



**COLORADO SPRINGS  
AIRPORT**

Colorado's small airport

**MINUTES  
Airport Advisory Commission  
Wednesday, July 28, 2021  
3:00PM – 5:00PM  
Colorado Springs Airport Conference Room B  
(Public Via Teleconference)  
Teams Meeting**

**VOTING**

**COMMISSIONERS PRESENT:**

Aaron Wood – Chairman  
Bill Nichols – Vice Chairman  
Michelle Ruehl – Commissioner (via phone)  
David L Couch – Commissioner (via phone)  
Mark Volcheff – Commissioner (via phone)

**VOTING**

**COMMISSIONERS ABSENT:**

Hal Ellis – Commissioner  
Chic Myers – Commissioner

**NON-VOTING**

**MEMBERS PRESENT:**

Danny Mientka – Alternate Commissioner  
Randy Helms – City Council Representative  
County Commissioner Stan VanderWerf – Liaison  
Commissioner  
County Commissioner Carrie Geitner – Liaison  
Commissioner (via Teams)  
Dave Elliott – Meadow Lake Airport Liaison

**NON-VOTING**

**MEMBERS ABSENT:**

Bill Murray – City Council Representative  
Wayne Williams – City Council Representative

**CITY STAFF PRESENT:**

Greg Phillips – Director of Aviation  
Michael Gendill – Senior Attorney

Brett Miller – Assistant Director of Aviation  
(via Teams)  
Troy Stover – Assistant Director of Aviation (arrived later)  
Dana Schield – Communications Specialist II  
Ivette Rentas – Customer Relations Coordinator  
(via Teams)  
Kristine Andrews – Environmental Health & Safety  
Specialist (via Teams)  
Steven Gaeta – Design & Construction Manager  
(via Teams)  
Joe Nevill – Air Service Development Manager  
(via Teams)  
Chris Padilla – Senior Analyst (via Teams)

**GUESTS PRESENT:**

Lt. Col. Sarah Kaiser – Peterson Air Force (via Teams)  
Patsy Buchwald – Paradies (via phone)  
Tony Davis – Aviation (via Teams)  
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3:01PM JULY 28, 2021 by CHAIRMAN WOOD**

II. **APPROVAL OF THE JUNE 23, 2021 MEETING MINUTES**

Vice Chairman Nichols made a motion to amend the June 23, 2021 meeting minutes by amending the verbiage (section VI, bullet point 3), to read, Vice President's office. Chairman Wood seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 5 Yes).**

III. **COMMUNICATIONS**

- Airport Master Plan update (item VI, section B) was moved on the agenda and will follow the completion of the Project Status Report (item VI, section B, first bullet point).

IV. **PUBLIC COMMENT**

- None

V. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review** – Kris Andrews

Kris Andrews presented ten (10) Land Use Items.

Vice Chairman Nichols made a motion to recommend approval of Land Use Items #1 - #3 and #5 - #10 as recommended by airport staff. Commissioner Ruehl seconded.

VOTE: **APPROVED (Unanimous, Roll Call Passed 5 Yes)**

Land Use Item #4: Briefed

Kris Andrews gave a detailed briefing on Land Use Item #4, Request by Land Development Consultants, Inc., on behalf of Powers and Airport, LLC, a Delaware Limited Liability Company for approval of the Westgate at Powers Filing No. 3 Final Plat. The property is located northwest of Powers Boulevard and Airport Road, west of Troy Hill Road. The Westgate Apartments Development Plan was reviewed with recommended conditions by the Commission in March 2012. An amendment to the Westgate at Powers development plan to change uses along the southwest end of the property to commercial was reviewed with recommended conditions by the Commission in July 2018.

Discussion: Vice Chairman Nichols shared his concerns about the property possibly sitting within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District.

Ensuing a detailed discussion regarding subzones of the Commercial Airport Overlay District, the Commission was provided with sufficient knowledge to render a recommendation.

Vice Chairman Nichols made a motion to recommend approval of Land Use Item #4 based upon conditions of approval as presented by airport staff. Chairman Wood seconded.

