled for January. Construction sub-phasing will likely be required due to levels of FAA funding; construction postponed until 2024.
- Airport Master Plan – **No Change**. Aviation has submitted revised ALP and Exhibit A to COS for final review and approval. Submittal to FAA expected in January.
- TSA Queuing Area Expansion – **No Change**. Design set has been submitted for permitting; construction to begin Q1 2023
- Oversize Baggage – Plan set submitted for permit review; selection of trade contractors in process; construction to begin Q1 or Q2 2023
- Concourse Modernization – **No Change**. Efforts are moving forward with design, estimating, phasing, and scheduling; construction to begin Q2 2023.
- RAC Parking Lot Rehab Construction – **No Change**. RS&H provided updated design and estimates; construction to begin Q2 2023. Fiber install will take place first. Phasing meeting to be scheduled for after the New Year.

• **Traffic Trend Report**

- The airline data analysis was presented by Joe Nevill.
- The Colorado Springs Airport (COS) ended 2022 with record-breaking enplanement numbers and higher overall traffic
- COS had 80,485 enplanements for the month of December 2022, down 5.7 percent compared to December 2021.
- COS saw 160,467 passengers travel through the terminal in December.

- COS will offer new service in the summer with Delta Air Lines' resumption of nonstop Atlanta (ATL) service, along with summer service to Minneapolis/St. Paul (MSP), as well as a new carrier to COS, Sun Country, with seasonal Minneapolis/St. Paul (MSP) service.
- **COS Financial Report**
 - No COS financial report, pending year-end audit.
 - Chris Padilla presented the Commission the Passenger Facility Charge (PFC) Application #24 for informational purposes.
- **Airport Business Development Report**
 - Airport business development report presented by Troy Stover.

C. General Business – Director Greg Phillips

- Director Phillips shared some of the items discussed at the FAA Western Service Area Noise Forum held in Denver, Colorado on January 23, 2023.
- Director Phillips attended the AAAE Issues Conference the beginning of January. TSA spoke at the conference, speaking in length on technology changes coming to speed up the follow-thru of bags and passengers through checkpoints.
- PFAS (per-and polyfluoroalkyl substances) discussions continue and state/federal guidance are still to come.

D. Chairman's Report – Interim Chairman Nichols

- None

VI. OTHER BUSINESS

- Washington Update – Commissioner Ruehl
 - Department of Defense and Department of Transportation meet this week. Conversation was on new ways of integrating the community and industry partners in to War Games and exercises that will effect national security.

VII. COMMISSION MEMBERS' COMMENTS

- Dave Elliot, Meadow Lake Airport Liaison, updated the Commission on the various projects at Meadow Lake Airport (FLY).

VIII. CHAIRMAN'S COMMENTS

- None

IX. ADJOURNMENT

- Interim Chairman Nichols adjourned the meeting at 4:59PM.

The next meeting date is Wednesday, February 22, 2023