



MINUTES
Airport Advisory Commission
Wednesday, March 27, 2019
3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B

COMMISSIONERS PRESENT: John Maier – Chairman
Bill Nichols – Vice Chairman
Andi Biancur – Commissioner
Hal Ellis – Commissioner
Aaron Wood – Commissioner
David L. Couch – Commissioner
Chic Myers – Commissioner

NON-VOTING MEMBERS PRESENT: Michelle Ruehl – Alternate Commissioner
Councilor Andy Pico – City Council Representative
Councilor Yolanda Avila – City Council Representative
County Commissioner Stan VanderWerf – Liaison Commissioner (arrived later)
Dave Elliott – Meadow Lake Airport Liaison

NON-VOTING MEMBERS ABSENT: Tamara Hunziker – Alternate Commissioner
Mark Volcheff – Alternate Commissioner

CITY STAFF PRESENT: Troy Stover – Assistant Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Kris Andrews – Environmental Safety & Health Specialist
Tom Roisum – Accounting Manager
Josh Stone – Air Service Development Manager
Steven Gaeta – Design & Construction Manager
Brett Miller – Assistant Director of Aviation
Tiffany Henry – Paralegal
Jane Acosta – Administrative Technician

GUESTS PRESENT: June Waller – Hillside Neighbor (arrived later)
LeAnn Fraka – Public Guest
Wayne Heilman – The Gazette

I. **MEETING CALLED TO ORDER at 3:06PM MARCH 27, 2019 by CHAIRMAN MAIER**

II. **APPROVAL OF THE FEBRUARY 27, 2019 MINUTES**

Chairman Maier made a motion to amend the February 27, 2019 meeting minutes, by adding additional verbiage. Commissioner Biancur requested additional time to further review the minutes.

Commissioner Biancur moved to table the February 27, 2019 meeting minutes pending review. Commissioner Ellis seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

III. **INTRODUCTION OF GUESTS**

IV. **COMMUNICATIONS**

- Chairman Maier added three (3) changes to the agenda;
 - Land Use Review – Discussion regarding Banning Lewis Ranch.
 - Other Business – AN ORDINANCE AMENDING PART 1 (MUNICIPAL AIRPORT ADVISORY) OF ARTICLE 1 (MUNICIPAL AIRPORT) OF CHAPTER 14 (MUNICIPAL ENTERPRISES) OF CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO THE AIRPORT ADVISORY COMMISSION. The ordinance is tentatively scheduled for presentation to City Council in April 2019.
 - Project Status Report – Discuss the status of the Rates and Charges Consultant along with the business plan and priorities at the airport.

V. **PUBLIC COMMENT**

- None

VI. **NEW BUSINESS AND REPORT ITEMS**

A. Land Use Review – Kris Andrews

Airport staff presented and discussed eight (8) Land Use Items. Two (2) items in the City and six (6) in the County.

Land Use Item #1 (tabled Land Use Item #6 from the February 2019 meeting) City of Colorado Springs, AR DP 18-00875 and AR FP 18-00876 (approval of the Cosmic/AES development plan) a 30,000 sq. ft. antenna farm was introduced. The Commission indicated concern that the antennas could pose a possible threat of interference with radio communications and/or is a navigation hazard.

The airport submitted an amended land use summary with additional language added to read “The antenna farm must not negatively impact airport navigation systems (FAA, FCC, etc.) and/or operations”; if so, the development plans would have to be modified.

Land Use Item #3, (El Paso County, SP-19-003 request by Drexel Barrell & CO., on behalf of Windsor Ridge Homes) presented for approval of an amendment to the Windermere Preliminary Plan. The Commission agreed that a discussion with the landowner should take place about requesting an aviation easement be included with the development plan.

The current El Paso County code does not require inclusion of an aviation easement for land development within the County airport overlay district. After discussion and for continuity purposes the airport will request an aviation easement be included in all future El Paso County land use developments that come before the Airport Advisory Commission for consideration.

Commissioner Ellis moved to recommend approval of all eight (8) land use items submitted by the airport staff. Vice Chairman Nichols seconded.

VOTE: APPROVED (Unanimous)

Chairman Maier made a motion that the airport request an aviation easement be included in the staff recommendations for all El Paso County land use development requests submitted to the Airport Advisory Commission for considerations. Vice Chairman Nichols seconded.

Discussion: Commissioner Biancur clarified that aviation easements of all El Paso County land use items be specific to the development that is within the airport overlay only.

VOTE: APPROVED (Unanimous)

Meadow Lake Airport Liaison Dave Elliott will provide correspondence from the Federal Aviation Administration (FAA) regarding aviation easement language at the April 24, 2019 AAC meeting.