**VOTE: APPROVED (Unanimous, Roll Call Passed 5 Yes)**

## **B. Director's Airport Business Report**

- **Project Status Report** – Steven Gaeta
  - Construction of the Rehabilitation for Runway 17R/35L project is moving forward and the runway is scheduled to reopen on August 9.
  - The COS Airport IT Room Remodel and Server Environment installation is near completion.
  - Taxiway B Rehabilitation task order has been fully executed and design efforts have begun.
  - IT Phone Switch pre-engineering/data acquisition is scheduled to begin the week of August 2.
  - Airport Master Plan's Notice to Proceed (NTP) has been issued. The completion schedule is forthcoming.
  - The Taxiway A Realignment final consultant scope and fee is under review.

Greg Phillips announced that the runway 17R/35L asphalt paving was complete, airfield lights have been replaced with LED lighting, a new generator, and an airport beacon light have been installed. The airport is pleased with the quality of work performed by the contractor. The runway is scheduled to reopen on August 9.

Courtney Davis, Peterson Air Force Base voiced his concerns about the Rehabilitation of Taxiway B and the negative impact it may have on the daily operations on Peterson. Although the rehabilitation of taxiway B is still in its early stages, Greg Phillips and Troy Stover met with the Federal Aviation Administration (FAA) and are scheduled to meet with Peterson Air Force Base the week of August 1.

- **Master Plan Update** – Tony Davis, Aviation
  - Tony Davis presented the Commission with an overview of the Airport Master Plan. Also, the airport staff briefed the Commission and guest on the Airport Master Plan and an interactive discussion regarding the future development of the airport and its long-time effects on the community followed.

- **Traffic Trend Report – Joe Nevill**
  - Last month we had 99,478 enplanements, up 26 percent versus June 2019.
  - We are currently running a 40 percent seat increase, the highest since August 2009.
  - The airport had over 200,000 passengers go through the Transportation Security Administration (TSA) Checkpoint in June, up 28 percent versus 2019.
  - June 2021 load factor was 77.8%, down 8 points from 2019.
  - Carriers load factor for June 2021: American Airlines 87%, Delta Airlines 85%, United Airlines 80%, Frontier Airlines 72%, and South West Airlines 72%.
  - Year-to-date enplanements are down 5 percent versus 2019 with 24 percent additional seats and the year-to-date load factor is 65.6 percent for July 2021.
  - TSA volumes were up 31% from 2019 and up 41% increase in seats.
  - COS has 40 weekday departures versus 34 in 2019.
  - In September and October, we will continue to run 40 weekday peak departures.
  - Airport Operations for May 2021 is up 2.2% and year-to-date up 16%.
  
- **COS Financial Report – Chris Padilla**
  - June 2021 revenue was \$1.8 million versus the forecasted \$1.2 million. June 2021 expenses were \$1.2 million versus the forecasted \$1.5 million.
  - \$540,000 variance over forecasted revenue.
  - Operating expenses were \$330,000 lower than forecasted, with the largest cost consisting of utilities.
  - Airport maintenance is replacing the airport terminal building, airport roadways, and parking lights with LED lighting.
  - Cumulative revenue was \$8.3 million versus the forecasted \$8.4 million.
  - Cumulative expenses were \$8.2 million versus the forecasted \$8.8 million.
  - The airport has received approximately \$1.4 million of PFC revenue, versus \$3.1 million previously forecasted and \$488,400 of CFC revenue of the \$1.6 million previously forecasted.
  - CARES ACT balance is at \$11.3 million; Payroll is 72 percent of that while operating expenses are 28 percent.
  - The Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) Grant is at approximately \$4.1 million and the concession portion is at \$177,000.
  - The American Rescue Plan Act (ARPA) Grant balance is at approximately \$8 million and the concessions portion of the ARPA is at \$709,000.
  - 410 days cash on hand.
  
- **Airport Business Development Report – Troy Stover**
  - Project B discussions of the 30-acre site is moving forward.
  - Project A lease negotiation for 19-acres is moving forward. Additional information is forthcoming.
  - Project C negotiations of approximately 10-acres on the west side are moving forward.
  - Airport staff is in discussion with a new developer showing interest in a 10,000 sq. ft. hangar on the west side.
  - Airport staff is in preliminary discussions about a redevelopment near FedEx on the west side.

