



**COLORADO SPRINGS
AIRPORT**

Colorado's small airport

**MINUTES
Airport Advisory Commission
Wednesday, May 25, 2022
3:00PM – 5:00PM
Colorado Springs Airport Conference Room B
(Public Via Teleconference)
Teams Meeting**

VOTING

COMMISSIONERS PRESENT:

Bill Nichols – Interim Chairman
Mark Volcheff – Commissioner
Al Peterson – Commissioner
Dr. Brian Erling – Commissioner
Michelle Ruehl – Commissioner (via TEAMS)
Danny Mientka – Commissioner (via TEAMS)
David L. Couch – Commissioner (via TEAMS)

VOTING

COMMISSIONERS ABSENT:

NON-VOTING

MEMBERS PRESENT:

Dave Elliot – Meadow Lake Airport Liaison
County Commissioner Stan VanderWerf – Liaison
Commissioner
Randy Helms – City Council Representative (via TEAMS)
County Commissioner Longinos Gonzalez, Jr. – Liaison
Commissioner (via TEAMS)

NON-VOTING

MEMBERS ABSENT:

Wayne Williams – City Council Representative

CITY STAFF PRESENT:

Greg Phillips – Director of Aviation
Michael Gendill – Senior Attorney
Jennifer Cook – Executive Assistant
Troy Stover – Assistant Director of Aviation
Deanna Stoddard – Design and Construction Manager
Chris Padilla – Senior Analyst
Tyler Hardman – Project Planner
David Andrews – Senior Attorney (via TEAMS)
Josh MacCammon - Air Service Development Analyst II
(via TEAMS)

GUESTS PRESENT:

Sean Tonnel – SSP
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3:00PM MAY 25, 2022, by INTERIM CHAIRMAN NICHOLS**

II. **APPROVAL OF THE APRIL 27, 2022 MEETING MINUTES**

Commissioner Peterson made a motion to approve the April 27, 2022 meeting minutes. Commissioner Volcheff seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 6 Yes).**

III. **COMMUNICATIONS**

- None

IV. **PUBLIC COMMENT**

- None

V. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review** – Tyler Hardman

Tyler Hardman presented seventeen (17) Land Use Items.

Commissioner Volcheff made a motion to recommend approval of Land Use Items #1, #2, and #4 through #17 as presented by airport staff. Commissioner Erling seconded.

Discussion: None

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

Land Use Item #3: Briefed

Due to a conflict of interest, Commissioner Mientka recused himself from the Land Use Item #3 discussion.

Tyler Hardman gave a detailed briefing on Land Use Item #3, request by Hammers Construction on behalf of CS Land Company, Inc. for approval of the West Gate Warehouse Development Plan. The plan includes a 12,520 square foot building that will be used for office space, showroom, and warehousing (located outside of the RPZ). The site is zoned PIP-2/RPZ/AO (Planned Industrial Park 2, Runway Protection Zone, and Airport Overlay), consists of approximately 1.43-acres. The site is located southwest of the intersection of Airport Road and Industrial Place.

Discussion: Greg Phillips noted that the issue raised is where the property location falls into the Runway Protection Zone (RPZ).

Ensuing a detailed discussion on the differences of City approved RPZ Code and FAA approved RPZ and zoning ordinance, the Commission was provided with sufficient knowledge to render a recommendation.

Commissioner Erling made a motion to recommend approval of Land Use Item #3 based upon conditions of approval as presented by airport staff. Commissioner Peterson seconded.

VOTE: APPROVED (Unanimous, Roll Call Passes 6 Yes)

B. Director's Airport Business Report

- **Project Status Report**
 - Airport/Airfield construction report presented by Deanna Stoddard.
 - Invitation for bid published early May for the TSA Queuing Area Remodel.
 - Request for Proposal (RFP) for the Construction Manager/General Contractor (CMGC) contract issued.
 - Final series of Master Plan virtual meetings for the public will be held the end of June.
- **Traffic Trend Report**
 - The airline data analysis was presented by Joe Nevill.
 - Colorado Springs Airport (COS) had 87,295 enplanements for the month of April 2022, 28.9 percent increase over April 2021.
 - April load factors averaged at 75.2 percent, which is 16.5 percent higher than last April's average load factor.
 - Air Service team and Greg Phillips will travel to the JumpStart conference in Reno, Nevada, June 12th through 15th, meeting with airlines regarding new opportunities.
- **COS Financial Report**
 - COS financial report and 2021 Year End presented by Chris Padilla.
- **Airport Business Development Report**
 - Airport business development report presented by Troy Stover.
 - Negotiations and discussions of project growth continue throughout the Corporate and General Aviation development and Peak Innovation Park.

C. General Business – Director Greg Phillips

- NAIOP Real Estate Challenge is an annual competition between graduate-level students from the University of Colorado and the University of Denver. The Challenge tasked students to evaluate and make recommendations for a 20-acre parcel in Peak Innovation Park.
 - Commissioner Mientka shared his thoughts and views on the NAIOP Real Estate Challenge.

- US Forest Service Air Tanker base held their Ribbon Cutting on May 25th.
- The Marriott hotel groundbreaking in Peak Innovation Park is to occur on June 22, 2022.
- US Air Force Academy (USAFA) graduation took place on May 25th.
- COS is currently engaged in the annual FAA Part 139 inspection, a requirement for all commercial service airports.
- Valet parking reopened on May 1st with new daily rates for covered and uncovered parking.
- The 2022 Congressional Art Competition for Colorado's Fifth District was displayed at COS April 1st to May 15th.
- Mr. Phillips gave an overview of the grass fires that occurred on May 12th and 14th and their impact on airport operations.

D. Chairman's Report – Interim Chairman Nichols

- None

VI. OTHER BUSINESS

- Washington Update – Commissioner Ruehl
 - None

VII. COMMISSION MEMBERS' COMMENTS

- County Commissioner VanderWerf shared information on the notification system Peak Alerts that is connected to 911. The system notifies you of emergency and weather situations in El Paso and Teller Counties.
<https://elpasoteller911.org/246/Peak-Alerts>
- Dave Elliot shared that Meadow Lake Airport was awarded an Airport Improvement Program Grant by the FAA for a snow removal equipment building.

VIII. CHAIRMAN'S COMMENTS

- None

IX. ADJOURNMENT

- Interim Chairman Nichols adjourned the meeting at 4:48 P.M.

The next meeting date is Wednesday, June 22, 2022