



**COLORADO SPRINGS
AIRPORT**

**MINUTES
Airport Advisory Commission
Wednesday, September 25, 2019
3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B**

COMMISSIONERS PRESENT: John Maier – Chairman
Bill Nichols – Vice Chairman
Hal Ellis – Commissioner (arrived later)
Aaron Wood – Commissioner
David L Couch – Commissioner (conference call)
Chic Myers – Commissioner

COMMISSIONER ABSENT: Michelle Ruehl – Commissioner

NON-VOTING MEMBERS PRESENT: Mark Volcheff – Alternate Commissioner
County Commissioner Mark Waller – Liaison Commissioner (arrived later)
Dave Elliott – Meadow Lake Airport Liaison

NON-VOTING MEMBERS ABSENT: Councilor Andy Pico – City Council Representative
Bill Murray – City Council Representative
County Commissioner Stan VanderWerf – Liaison Commissioner

CITY STAFF PRESENT: Troy Stover – Assistant Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Kevin Keith – Aviation Planner
Tom Roisum – Accounting Manager
Steven Gaeta – Design & Construction Manager
Brett Miller – Assistant Director of Aviation
Aidan Ryan – Marketing & Communications Manager
Dana Schields – Communications Specialists II
Nick Condon – Airport Operations Manager

GUESTS PRESENT: Robert Sedlacek – Paradies
Courtney Davis – Peterson AFB
Amy Kelley – US Air Force Academy
Kurt Jennings – Federal Aviation Administration (FAA)
Ann Werner – Pikes Peak Area Council of Governments (PPACG) (arrived later)
Tony Gioia – Citizen Transportation Advisory Board (CTAB)

I. **MEETING CALLED TO ORDER at 3:00PM SEPTEMBER 25, 2019 by CHAIRMAN MAIER**

II. **APPROVAL OF THE AUGUST 20, 2019 SPECIAL MEETING MINUTES – (moved to item VI)**

APPROVAL OF THE AUGUST 28, 2019 MINUTES

III. **INTRODUCTION OF GUESTS**

IV. **COMMUNICATIONS**

- Chairman added one (1) change to the agenda;
 - Approval of minutes (item II) was moved on the agenda and will follow the completion of the Director's Airport Business Report (item VI).

V. **PUBLIC COMMENT**

- None

VI. **NEW BUSINESS AND REPORT ITEMS**

A. Land Use Review – Kevin Keith

Kevin Keith presented and discussed nine (9) Land Use Items.
Land Use Items #1, #2, #3, #4, #5, #6, #7, and #8: Briefed

Commissioner Wood made a motion to approve Land Use Items #1, #2, #3, #4, #5, #6, #7, and #8 as recommended by airport staff. Vice Chairman Nichols seconded.

Discussion: None

VOTE: **APPROVED (Unanimous)**

Land Use Item #9: Briefed

Discussion: Commissioner Myers shared his concerns of a potential visual glare or reflection caused by the installation of light poles around the new field. Airport staff will meet with the developer and discuss any possible alternatives such as diffusers for directional control lighting.

Commissioner Myers motioned to approve deferral of Land Use Item #9 until the October 23, 2019 meeting pending additional information. Vice Chairman Nichols seconded.

VOTE: **APPROVED (Unanimous)**

B. Director's Airport Business Report

- Project Status Report – Steven Gaeta
 - Terminal Construction Fire and Terminal Modernization Program Report will be removed from the October 2019 Project Status Report. First Floor Rehabilitation will be added.

