



**COLORADO SPRINGS
AIRPORT**

**MINUTES
Airport Advisory Commission
Wednesday, February 27, 2019
3:00PM – 5:00PM
Radisson Hotel, Meeting Room Evergreen #1**

COMMISSIONERS PRESENT: John Maier – Chairman
Bill Nichols – Vice Chairman
Hal Ellis – Commissioner
Aaron Wood – Commissioner
Chic Myers – Commissioner

COMMISSIONER ABSENT: Andi Biancur – Commissioner
David L. Couch – Commissioner

**NON-VOTING
MEMBERS PRESENT:** Tamara Hunziker – Alternate Commissioner
Michelle Ruehl – Alternate Commissioner (newly appointed)
Councilor Andy Pico – City Council Representative
Councilor Yolanda Avila – City Council Representative

**NON-VOTING
MEMBERS ABSENT:** County Commissioner Stan VanderWerf – Liaison Commissioner
Dave Elliot – Meadowlake Airport Liaison (newly appointed)

CITY STAFF PRESENT: Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Kevin Keith – Aviation Planner
Tom Roisum – Accounting Manager
Josh Stone – Air Service Development Manager
Steven Gaeta – Design & Construction Manager
Brett Miller – Assistant Director of Aviation
Troy Stover – Assistant Director of Aviation
Duane Wilson – IT Program Manager
Tiffany Henry – Paralegal (arrived later)

GUESTS PRESENT: Tony Gioia – Citizen Transportation Advisory Board (CTAB) (arrived later)
Josh Erramouspe – Olsson Associates
Patsy Buchwald – Paradies
Wayne Heilman – The Gazette

I. **MEETING CALLED TO ORDER at 3:00PM FEBRUARY 27, 2019 by CHAIRMAN MAIER**

Councilor Pico announced that Michelle Ruehl and Mark Volcheff were appointed by City Council as the newest Alternate Commissioners.

Chairman Maier also announced that Dave Elliot was appointed by City Council as the Meadowlake Airport Liaison.

In acknowledgment of Black History Month, Chairman Maier recognized the late Rev. Milton E. Proby and his contributions to the Community.

On behalf of the Commission, Chairman Maier expressed sympathy and condolences to the family of Walter D. Miller who recently passed. Walter D. Miller served on the AAC for six years and as the Chairman.

II. **APPROVAL OF THE JANUARY 23, 2019 MINUTES**

Commissioner Ellis moved to approve the January 23, 2019 meeting minutes. Vice Chairman Nichols seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

III. **INTRODUCTION OF GUESTS**

IV. **COMMUNICATIONS**

- None

V. **PUBLIC COMMENT**

- None

VI. **NEW BUSINESS AND REPORT ITEMS**

A. Land Use Review – Kevin Keith

Airport staff presented and discussed seventeen (17) Land Use Items. Thirteen (13) items were in the City and four (4) were in the County. Airport staff also presented Land Use Item #4 K reviewed on August 22, 2018.

Kevin Keith reiterated the previous discussion pertaining to land use item #4 K, City of Colorado Springs, AR DP 18-00534 previously reviewed on August 22, 2018 (approval of a Kum & Go Gas station development plan located on Airport Road and Troy Hill Road) FAA Form 7460-1 Notice of Proposed Construction or Alteration.

Discussion: Commissioner Ellis requested technical clarification about the proposed signage, which was provided by Kevin Keith.

Chairman Maier moved to accept land use item #4 K from the August 22, 2018 meeting, with approval contingent upon receipt of the FAA form 7460-1. Vice Chairman Nichols seconded.

VOTE: **APPROVED (Unanimous)**

Chairman Maier shared comments about land use item #16, El Paso County, SF-19-002 (approval of the Trails at Aspen Ridge final plat, also known as Waterview East Preliminary Plan) located at

Bradley Road and Powers Boulevard. This land use item had been reviewed previously by the Commission.

Vice Chairman Nichols made a motion to approve land use item #16 as recommended by airport staff. Commissioner Ellis seconded.

VOTE: APPROVED (Unanimous)

Chairman Maier commented about the proposed land use (light industrial) in close proximity to the airport; land use item #15, El Paso County, PR919-003 (approval of a site development plan for Appaloosa Highway 24 Subdivision Filing No. 1A Lot 2 a 10,800 sq. ft. light industrial building located on Platte and Powers). It is requested that airport staff include past land use item summaries when referencing a current land use item. The Commission requested additional zoning information for review.

