



MINUTES
Airport Advisory Commission
Wednesday, March 28, 2018
AIRPORT ADVISORY COMMISSION MEETING: 3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B

COMMISSIONERS PRESENT: Andi Biancur – Chairman
John Maier – Vice Chairman
Hal Ellis
Bill Nichols
David L. Couch
Jason Harris

COMMISSIONERS ABSENT: Aaron Wood

NON-VOTING MEMBERS PRESENT: Chic Myers – Alternate Commissioner
Councilor Andy Pico – City Council Representative
County Commissioner Stan VanderWerf – Liaison Commissioner

NON-VOTING MEMBERS ABSENT: Tamara Hunziker – Alternate Commissioner
Councilor Yolanda Avila – City Council Representative
County Commissioner Peggy Littleton – Liaison Commissioner

CITY STAFF PRESENT: Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Sydney Kozel – Public Communications Specialist

GUESTS PRESENT: Brian Potts – Program Manager, Pikes Peak Area Council of Governments
Ann Werner – Planner II, Pikes Peak Area Council of Governments
Tom Roisum – Accounting Manager, COS
Chris Touch – Design and Construction Manager, COS
Arlando Gilbert – RS&H
Tabitha Albertson – Analyst, COS
Courtney Davis – Airfield Operations Flight Commander, USAF Academy
Stephen Hughes – Analyst, COS
Kristine Andrews – Environmental Health & Project Specialist, COS
Troy Stover – Assistant Director of Aviation, COS
Brett Miller – Assistant Director of Aviation, COS
June Waller – CTAB
Mary Beth Burichin – Advertising Specialist, COS

The next meeting date is Wednesday, April 25, 2018

II. APPROVAL OF THE FEBRUARY 28, 2018 MINUTES

Commissioner Ellis commented that although the statement letter is eloquently written, and it reflects the sense of the advisory commission, it needs a more succinct with a clear introductory and conclusion, while including the overall purpose of the statement within the letter.

Commissioner Ellis suggested amending the introduction of the letter to include "We, the Colorado Springs Airport Advisory Commission, are concerned about encroachment, especially of residential housing areas near or inside of the safety and noise abatement zones of the Colorado Springs Airport. The Colorado Springs Airport represents a robust transportation hub, revenue generator, and job source for the citizens of Colorado Springs. Residential land use in close proximity threatens the wellbeing of that resource." Then, continue the letter as it was originally written. At the end of the letter, include: "In summary, our quest as the Airport Advisory Commission is to protect the sanctity of our airport and build on the positive aspects of a vital community resource. We implore the City Council and County Commissioners to keep the threat of encroachment in mind as they consider land use and zoning issues. We offer our services either as a review panel or as adjunct members of this city's various planning committees to advise and help protect this great Colorado Springs asset."

Commissioner Harris made a motion to accept the meeting minutes with Commissioner Ellis' amendment, and was seconded by Commissioner Ellis.

VOTE: Approved (Unanimous).

Commissioner Nichols motions to take the memo as amended today, March 28, 2018, and have it become part of the meeting minutes from February 28, 2018, to express the intent and desires of the Commission, and was seconded by Commissioner Couch.

VOTE: Approved (Unanimous).

Commissioner Couch discussed an additional amendment to the February 28, 2018 meeting minutes. Regarding the minutes from February 28, 2018 in section 8, the second statement: "UAS Colorado is in the process of creating a bill for unmanned aircraft component for public safety" is incorrect. Commissioner Couch wants to ensure the distinction that there is a bill that is getting ready to go through that State House for addressing unmanned aircraft by state legislators. Commissioner Couch updated the Commission that there are legislators in the process of creating an unmanned aircraft and public safety bill.

Commissioner Couch made a motion to approve the minutes with the amendment regarding a correction on UAS, and was seconded by Vice-Chairman Maier.

VOTE: Approved (Unanimous)

III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

None.

V. NEW BUSINESS

A. Land Use Review – Kristine Andrews

Airport staff reviewed and discussed seven (7) new land items in March 2018: one (1) item in the City and six (6) in the County.

Following discussion and recommendation of current land use items 1, 5, 6, and 7, Chairman Biancur proposed Land Use Items 2, 3, and 4 be addressed separately.