Chairman Maier, Liaison Elliott, and Kevin Keith attended the County Planning Department meeting on Tuesday, March 19, 2019. In discussions with the County Planners, it was determined The El Paso County Airport Overlay map may differ from the Commercial District Overlay map provided monthly to the Commission. The airport staff agreed to coordinate with the County Planning Department and provide any revisions that may be needed to the Commission for review at a later date.

County Commissioner VanderWerf and Councilor Pico are members of the Pikes Peak Area Council of Governments (PPACG). One of the findings of the Joint Land Use Study (JLUS) has direct relevance to airport encroachment. Phase II implementation of the results is pending funding. There are plans in progress for the AAC and PPACG to meet and discuss airport encroachment.

Vice Chairman Nichols and Commissioner Biancur will join discussion on the initial planning efforts for Banning Lewis Ranch. More details forthcoming

B. Director's Airport Business Report

- Project Status Report – Steven Gaeta
 - A detailed summary of the insurance coverage and the airport capital utilized for the terminal construction fire recovery is forthcoming.
 - Valet Solar Covered Parking design and construction has been moved back to May 2019 due to a change of scope.
 - There is an RFP in progress for a Planning Consultant of Record. The Commission has been invited to be part of the interview process.
 - Brett Miller gave an update on runway 35R surface conditions.
- Traffic Trend Report – Josh Stone
 - An overview of the monthly enplanements, passengers, and load factor totals for the previous twelve months were reviewed.
 - Summer seasonal routes are due to begin the last week of April and the first week of May 2019. Seats on some seasonal routes are being sold thru November 2019.
 - The airlines are preparing for a possible increase of passenger travel for the summer season. The projected enplanements are currently down 1% to 2% from last year.
 - For the first time in several years, United Airlines will be adding two (2) 737-900 mainliners to their routes in June 2019.

- Load factors during the holiday discounted parking period remained above 80% since the beginning of the program in November 2013. The Commission and airport staff will begin holiday parking discussion in September to prepare for the 2019 holiday season.
- COS Financial Report – Tom Rosium
 - Tom Rosium presented a review of the February 2019 financial report.
 - The 2018 year-end financial report will be available in mid-May 2019.
 - The anticipated additional enplanements forecasted for the summer of 2019 were not included in the revenue forecast. The airport will perform a rates and charges adjustment in June with the expectation the rate collection for the airlines will decrease.
 - The final airport bond was defeased in 2018 and the airport received a \$400,000 credit and is now bond free.
- Airport Business Development Report – Troy Stover
 - The airport will present a Passenger Facility Charge (PFC) Plan of Finance to the Commission at the April 2019 meeting.
 - The FedEx facility continues to move forward and will be completed by the summer 2019.
 - Construction continues on WWII Museum.
 - JC Aviation has entered into discussions with a new potential buyer.
 - The TKC Hangar has received a Temporary Certificate of Occupancy (TCO).
 - A new agreement has been executed with Cordillera Corp.
 - Discussions are ongoing regarding a letter of intent to develop an on-airport hotel.
 - The City Street Division construction on the west side is two thirds complete and expected to be finished by the end of April 2019.
 - The deicing ramp is in design with an anticipation of completion in 2020.
 - Project Jungle is anticipated to close within a week.
 - Negotiations for Project Rodeo continue.
 - The airport continues to work with the Cherokee Metro District to get the potential asbestos pipeline removed.
 - Brett Miller presented and discussed an overview of the preparations, damages, and airport costs due to the storm on March 13, 2019, also known as the 2019 Bomb Cyclone.
 - The annual FAA Part 139 Certification inspection was error free for the fourth consecutive year.

VII. OTHER BUSINESS

- The draft Commission Rules and Procedures is expected to be presented at the April 22 City Council Work Session. The Airport Advisory Commission will vote on the revised Commission Rules and Procedures at the April 24, 2019 meeting. Any request for changes and/or corrections should be submitted to the Chairman.
- The March meeting between Vice Chairman Nichols and Greg Phillips regarding the airport Business Plan and airport priorities was postponed. Additional information is forthcoming.

VIII. COMMISSION MEMBERS' COMMENTS

- Liaison Elliott shared that the Meadow Lake Airport received a \$2.2M grant from the state and currently anticipates receiving a \$738,000 AIP grant from the FAA to complete resurfacing of Meadow Lake's runway.
 - Anticipated construction will be June-September 2019 during which time the main runway will be closed. The cross and turf runways will remain open.
 - Meadow Lake has scheduled meetings to discuss airport operations with their surrounding developers.
- Commissioner Biancur asked that the Commission be given additional time to review the AAC meeting minutes.

IX. **CHAIRMAN'S COMMENTS**

- Chairman Maier introduced guest June Waller. June Waller shared that she is no longer a representative of the City Transportation Advisory Board.

X. **ADJOURNMENT**

The meeting was adjourned at 5:08PM.

The next meeting date is **Wednesday, April 24, 2019**