Councilor Pico suggested that if there were a list of items that were not compatible within a zone, there might be additional verbiage that can be added to the proposed zoning.

Chairman Maier moved to recommend approval of land use item #15 as presented. Commissioner Myers seconded.

VOTE: APPROVED (Motion passed 3 to 2 with Vice-Chairman Nichols and Commissioner Ellis Voting “No”.)

Note: Subsequent to the meeting, Airport Staff determined the proposed land usage would be as a warehouse facility, not as a light industrial facility.

Chairman Maier requested the status of the FAA on the 7460-1 that was submitted with land use item #1, City of Colorado Springs, AR CM2 19-00027. The airport is currently awaiting a response from the FAA.

Kevin Keith will investigate adding an Airport Noise Acknowledgement statement to the airport conditions of approval on land use item #8, City of Colorado Springs, CPC CU 19-00017, CPC NV 19-00018, and AR FP 19-00055, (approval of the Torin Point for Rent Conditional Use development plan).

Vice Chairman Nichols moved to approve land use items 1 – 5, 7 – 14, and 17 as recommended by the airport staff. Chairman Maier seconded.

VOTE: APPROVED (Unanimous)

Discussion: The Commission requested additional information prior to considering land use item #6, City of Colorado Springs, AR DP 18-00875 and AR FP 18-00876 (approval of the Cosmic/AES development plan) is contingent upon additional information provided.

Chairman Nichols made a motion to table land use item #6 pending further information. Commissioner Myers seconded.

VOTE: APPROVED (Unanimous)

B. Director’s Airport Business Report

- Project Status Report – Steven Gaeta
 - The wind damage terminal roof replacement completion date was moved back to March 2019 due to cold weather.
 - The 2nd floor construction is expected to be completed by the end of the week.
 - The deicing pad design date has been moved back to May 2019 and will have no effect on the US Forest Service plans.
 - The US Forest Service will continue to operate under agreement on the A/DACG space over the summer 2019.

- The airport met with the FAA and discussed possible funding for the deicing pad design. But, the FAA did not deem the funding essential for a Forest Service ramp.
 - The airport is currently in the design phase of the deicing pad and the construction will begin in the later part of the summer of 2019.
- Vice Chairman Nichols mentioned the Pikes Peak Regional Airshow event is scheduled for the 21st and 22nd of September 2019. Steven Gaeta affirmed that there will be no scheduled construction during the event.
- Chairman Maier inquired if the airport had appointed a Rate and Charges Consultant. Greg Phillips shared that the airport is currently on the 3rd round of drafts for a Request for Proposal (RFP).
- Traffic Trend Report – Josh Stone
 - An overview of the monthly enplanements, passengers, and load factor totals for the previous twelve months were reviewed. As of today, the airlines have more seats sold than in the past ten (10) years.
 - Frontier is expected to announce their 2019 seasonal flights in the next 4 to 5 weeks.
 - Greg Phillips and Josh Stone met with Sun Country Airlines in February 2019 and are scheduled to meet with Delta Airlines in Atlanta on March 12, 2019.
 - Greg Phillips and Josh Stone are scheduled to attend the Jump Start Conference in Nashville on June 3, 2019.
 - The airport has continued to work with Mike Boyd, Air Service Consultant. Mike has helped Josh Stone train on new software programs that will help with research and data collection.
- Greg Phillips talked about the new airport trade show booth that was constructed to represent the airport.
- Airport staff is scheduled to attend the Maintenance, Repair, and Overhaul (MRO) conference in Atlanta in April 2019 and the trade show booth will be displayed at the conference.
- Chairman Maier inquired if the airport had reached out to any MRO to discuss coming to the airport. The airport has met with several potential future tenants and none have displayed any interest as of yet.
- The Commission requested a presentation of five (5) to seven (7) strategic priorities of the airports vision for 2019. The airport will work on a presentation and have it ready for review at the April AAC meeting.
- COS Financial Report – Due to the year-end audit, the January and February 2019 financial reports will be available in March.
- Airport Business Development Report – Troy Stover
 - The Fed Ex facility continues to move forward and is expected to be completed by July or August 2019.
 - The utility planning for the National Museum of WWII Aviation was signed on February 26, 2019 and has been approved by the utility department and airport to move forward.
 - JC Aviation is selling their hangar and the airport is currently working with a potential buyer.
 - The airport has negotiated repossession of land to put in a road that will give access to the east side of the facility.
 - The stipulation of the new lease includes the design of a roadway that will open up 20 acres of ground and land access.
 - Development is expected to begin in 2020.
 - The TKC Hangar, built by Western for Sierra Nevada, is working on a Temporary Certificate of Occupancy (TCO) and their first aircraft is scheduled to arrive in March 2019.
 - Sierra Nevada will have the cloth tent that is currently at the facility enclosed and create a temporary hangar to use for the next 4 to 6 years.
 - The attorneys are finalizing the language for the lease of a 12,500 sq. ft. speculation hangar being built on the west side.
 - Discussions of an airport hotel continue due to the demand for meeting space availability in the community.
 - Project Jungle is near completion and closing in a few weeks is anticipated.

