



**COLORADO SPRINGS
AIRPORT**

**MINUTES
Airport Advisory Commission
Wednesday, August 26, 2020
3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B
(Via Teleconference)
Team Meeting**

COMMISSIONERS PRESENT:

John Maier –Chairman
Bill Nichols – Vice Chairman
Hal Ellis – Commissioner
Michelle Ruehl – Commissioner (via phone)
Chic Myers – Commissioner
Aaron Wood – Commissioner
David L Couch – Commissioner

**NON-VOTING
MEMBERS PRESENT:**

Mark Volcheff – Alternate Commissioner
Danny Mientka – Alternate Commissioner
Councilor Andy Pico - City Council Representative (via Teams)
County Commissioner Stan VanderWerf – Liaison Commissioner
(arrived later)
Dave Elliott – Meadow Lake Airport Liaison

**NON-VOTING
MEMBERS ABSENT:**

Bill Murray – City Council Representative
County Commissioner Mark Waller – Liaison Commissioner

CITY STAFF PRESENT:

Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Troy Stover – Assistant Director of Aviation
Brett Miller – Assistant Director of Aviation (via Teams)
Kevin Keith – Aviation Planner (via Teams)
Bud Geng – Construction Project Manager (via Teams)
Aidan Ryan – Marketing & Communications Manager (via Teams)
Dana Schield – Communications Specialist II (via Teams)
Christina Bonewell – Financial Analyst II

GUESTS PRESENT:

Brian Potts – PPACG (JLUS) (via Teams)
Tony Davis – Aviation (via Teams)
Mike Shafer – Peterson Air Force Base (via Teams)
Ayoka Paek – AICP Community Planner (via Teams)
Morgan Einspahr – Aviation (via Teams)
Charles Cothorn – Springs Engineering, LLC (via Teams)
Ray O’Sullivan – CPR Entitlements
Other attendees via phone were unknown

I. MEETING CALLED TO ORDER at 3:02PM AUGUST 26, 2020 by CHAIRMAN MAIER

II. APPROVAL OF THE JULY 22, 2020 MEETING MINUTES

Commissioner Couch made a motion to approve the July 22, 2020 meeting minutes.
Commissioner Myers seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

III. COMMUNICATIONS

- None

IV. PUBLIC COMMENT

- None

V. NEW BUSINESS AND REPORT ITEMS

A. Land Use Review – Kevin Keith

Kevin Keith presented thirteen (13) Land Use Items.

Vice Chairman Nichols made a motion to recommend approval of Land Use Items #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, and #13 as recommended by airport staff. Commissioner Couch seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

Land Use Item #14: Briefed

Kevin Keith gave a detailed briefing on Land Use Item #14, approval of the Waterview Sketch Plan amendment located northeast of Powers Boulevard and Bradley Road. Kevin Keith presented the Commission with a detailed description of the previous/new parcel and airport noise subzone.

Chairman Maier proposed the Commission and Legal Counsel go into Executive Session to discuss and attain clear clarification of restrictions when recommending Land Use Items. Following a brief discussion, the Commission agrees to continue discussions in Open Session. Additional information forthcoming.

Charles Cothorn, Springs Engineering and Waterview Development gave a brief introduction and shared his role in development within the community and attaining approval of the Waterview Sketch Plan amendment.

Ray O'Sullivan, CPR Entitlements shared positive feedback from builders and the community regarding future developmental growth within the community.

Vice Chairman Nichols made a motion to recommend approval of Land Use Item #14.
Commissioner Wood Seconded.

Discussion: Vice Chairman Nichols shared that due to the airport staff and developers working together, reaching an agreement that works for the Airport, Developer, and the Community looked promising.

VOTE: APPROVED (Roll Call Passed 5 Yes, 2 Opposed)

B. Director's Airport Business Report

- Project Status Report – Greg Phillips
 - The airport is awaiting on the grant offer for the rehabilitation of runway 17R/35L.
 - All airport construction projects are on schedule.
- Traffic Trend Report – Greg Phillips
 - Air service is showing an increase of flights scheduled to return in August 2020.
 - Monthly load factors in August closed at 40% - 45% compared to 7% for the month of April 2020.
- COS Financial Report – Christina Bonewell
 - Revenues for July 2020 are down due to a drop in rates.
 - Due to budget cuts, the airport has approximately \$400 thousand savings in expenses.
 - Professional Services were lower than three-year historical trend.
 - Airfield revenues and terminal rents are down due to less traffic and reduced rates.
 - The airport has conservatively estimated revenues and expenses based on the current COVID crisis, sustaining the airport's financial viability through the duration of the crisis.
 - The airport has requested \$4.7M from the Cares Act Funding year-to-date. \$2.1M requested, not yet received.
 - Currently, the airport has 438 days of cash reserve.
 - Due to an agreement, the airport will receive reimbursement funds on a taxi lane project upon completion.
 - Due to differed income from airport tenants, the airport will see an increase in revenue in December 2020.
 - The airport sold the remaining top soil from Project Rodeo for \$65 thousand.
 - The airport sold equipment at the DIA auction for \$60 thousand.
 - Christina Bonewell will add a line graph to the chart displaying months, days, and cash on hand.
 - County Commissioner VanderWerf mentioned that County property tax revenues are on target and County sales tax are 8% above projection.

