



**COLORADO SPRINGS  
AIRPORT**

**MINUTES  
Airport Advisory Commission  
Wednesday, December 18, 2019  
3:00PM – 5:00PM  
Colorado Springs Airport, Conference Room B**

**COMMISSIONERS PRESENT:** John Maier – Chairman  
Bill Nichols – Vice Chairman  
Hal Ellis – Commissioner  
Michelle Ruehl – Commissioner  
Chic Myers – Commissioner  
Aaron Wood – Commissioner

**COMMISSIONER ABSENT:** David L Couch – Commissioner

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

**NON-VOTING MEMBERS ABSENT:** Mark Volcheff – Alternate Commissioner  
Bill Murray – City Council Representative  
County Commissioner Mark Waller – Liaison Commissioner

**CITY STAFF PRESENT:** Greg Phillips – Director  
Michael Gendill – Legal Advisor  
Ivette Rentas – Customer Relations Coordinator  
Kevin Keith – Aviation Planner  
Steven Gaeta – Design & Construction Manager  
Brett Miller – Assistant Director of Aviation (arrived later)  
Troy Stover – Assistant Director of Aviation

**GUESTS PRESENT:** Greg Dyer – Jviation  
Travis Vallin – Jviation  
Ann Werner – Pikes Peak Area Council of Governments (PPACG)  
Brian Potts – PPACG (JLUS)  
Joe Elms – Peterson Air Force Base  
Michael Shafer – Peterson Air Force Base  
Jonathan Wasche – Peterson Air Force Base

I. **MEETING CALLED TO ORDER at 3:00PM DECEMBER 18, 2019 by CHAIRMAN MAIER**

II. **APPROVAL OF THE NOVEMBER 20, 2019 MEETING MINUTES**

Commissioner Wood made a motion to approve the November 20, 2019 meeting minutes. Vice Chairman Nichols seconded.

Discussion: None

Vote: **APPROVED (Unanimous)**.

III. **INTRODUCTION OF GUESTS**

IV. **COMMUNICATIONS**

- None

V. **PUBLIC COMMENT**

- None

VI. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review** – Kevin Keith

Kevin Keith discussed seventeen (17) Land Use Items.

Land Use Items #1, #2, #5, #7, #10, #12, #13, #14, and #17: Briefed

Vice Chairman Nichols made a motion to approve Land Use Items #1, #2, #5, #7, #10, #12, #13, #14, and #17 as recommended by airport staff. Commissioner Wood seconded.

Discussion: None

VOTE: **APPROVED (Unanimous)**

Land Use Items #4, #6, #8, #9, #11, and #15: Briefed

Discussion: Vice Chairman Nichols shared his concerns for the greater potential of noise encroachment on Land Use Items #4, #6, #8, #9, #11, and #15. The Vice Chairman requested additional sound mitigation verbiage be added.

Chairman Maier made a recommendation that the following statement from Land Use Item #3 be added to Land Use Items #4, #6, #8, #9, #11, and #15 to read; "*Encourage developer to consider sound mitigation construction techniques consistent with best practices.*" Vice Chairman Nichols seconded.

VOTE: **APPROVED (Unanimous)**

Land Use Item #3: Briefed

Vice Chairman Nichols made a motion to recommend approval of Land Use Item #3. Commissioner Ellis seconded.

Discussion: None

VOTE: **APPROVED (Unanimous)**

Land Use Item #16: Briefed

Discussion: The Commissioners had an extended discussion about the plat approval recommendation associated with land use item #16. Several questions were posed to airport staff by the Commissioners. Pending clarification of the questions by Airport Staff, the motion was tabled.

Chairman Maier made a motion to table Land Use Item #16, pending additional information. Commissioner Myers seconded.

VOTE: **APPROVED (Unanimous)**

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

- Project Status Report – Steven Gaeta
  - Sunlight Solar is pursuing a resolution of the structural concern with the valet parking carport design/construction.
  - RS&H is beginning redesign of the taxi lane to the Sierra Nevada Corp. hanger. Construction is expected to be completed by August 2020.
  - The airport has initiated an assessment fee for developers in the West Side Development to support upgrading of the highway intersection at Astrozon and Aviation Way.
  - A request was made that the Aviation "Land Use Study" be renamed as a "Land Use Compatibility Study" on the Project Status report.
  - The airport is pleased with the first floor rehabilitation project. Elder Construction is currently on and/or ahead of schedule.
  
- Traffic Trend Report – Greg Phillips
  - Enplanements are up 13% for the month of November 2019.
  - Airport passenger load factor for the year is at 84%.
  - The Air Service Development Management position remains vacant. The airport is seeking assistance from an outside source to find possible candidates.
  - A reception for the American Airline inaugural flight to Phoenix will be held after the AAC meeting.
  