- A new developer is showing interest in a facility on the general aviation side of the airport.
- The US Forest Service development has begun and is moving forward.
- The purchase and sale agreements for the Marriott Hotels have been signed. Construction is expected to begin at the end of 2021.
- Flywheel has a signed ground lease and continues to work on the design.
- Occupants have displayed interest in the Flywheel Multi-Building Office Development in Peak Innovation Park.
- The Aerospace project is moving forward and going well.
- Flywheel NG Office has ongoing construction.
- Amazon fulfillment center is operational. Currently, Amazon has hired 1500 new staff employees.
- The Amazon Distribution Center is fully operational. Traffic flow hasn't shown any reason for concern and isn't impeding airport traffic.
- Development of the Amazon Sorting Facility is moving forward and is expected to be completed in September 2021.
- The Integration Loop roundabout in Peak Innovation Park is near completion.
- Negotiations for Project Mustang and Project Sunset are moving forward.
- Project Mustang has been approved to move forward by City Council.
- Taxiway Alpha will be moved 100 ft to meet the FAA's runway/taxiway separation standards which are 500 ft.
- Colorado Springs Airport is expecting to receive \$2.25 million in 2021 and approximately \$4.5 million in 2022 of annual revenue from the Peak Innovation Business Park.
- The Metro bus service, RT37 comes to the airport seven days a week, two times a day.

**C. General Business – Greg Phillips**

- Airport Master Plan update (moved to item VI, section B, first bullet point).
- Greg Phillips and Joe Nevill attended the Routes Americas Conference on July 26, in Orlando Florida. They met with ten different airline carriers and discussed possibly servicing the Colorado Springs Airport in the future.
- Southwest Airlines is using COS as a transfer point (hub) to get passengers to their intended destination.
- The Colorado Springs Airport has been awarded the CO/WY Chapter of the American Concrete Pavement Association's Excellence in Concrete Paving Award for the Deicing Apron.
- With the continued shortage of ground transportation (Uber, Lyft, etc.). When necessary, during the evening hours, the airport will use airport shuttles to assist in transporting passengers to their final destinations.
- Airports around the country continue to struggle with the shortage of aviation fuel.
- Chairman Wood, Vice Chairman Nichols, Greg Phillips, Director of Aviation, Troy Stover, Assistant Director of Aviation, and John Maier, Former Chairman attended the funeral services of Former Chairman Andi Biancur.

VI. **OTHER BUSINESS**

- Colorado Aeronautical Board Update – Commissioner Myers
  - None
- Westside Operators Meeting Discussion – Chairman Wood
  - Chairman Wood shared the west side tenants were pleased with the runway 17R/35L project and excited to have it back up and running.
  - Special Olympics Colorado Springs Plane Pull will be held on September 18, at the National Museum of WWII Aviation.
- Washington Update – Commissioner Ruehl
  - None

VII. **COMMISSION MEMBERS' COMMENTS**

- Dave Elliott, Meadow Lake Airport Liaison shared that the first CARES ACT Grant funds received were used on an Obstruction Evaluation, a Global Positioning System (GPS) Approach to both runways, and a Drake One Departure installed in 2022.
- Dave Elliott shared the passing of Rudolph (Rudy) James Welch on May 14, 2021. Rudy was a flight instructor at the Meadow Lake Airport for 49 years.
- County Commissioner VanderWerf shared because of Former Commissioner Andi Biancur's direct involvement, the County's Innovation and Technology Committee (ITC) was founded and the board is helping the County to insert more technologies into the County operations.
- During the week of August 1, El Paso County is hosting 50 dignitaries from South America.
- Pikes Peak Area Council of Governments has begun the application process for a Department of Defense fund line to help reduce environmental risk from our military bases. The fund has been expanded to include fire risk mitigation as well.
- Conversations regarding retaining Space Command in Colorado Springs Continue.
- City Councilmen Randy Helms expressed the honor of past AAC Chair Andi Biancur's Significant Contribution to the local community.

VIII. **CHAIRMAN'S COMMENTS**

- None

IX. **ADJOURNMENT**

Chairman Wood adjourned the meeting at 5:09 PM.

**The next meeting date is Wednesday, August 25, 2021**