C. COVID 19 Update – Greg Phillips

- Greg Phillips mentioned there are no additional airport employees that have tested positive for COVID-19.
- Due to the increase in positive results for COVID, the City has extended the work from home program until further notice. Non-essential personnel come into the airport when necessary.
- Airport Business Development Report – Troy Stover
 - Discussions of a 20,000 sq. ft. hanger development for COS Owners is moving forward.
 - Sierra Nevada Corp. (SNC) Lean-to project continues to move forward.
 - Bryant Construction is developing a 30,000 sq. ft. hanger for SNC. The hanger is expected to be completed by the second week in September. A group 4 taxi lane was paved and will be operational before the deadline. Due to an agreement, upon completion the airport will receive a reimbursement.
 - The airport is in early discussions of a 3-acre development that will be used as infill.

- The airport is in discussions of a new 90,000 sq. ft. development. Additional information is forthcoming.
- The airport has received the Notice to Proceed with construction on the intersection of Powers Blvd and Grinnell Blvd.
- Project Jungle is operational.
- Project Rodeo continues to move forward.
- Integration Loop will be a roundabout that will allow a better flow of traffic.
- Discussions of a better timeframe for building the Hotel site continue.
- Project Paradise construction has been placed on hold.
- The dirt work for an approximately 12-acre retail sight has begun.
- Airport staff has signed a 10-acre ground lease for 120,000 sq. ft. office space. Construction is estimated to begin in 2021.
- Airport staff is in negotiation with a new developer that is showing interest in 35,000 sq. ft. ground lease.
- Airport staff is currently working on approximately 105-acres of ground leases throughout the airport.
- COS has approximately \$30M of infrastructure being built within the next year.
- Colorado Springs Utilities has approved and is moving forward on a redundant water line that will feed into the Business Park and Airport Terminal Building.
- First round of development review for the US Forest Service has begun and is expected to be approved in September 2020.
- Super Tanker support equipment has been dispatched to the Colorado Jet Center and is being stored on sight as a contingency, if needed.
- The Airport's Full Scale Exercise will be held on September 2.
- Greg Phillips mentioned the July 26 article in the Gazette and the positive comments in social media regarding the new "Colorado's small airport" branding campaign.
- Commissioner Ellis suggested using the new branding campaign "Colorado's small airport" could be beneficial to the west side development.

D. Chairman's Report

- LRSAT – Meeting
 - Chairman Maier, Greg Phillips, County Commissioner VanderWerf, and Brett Miller attended the Local Runway Safety Action Team (LRSAT) meeting on July 29, 2020.
 - Discussions regarding the importance of the runway safety area and the number of wrong surface landing ensued during the meeting. Possibly due to wind, COS had one wrong surface landing in the last 12 months.
 - The September Airstrip Attack event has been cancelled.
 - Brett Miller shared that a lighting strike on the communication cable to the localizer for 35L and multiple runway visual range (RVR) has caused runway 35L/17R to be downgraded to a Category I runway. The Instrument Landing System (ILS) are up, but cannot be monitored remotely. Brett Miller is currently working with the Federal Aviation Association Engineering Group.
 - Doug Ekberg, Wild Life Management, mentioned within the last year COS had some complications involving deer and twelve (12) swallow strikes involving civilians.
 - Land and hold short operations (LAHSO) has been terminated indefinitely at the Colorado Springs Airport.
 - County Commissioner VanderWerf expressed his condolences and prayers for the pilot that lost his life during an incident near Meadow Lake Airport.

VI. OTHER BUSINESS

- Westside Operators Meeting Discussion
 - County Commissioner VanderWerf voiced his thoughts about the importance of reestablishing the Westside Operators Meeting. The meetings are a beneficial way of interacting with pilots and an opportunity to reinstate safety briefings.
 - Commissioner Ellis shared that virtual safety meetings are not popular and once COVID restrictions are lifted, a safety meeting will be scheduled. Westside FBO and facilities are displaying interest in setting up a no agenda meeting. They are requesting to sit with airport

- operations to discuss their specific needs and expectations from COS.
- Commissioner Wood agrees and feels that a one on one meeting between the west side tenants and airport staff would be valuable.
- Greg Phillips is in favor of having periodic meetings while continuing to follow COVID-19 restrictions.
- Colorado Aeronautical Board Update – Commissioner Myers
 - Five (5) of the twenty-five (25) pieces of equipment sold at the surplus sale were provided by COS. The airport generated \$60 thousand in income. Aeronautics sold \$246 thousand, fourteen (14) airports purchased equipment from COS and DIA.
 - The Colorado Aeronautical Board (CAB) has taken a conservative approach on their funding. The CAB's funding comes from the sale of jet fuel. With Denver International being their principal source, they have developed a contingency fund and have planned conservative funding.
 - All thirteen (13) video cameras on the Automated Weather Observation System (AWOS) passes are operational. A \$150 thousand fund has been approved for ten (10) additional cameras added in 2021.

VII. COMMISSION MEMBERS' COMMENTS

- None

VIII. CHAIRMAN'S COMMENTS

- Some member's Colorado Springs Airport sterile badges are set to expire on September 30, 2020 and need to be renewed.
- Chairman Maier will meet with Michael Gendill to discuss scheduling an Executive Session. The Chairman will also individually reach out to the Commission to discuss their decision on holding an Executive Session.

IX. Other Additional Comments prior to adjournment

- Greg Phillips shared that Joe Nevill is the new airport's Air Service Development Manager. Joe Nevill comes with 27 ½ years of experience in network planning.
- Brett Miller is working on applications to replace the Airport's Operations Manager position.
- Congratulations to Scott Lawrence who has been promoted to Airport Security Specialist.
- County Commissioner VanderWerf mentioned that out of the Cares Act Funding, County put \$4M into the Pikes Peak Workforce Center. A new facility has opened on 1049 North Academy, across from the Citadel Mall.

X. ADJOURNMENT

The meeting was adjourned at 5:27 PM.

The next meeting date is Wednesday, September 23, 2020