Commissioner Nichols motioned to accept Airport staff's no objection recommendation on land use items 1, 5, 6, and 7. The motion was seconded by Commissioner Harris.

VOTE: Approved (Unanimous)

Land Use Item #2

Land Use Item #2 is a request by CPR Entitlement, LLC on behalf of Ranking Holdings LP for approval of the Springs East at Waterview rezone from A-5 (Agricultural) to CS (Commercial Services) for Parcel P-17 identified on the Waterview Sketch Plan. The property consists of 26.64 acres and is located southeast of the intersection of Bradley Road and Powers Boulevard.

The Springs East at Waterview preliminary plan and commercial development for this property was reviewed and approved by the Commission in February, 2018.

Vice-Chairman Maier stated that there was no avigation easement included on Land Use Item #2. Kris Andrews will include a request for an avigation easement on the Land Use Review Items #2.

Vice-Chairman Maier asked for clarification on Land Use Items 2, 3, and 4 regarding their location in APZ1. Kris Andrews confirmed that Land Use Item #2 is within APZ1 and that this area is in a county that is compatible with commercial use. Commissioner Maier reserves further questions for Land Use Items 3 and 4.

Chairman Biancur entertains a motion for approval, disapproval, or recommendations on Land Use Item #2. Commissioner Nichols makes a motion to approve Land Use Item #2 with the requirement of an Avigation Easement be included. The motion is seconded by Vice-Chairman Maier.

Vice-Chairman Maier asked for further clarification on Land Use Item #2. Kris Andrews confirmed that Land Use Item #2 and 3 are completely separate entities.

VOTE: Approved (Unanimous)

Land Use Item #3

Land Use Item #3 is the Airport Advisory Commission's second review for approval of the Springs East at Waterview preliminary plan for 713 single-family lots on 168.61 acres and commercial development on 26.63 acres. This property is located southeast of the intersection of Bradley Road and Powers Boulevard.

This item was originally reviewed and tabled in November, 2017, and was reviewed and approved by the Commission in February, 2018.

Kris Andrews will add in an avigation easement requirement to Land Use Item #3.

Chairman Biancur requested clarification on Land Use Item #3. If Land Use Item #3 was approved in last month's AAC meeting, why is additional review needed? Kris Andrews explained that the County resubmitted the Land Use Item for review again due to its electronic process. The County resubmitted the preliminary plan and it went back to the Airport for approval. The Airport should not have to see Land Use Item #3 again because the avigation easement should have already been included last month. Kris Andrews will confirm that the avigation easement was included on last month's paperwork.

Chairman Biancur entertained a motion for approval with recommendations on Land Use Item #3.

Chairman Harris makes a motion to approve Land Use Item #3 with the recommendation that the airport ensures the avigation easement is included on Land Use Item #3. Additionally, the previous Commissioners' comments on Land Use Item #3 from the February, 2018, meeting still hold. The motion was seconded by Chairman Nichols.

Vice Chairman Maier asked whether it was the Airport's position that the Waterview land development was an encroachment on the Airport. Troy Stover stated he interpreted that to be the intention of the Commission during the February meeting.

Vice-Chairman Maier stated that discussions with Waterview's developers during the February Airport Advisory Meeting included discussions about the feasibility of developing written notification to potential buyers (prior to purchase) that the Waterview Development is in close proximity to the Colorado Springs Airport, and if applicable within an Accident Potential Zone as defined by the airport. The proposed notification should be in addition to any conditions placed on the property Deed, and should be a straightforward simple document which contains an acknowledgement from the buyer that the property being considered for purchase could be impacted by normal operations at the Colorado Springs Airport. The developer stated their willingness to discuss this proposal with airport staff moving forward.

Brian Potts from the JLUS sub-committee of the PPACG stated he could provide examples of airport impact notifications from other areas.

Chairman Biancur states that we can't be myopic on noise issues in development areas near the airport; we need to look 5 to 10 years in the future and would like a notification that works beyond the deed of the house.

Commissioner Harris believes that it is clear that the AAC is trying to protect the airport but we also need to understand that those individuals who move into these homes are what is going to help us sustain the airport system. Let's make sure we have those two things identified. Next, we need to make sure that we don't keep this as a local issue, as pointed out by the joint land use individuals. We need to ensure that we bring in state legislators so that they are involved in this process and understand the economic impact the airport has, not just to Colorado Springs, not just to El Paso County, but to the state at large. Once that's understood, then we can begin looking at legal ramifications of some type of document that can be put into the closing. We, at this local level, do not have the ability to do that and create that impact. If we keep this as a local issue, changes won't happen as needed. This needs to be a state wide issue.