- COS Financial Report – Greg Phillips
  - Airport revenues and expenses are running on forecast.
  
- Airport Business Development Report – Greg Phillips/Troy Stover
  - Mayor Suthers will host a "Hot Chocolate with the Mayor" event at 11:00 am on Friday, December 20.
  - Greg Phillips introduced Greg Dyer and Travis Vallin from Aviation (the Airport Planner on Call). Travis Vallin shared a brief update about their role and projections regarding Land Use.
  - Chairman Maier shared an article published by Colorado Congressman Joseph Neguse about proposed "Aircraft Noise Reduction Act" legislation introduced during the current legislative session.
  - The airport has reached final negotiations on an additional Sierra Nevada Hangar development.
  - The lease for the US Forest Regional Tanker Base is expected to be signed the first week of January 2020. A groundbreaking ceremony is scheduled to take place in April 2020.
  - Construction of the Deicing Pad is scheduled to begin in April 2020.
  - The Aerospace Corporation expansion in the Peak Innovation Park is scheduled to be completed by April 2020.

- The airport is anticipating the execution of the Purchase and Sale Agreement for approximately 6.4 acres of land for construction of two (2) hotels in the Peak Innovation Park. Construction is anticipated to begin the summer of 2020.
- The discussion of a 1-acre ground lease for a gas station & restaurant continue.
- Grading work is underway for the Project Rodeo site (at risk). Urban Frontier is working on finalizing all offsite development plans.
- The Project Jungle site is fully operational.
- Negotiations are underway with a developer for land lease and construction of a 285,000 sq. ft. warehouse in the Peak Innovation Park.
- The airport is currently in discussions about a 16-acre ground lease for a 300,000 sq. ft. office space development. A Letter of Intent (LOI) is being negotiated.
- The airport is working closely with the City of Colorado Springs, Colorado Department of Transportation (CDOT) and El Paso County on a traffic study for the roadways around the Colorado Springs Airport.

County Commissioner Stan VanderWerf suggested the airport regularly brief Peterson Air Force Base, Fort Carson, and the Air Force Academy on any updates and/or changes to the West Side Business Park.

### **C. Chairman's Report**

- Airport staff will hold a planning meeting with Jviation on January 22. Jviation is also scheduled to brief the JLUS executive steering Committee on January 23.
- A reception for the American Airlines inaugural flight to Phoenix is being held after today's meeting.

## **VII. OTHER BUSINESS**

- Commission 2019-2020 Goals and Objectives – Commissioner Ruehl
  - The Commissioners shared their thoughts and continued discussions of the 2019-2020 Goals and Objectives. Discussion of the proposed 2020 goals will continue at the January 2020 AAC meeting.
- Commissioner Myers shared that CDOT has given the Colorado Aeronautics Board (CAB) the task to open an evaluation of the infrastructure needs of charging stations for electric powered aircrafts. This will impact the Fixed Base Operator (FBO), small airports, Country, and City level etc.
- Colorado Aeronautical Board (CAB) will be approving their grant series at the January 2020 CAB meeting. There will be fifteen (15) airports around the States receiving funds for repaving and maintenance. Three (3) airports will be granted \$575 thousand to upgrade above ground fuel tank storage and add a second fuel source (such as Jet-A).
- Two additional Automated Weather Information Service (AWOS) stations will be added to areas across the state where there is currently no AWOS coverage.
- State transportation funding for airports in 2020 is \$6.005M. Local matching funds will contribute \$1.25M for a total of \$7.3M for enhancements to airports around Colorado.
- Video will be added to several of the mountain pass AWOS stations next summer.

## **VIII. COMMISSION MEMBERS' COMMENTS**

- Commissioner Ellis requested periodic updates be provided to the Commission on the West Runway closure and refurbishment planned for 2021. Director Phillips stated that a review of sequencing for the project has been conducted and it is anticipated that the entire project will be completed within a 90-day period. Access from the West Side to the other active runways is planned to be available at all times during the project. The airport is currently working on finalizing project sequencing and will provide the requested information to the Commission as soon as they "have the information".
- Meadow Lake Airport Liaison Dave Elliott expressed his satisfaction with the rebuild of the runway and taxiways at Meadow Lake Airport. Meadow Lake Airport representatives met with the State and Federal Aviation Administration (FAA) officials to discuss a Capital Improvement Plan (CIP) for the installation of an Instrument Approach Procedure. Children's Hospital is currently using the runway at Meadow Lake to transport patients "up north".
- County Commissioner VanderWerf suggested the airport mention the Space and Missile System Center during the presentation at the Peterson Air Force Base.

IX. **CHAIRMAN'S COMMENTS**

- None

X. **ADJOURNMENT**

The meeting was adjourned at 4:50PM.

The next meeting date is **Wednesday, January 22, 2020**