- The Planning Consultant of Record, Jviation has been preparing Task Order #1 for land use vs noise study and is currently in review.
- Troy Stover and Steven Gaeta are meeting with City Procurement Director and Assistant Chief of Staff on September 26 to discuss future procurement items.
- The State Infrastructure Bank Loan application has been approved and finalized by the Colorado Department of Transportation (CDOT).
- Over the course of 2019 approximately \$40M of airport construction has been completed.
- Traffic Trend Report – Troy Stover
 - The airport has seen noticeable growth of aircraft usage when destinations are marketed.
 - The LART Committee has recommended City Council approve \$400 thousand of LART money be allocated to the Airport in 2020. This is an increase of \$250 thousand from 2019.
 - The diversity in the Business Park, General Aviation (GA), and leasing on the GA side assist in diversifying airport revenue.
 - The Air Service Development Manager and Air Service Analyst positions have been posted and interviews are expected to begin the first week in November.
- COS Financial Report – Tom Rosium
 - Airport revenues and expenses are running on forecast.
- Airport Business Development Report – Troy Stover
 - The Fed Ex facility is waiting on the Fire Department to sign off on a full Certificate of Occupancy.
 - The WWII Museum construction is close to completion.
 - The rapid response for a 30,000 sq. ft. hangar development has been finalized and construction is expected to be completed in July 2020.
 - Discussions with US Forest Service regarding the Deicing Ramp continue.
 - Aerospace is moving forward with a development plan for an expansion and expected to move forward to City Planning for review in November 2019.
 - The airport has received approval from City Council and verbal approval from Federal Aviation Administration (FAA) for the land sale transaction. Construction of the first hotel is expected to begin early 2020.
 - The airport is working on ground leases for a gas station and restaurant that will produce substantial revenue for the airport in the future.
 - The airport is currently in discussion of a ground lease for a 280,000 sq. ft. office industrial warehouse. Additional information forthcoming.
 - Amazon is expected to move into their facility in early October 2019.
 - Construction of the Project Rodeo site is expected to begin in December 2019.
 - Troy Stover briefed the Commission on the Airport's projected 2020 Budget.
 - Airport is investigating with County and CDOT the feasibility of forgoing construction of an interim intersection at Powers and Grinnell Road in favor of proceeding directly to design and construction of the final configuration for the intersection.

APPROVAL OF THE AUGUST 20, 2019 SPECIAL MEETING MINUTES

Commissioner Ellis moved to approve the August 20, 2019 Special Meeting minutes. Vice Chairman Nichols seconded.

Discussion: None

VOTE: APPROVED (Unanimous).

APPROVAL OF THE AUGUST 28, 2019 MINUTES

Commissioner Ellis made a motion to amend the August 28, 2019 Meeting minutes. Vice Chairman Nichols seconded.

Discussion: Commissioner Ellis requested that Item VII from the August 28, 2019 minutes be changed to accurately reflect statements made by him and the Airport Director.

Following Commissioner Ellis' comments to the Chair, Chairman Maier made a motion to table approval of the August 28, 2019 meeting minutes until the next scheduled AAC meeting. Commissioner Ellis seconded.

VOTE: **APPROVED (Unanimous)**. [Consideration of Approval of the August 28, 2019 AAC meeting minutes were tabled until a time certain.]

C. Chairman's Report

- o City Council has approved Airport's request for 1) an additional 2019 Budget Allocation and 2) for the sale of surplus property in the Peak Innovation Park to "One logical" purchaser. [The Commission voted to support both of these initiatives in August 2019.]
- o The AAC objectives presented by Alternate Commissioner Ruehl were deferred until the October 23, 2019 meeting.
- o Commissioner Myers commented that the Colorado Aeronautics Board has put together an Airport 101 Class primarily for small Airport Managers at the Civil Aeronautics Board (CAB) headquarters'. The Class will be held on October 16.

VII. **OTHER BUSINESS**

- General Aviation Discussion – Chairman Maier
 - o Brett Miller briefed the Commission on a new airport communication list being implemented through Constant Contact whereby participants can receive advanced notice of airport construction that may impact daily operations.
 - o Commissioner Wood expressed a willingness to investigate the feasibility of reconstituting a West Side Operators Group.
 - o Kurt Jennings, FAA offered the support and assistance of the Air Traffic Control (ATC) staff with establishing a West Side Operators Group.

VIII. **COMMISSION MEMBERS' COMMENTS**

- Liaison Commissioner Elliott mentioned that the Meadow Lake Airport construction project is expected to be completed in early November 2019.

IX. **CHAIRMAN'S COMMENTS**

- The AAC sterile badges which expire on September 30, 2019 will need be renewed before the end of September.
- Annual Election for Chairman and Vice Chairman will take place during the October 23, 2019 AAC meeting.
- Chairman Maier's expressed his appreciation to Vice Chairman Nichols and Commissioner Wood for their participation with the 2019 Pikes Peak Air Show.

X. **ADJOURNMENT**

The meeting was adjourned at 5:15PM.

The next meeting date is **Wednesday, October 23, 2019**