Vice-Commissioner Maier stated he believes a first step in moving the notification process forward is to gain the support of the County Commissioners and members of the City Council.

County Commissioner VanderWerf says that from the Commissioner's perspective, they have an enormous amount of latitude with regard to land use, a greater amount of latitude than the state has. At least from the County jurisdiction, they have to abide by state statute, but outside of statute, they can do just about anything. The Airport Advisory Commission can be the driving force behind change by coming up with a strategy and plan to engage the County, the City, and perhaps the state of Colorado.

Greg Phillips states that this would likely be considered a local land use issue by the FAA. If it is outside the physical boundaries of the land owned by the Airport and it doesn't impact the navigable airfield spaces, then it's purely a local land use issue. Greg Phillips suggests researching and finding letter templates from the project Councilor Pico mentioned to craft a letter and work with County Commissioners to potentially include for residential sales.

Commissioner Harris recommends a motion to approve Land Use Item #3 with the added avigation easement and verification that the easement was included.

Commissioner Harris will share his example from a realtor contact, which has a provision in the title work of the home to notify residents of noise in the area. A buyer would not see the title work until closing.

Commissioner Harris' motion is seconded by Commissioner Nichols.

VOTE: Approved (Unanimous)

The Commissioner's intent is for the airport to provide an airport impact notification to any buyers that could be reasonably impacted by normal airport operations.

Land Use Item #4

Request by SWV, LLC on behalf of Frank W. Howard #2 Limited Partnership, LLP for approval for the revised Springs at Waterview Preliminary plan to allow for the development of 80 single-family lots. The property consists of 15.67 acres and is located north of Bradley Road, south of Powers Boulevard and east of Grinnell Boulevard. This is its second review.

Vice-Chairman Maier requested a correction to Land Use Item #4. The Land Use Item is located near 35L, not 35R. The Airport will correct the information on Land Use Item #4.

Vice-Chairman makes a motion to approve Land Use Item #4 and is seconded by Commissioner Nichols.

VOTE: Approved (Unanimous)

VI. STAFF REPORTS

A. Design and Construction – Chris Touch

- Rehabilitate Taxiways G & Terminal Connectors Phase 2 (Design):
 - Design has been completed.
 - Bids are due March 28, 2018 with a 3Q, 2018 award.
- Wind Damage – Terminal Roof Replacement :
 - Construction is approximately 60% complete.

- Scheduled to complete May, 2018, weather permitting.
- Percentage of budget expended to date (67%) reflects payment for materials that have not been installed.
- West Side Lav Facility:
 - Contract awarded to Sharp General Contractors
 - Construction is scheduled to begin March 26, 2018 and complete May, 2018
- Rental Car Parking Lots and Valet Parking Lot Rehabilitation:
 - In 50% design phase service for the pavement rehabilitation of the car rental service centers (CFC funded) and valet parking lot (airport funded).
- Reconstruct Taxiways N & P from TW G to Terminal Apron & Rehabilitate Taxiway H from TW P to TW C – Construction:
 - Construction has been shut down for the season and is scheduled to resume April 16, 2018.
- Valet Covered Parking Design/Construction:
 - In design phase for 40 spaces of solar covered parking in the valet parking lot.
 - Anticipate construction to begin August 2018.
- Chiller #1 Replacement:
 - Due to a longer than expected lead time to manufacture the new chiller, it was agreed that the replacement will be put on hold until October, 2018. A partial notice to proceed has been approved to order the new chiller and complete pre-installation work.

B. Finance and Administration

Finance Report(s): February 2018 – Tom Roisum

Summaries of Total Revenues and Expenses for the month of February were provided and reviewed.

Traffic Report: January 2017 – Stephen Hughes

A summary of passenger enplanements, seats and load factors for each airline was provided, along with a summary of aircraft operations. All monthly Traffic Reports are available at <https://www.flycos.com/monthly-traffic-reports>.

C. Director's Report | Operations & Maintenance Report | Marketing Report – Greg Phillips

Allegiant will withdraw service from COS on April 29, 2018.

