



**COLORADO SPRINGS  
AIRPORT**

**SPECIAL MEETING MINUTES  
Airport Advisory Commission  
Wednesday, January 6, 2021  
3:00PM – 5:00PM  
(Via Teleconference)  
Teams Meeting**

**VOTING**

**COMMISSIONERS PRESENT:**

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

**NON-VOTING**

**MEMBERS PRESENT:**

Mark Volcheff – Alternate Commissioner (via Teams)  
Danny Mientka – Alternate Commissioner (via Teams)

**NON-VOTING**

**MEMBERS ABSENT:**

Bill Murray – City Council Representative  
County Commissioner Stan VanderWerf – Liaison Commissioner  
County Commissioner Mark Waller – Liaison Commissioner  
Dave Elliott – Meadow Lake Airport Liaison

**CITY STAFF PRESENT:**

Greg Phillips – Director of Aviation (via Teams)  
Michael Gendill – Legal Advisor  
Tiffany Henry – Paralegal (via Teams)  
Ivette Rentas – Customer Relations Coordinator (via Teams)  
Troy Stover – Assistant Director of Aviation (via Teams)  
Kevin Keith – Aviation Planner (via Teams)  
Dana Jackson – Properties Manager (via Teams)  
Dana Schield – Communications Specialist II (via Teams)

**GUESTS PRESENT:**

Brian Potts – PPACG (JLUS) (via phone)  
Wayne Heilman – Gazette (via phone)  
Tony Saran – Citizen (via phone)  
Other attendees via phone were unknown

**I. MEETING CALLED TO ORDER at 3:00PM JANUARY 6, 2021 by CHAIRMAN MAIER**

**II. SPECIAL MEETING**

- Land Purchase

Greg Phillips presented the Commission with an in-depth overview of the City of Colorado Springs Municipal Airport's desire to purchase an approximately 10-acre parcel of undeveloped land from the School District No. 11 (D-11). The airport will obtain the Property for the negotiated purchase price of approximately \$88,000. The airport will use airport capital funds to purchase the property. No other State or federal funding will be used. However, the airport will follow the Federal Aviation Administration's (FAA) processes for property acquisition thereby reserving the opportunity to receive reimbursement for a portion of the purchase price via future Airport Improvement Program grant funding.

Discussion:

Alternate Commissioner Volcheff asked what was the parcel value and the parcel purchase price. Greg Phillips responded that the appraisal was conducted by the Department of Real Estate Service and the property appraised for \$85,000.

Alternate Commissioner Mientka shared his views about how the proposed purchase could benefit both Peterson Air Force Base (PAFB) and the Colorado Springs Airport. Alternate Commissioner Mientka feels that under the circumstances, the parcel is properly priced.

Commissioner Myers commented that the parcel purchase would be a good opportunity for PAFB to expand for the future.

Chairman Maier shared his views of the importance of the airport supporting PAFB and their attempt to acquire a possible permanent home for Space Command.

Michael Gendill mentioned the long term benefits for the airport by possessing ownership of the parcel and having the ability to govern how it's used.

Airport staff is requesting the Commission submit a Letter of Support for Acquisition of Property Owned by School District 11. Airport staff will present the letter at the City Council Work Session on Monday, January 11, 2021.

Vice Chairman Nichols made a motion that the Airport Advisory Commission support the purchase of the proposed property from D-11 as presented. Commissioner Wood seconded.

Discussion: None

VOTE: **APPROVED** (Unanimous, Roll Call Passes 7 Yes).

Chairman Maier made a motion that the Chair be given authorization to write a letter to City Council supporting purchase of the District 11 property. Commissioner Couch seconded.

Discussion: None

VOTE: **APPROVED** (Unanimous, Roll Call Passes 7 Yes).

- Surplus Land Disposal

Troy Stover presented the Commission with an in-depth overview of the City of Colorado Springs and the Colorado Springs Municipal Airport, desires to transfer approximately 3,073.7 sq. ft. of land to the Colorado Department of Transportation (CDOT). As part of the development in Peak Innovation Park, the intersection of South Powers and Grinnell Boulevard must be

widened and a right-in deceleration lane will be constructed on airport land to accommodate the traffic needs of the business park. As part of the intersection improvements, the airport will construct drainage system improvements. CDOT will assume control of the drainage improvements and in exchange CDOT will oversee that maintenance, repair, and replacement obligations are fulfilled at no additional cost to the airport. Conveying the property to CDOT will contribute to the overall development of Peak Innovation Park.

Discussion:

Commissioner Ellis asked if the Federal Aviation Association (FAA) had given their approval for the transfer of property. Troy Stover responded the FAA had provided a verbal approval, but before reaching any final agreements, the airport is awaiting a formal letter of approval from the FAA that states "the airport is authorized to release land".

Vice Chairman Nichols made a motion that the Airport Advisory Commission support the land sale to CDOT and that the Chair draft a letter of support to City Council. Commissioner Myers seconded.

Discussion: None

VOTE: **APPROVED** (Unanimous, Roll Call Passes 7 Yes).

- Greg Phillips announced that Frontier Airlines has been moved to gate #1 and #2.
  - Southwest Airlines employees have commenced the badging process.
  - Car rental counters are all back on the lower level and operative.
  - On January 4 the airport was notified that the State Infrastructure Loan (SIB) request had been unanimously recommended by the State Aeronautics review Committee. The SIB request will be heard by the State Transportation Commission on January 21.
  - Greg Phillips extended his gratitude to the Commission for the support and willingness to help with the SIB request.
  - Aidan Ryan, the Marketing team, and the Southwest Outreach Specialist are working together on planning an inaugural celebration that is both appropriate and represents COS and Southwest. Additional information forthcoming.

### III. **COMMISSION MEMBERS' COMMENTS**

- None

### I. **CHAIRMAN'S COMMENTS**

- Chairman Maier extended his gratitude to the Commissioners for their willingness to attend the special meeting on short notice.

### II. **ADJOURNMENT**

The meeting was adjourned at 3:38 PM.

The next meeting date is **Wednesday, January 27, 2021**