- The 50 acre lease with the City Street Division on the east side of Marksheffel Road. has turned out to be a vast partnership for the airport and a great place for the Street Division to perform their material separation.
- Since funding for the deicing ramp were denied, the airport will continue design and construction using alternate financial funds.
- The US Forest Service is executing a 2 week training session beginning May 3, 2019. The US Forest Service is scheduled to begin their vertical construction of a fully operating VLAT in the summer of 2020.
- Commissioner Myers asked if it were necessary, in the property lease, to include the verbiage for deeds outside the perimeter. Troy Stover replied due to FAA restrictions on Fee Simple Transaction the land sales must include deed restrictions. Before a land sale can be reached, City Council must be made aware of the deed restrictions to ensure that the airport is protected as long as it remains on the current property.
- Greg Phillips mentioned at in January 2019 Vice Chairman Nichols, Commissioner Myers, and Commissioner Biancur were present at the Colorado Airport Operators Association (CAOA) conference. Commissioner Biancur made a presentation regarding encroachment and there was a lengthy discussion concerning the participation of the State in insuring the protection around airports.
- Greg Phillips and County Commissioner VanderWerf met with Robert Olislagers, Executive Director of Centennial Airport to discuss the State's position in protecting airports. Robert Olislagers shared his opinion that the state is lacking an obvious position in protecting airports.
- The unveiling of the Don Stratton USS Arizona Commissioning Ceremony is scheduled for April 24, 2019. The airport is anticipating approximately 250 guests to the event.
- Greg Phillips announced the retirement of Jeff Newton, Airport Communication Center Supervisor on March 1, 2019 after 21 years of serving COS.
- IT Master Plan – Duane Wilson
 - An overview of the COS-IT Master Plan project goals for 2019 was presented.
- Brett Miller met with the FAA and they are not supportive of funding the installation of an Approach Lighting System (ALS) on runway 35R. The FAA believes that the approaches that are currently available meet the airports operational needs and capacity into the future. The airport is considering hiring a planning firm to research additional statistics to determine if in the future the lighting system would pay for itself.

VII. OTHER BUSINESS

VIII. COMMISSION MEMBERS' COMMENTS

- Alternate Commissioner Ruehl asked when the rehabilitation of the west runway is expected to take place. Brett Miller responded that the rehabilitation is a 300 day project and is scheduled to begin in the year 2020.
- Commissioner Myers shared that the Colorado Aeronautics Board approved funding for an automated weather observation system in 29 airports throughout the states. The Aeronautics Board will consume 90% or \$10,000 maximum annual funding towards maintenance fees to keep the systems operational.
- Commissioner Myers invited all that are interested to join him in the director's conference room on March 12, 2019 at 1400 hours to listen in on a webinar regarding encroachment in the State of Kentucky.
- Commissioner Ellis expressed his appreciation for the airport presentation of seven (7) strategic priority goals for 2019 that will be presented in the April 2019 AAC meeting.

- Vice Chairman Nichols reiterated the Pikes Peak Regional Air Show will take place on September 21 – 22, 2019. There is still a need of volunteers and sponsors for those who are interested.

IX. **CHAIRMAN'S COMMENTS**

- Chairman Maier shared that the 2018 FAA allocation was \$3.35 billion for airport planning, development, noise compatibility planning, and programs.
- Services for Walter Miller will be held February 28 at 10:00am at the Air Force Chapel.
- Commissioner Biancur presented a "Land Use Encroachment" briefing to the CAO and after the briefing Linda Bruce, FAA commented that Land Use Encroachment was a crisis throughout Colorado.
- Greg Phillips introduced guest Tony Gioia, CTAB representative. Mr. Gioia is also a City Council Candidate. Elections will be held on April 2, 2019.

X. **ADJOURNMENT**

The meeting was adjourned at 5:15PM.

The next meeting date is Wednesday, March 27, 2019