The Airport met at the headquarters of United, American, and Delta over the last three months. to discuss potential route expansion. At this time, they all indicated they are happy with the loads on the current routes they have, but that they don't see adding additional service at this time.

- Operations and Maintenance – Brett Miller
 - Bidding for shuttle buses for the Airport – the airport has received bids and have issued a PO for five new shuttle buses. 3 buses will be ADA. 2 buses will be non-ADA. The buses are expected to arrive by early July, 2018.
 - Airport contracted with a third party to update the Airport's escalator system. The project is expected to be started by the end of 2018.
 - The reorganization of the Airport Communications Center, Operations, and Maintenance staff has been completed, including moving their physical offices.
- Business – Troy Stover
 - Awarded a contract for terminal modernization to DWL in Phoenix and HB&A in Colorado Springs.
 - The Airport is out to bid for its 10-year rental car agreement. The RFP is open. The Airport expects the new agreement to be in place by July 1, 2018.
 - The Airport is in the process of hiring interviewing and hiring a company to update the Airport's I.T. Masterplan in order to identify and update the Airport's I.T. infrastructure, where necessary, and to plan for future needs.
 - The Airport is close to completing the development plan for FedEx.
 - Western LLC is starting utility work for the next 60,000 square foot hangar located west of Cutter's FBO. The development plan is nearing completion.
 - The Airport reached an agreement with Enterprise Rental Car to take over one of the rental car ready return facilities. They will be occupying the old Advantage facility in the terminal. .

Commissioner Harris requested information on the potential Frontier strike and impacts on the Airport. The Airport is staying up-to-date with current information and is monitoring the situation.

County Commissioner VanderWerf reiterated the importance and value of general aviation in reducing the per ticket cost for the airport. County Commissioner VanderWerf requested that the Marketing Department takes a serious look at marketing to the general aviation field.

- Marketing – Greg Phillips, Mary Beth Burichin
 - The Airport will host its inaugural events with Frontier Airlines on April 8 and 9, 2018. Inaugural flights to Atlanta, Seattle, and Minneapolis-St. Paul begin April 8. The Inaugural flight to San Antonio begins April 9.
 - Internal Advertising Update:
 - The COS advertising transition is underway with incentives for current advertisers to continue their campaigns through December 31, 2019.
 - COS is receiving positive feedback from advertisers. The Pikes Peak Library District is the first new client that will begin May 1.
 - COS retains ownership of all current advertising hardware, however, the Airport will replace software, licensing, and some video screens.

Alternate Commissioner Myers requested an update from the Marketing Department regarding the leakage issue to Denver and what Marketing is doing to prevent the issue.

VII. OTHER BUSINESS

- County Commissioner VanderWerf shared that the Pikes Peak Heroes Legacy Committee, of which both he and Greg Phillips are members, has agreed to offer a piece of the U.S.S. Arizona for display at the Colorado Springs Airport. The dedication will be on Pearl Harbor Day, December 7, 2018. The display will be up for at least a year at the Airport.
- Brian Potts, Pikes Peak Area Council of Governments, was awarded a federal grant to do a joint land use study. The outcome of the study will be background on the issues that affect or relate to military operations at all five installations in the community with recommended strategies. The study is planned to be completed by end of summer, 2018. Pikes Peak Area Council of Governments is working to schedule a meeting with planners at the Colorado Springs Airport, Peterson AFB, and planners from the County and City.

VIII. COMMISSIONERS' COMMENTS

- Commissioner Couch provided an update to UAV. The bill has been named House Bill 18-1314. The title is Concerning Prohibiting the Use of Unmanned Aircraft Systems to Obstruct Public Safety Operations.
- Commissioner Nichols will touch base with the Pikes Peak Airstrip Attack team.

IX. CHAIRMAN'S COMMENTS

- Regarding House Bill 18-1083, for a letter of support, two things are important: the addressee and timing. It is likely that the Bill will be rewritten, so this impacts the timing on the letter of support.
- Next meeting is Wednesday, April 25, 2018, at 3pm.

X. ADJOURNMENT

Commissioner Nichols made a motion to adjourn and was seconded by Commissioner Couch.

VOTE: Approved (Unanimous)

The meeting was adjourned at 5:20pm.