



MINUTES
Airport Advisory Commission
Wednesday, October 24, 2018
EXECUTIVE SESSION: 2:00PM – 3:00PM
AIRPORT ADVISORY COMMISSION MEETING: 3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B

COMMISSIONERS PRESENT: Andi Biancur – Chairman
John Maier – Vice Chairman
Hal Ellis – Commissioner
Bill Nichols – Commissioner
Aaron Wood – Commissioner
David L. Couch – Commissioner

COMMISSIONER ABSENT: Tamara Hunziker – Alternate Commissioner

NON-VOTING MEMBERS PRESENT: Councilor Andy Pico – City Council Representative
Councilor Yolanda Avila – City Council Representative
Chic Myers – Alternate Commissioner
County Commissioner Stan VanderWerf – Liaison Commissioner
County Commissioner Peggy Littleton – Liaison Commissioner

CITY STAFF PRESENT: Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Ivette Rentas – Customer Relations Coordinator
Jennifer Harwig – Corporate Outreach Specialist
Chris Touch – Airport Construction Project Manager
Kevin Keith – Aviation Planner
Radhika Jablonski – Accounting Supervisor
Stephen Hughes – Analyst
Joshua Stone – Air Service Development Manager
Steven Gaeta – Airport Design & Construction Manager
Brett Miller – Assistant Director of Aviation
Dana Jackson – Properties Administrator
Jennifer Newman – Airport Intern

GUESTS PRESENT: Peter Wysocki – Director Planning & Development-City of Colorado Springs
Lonna Thelen – Principal Planner, City of Colorado Springs
Bob Sedlacek – Paradies
Dave Elliott – Meadow Lake Airport
Wayne Heilman – The Gazette

I. EXECUTIVE SESSION

MEETING CALLED TO ORDER at 2:03PM October 24, 2018 by CHAIRMAN BIANCUR

Chairman Biancur made a motion to move the Airport Advisory Commission into Executive Session. Vice Chairman Maier seconded.

Discussion: The Commission's Legal Advisor, Mr. Gendill, read the purpose for which the Commission could be moved into Executive Session into the record:

In accordance with the City Charter Art III, § 3-60 and its incorporated Colorado Open Meeting Act, C.R.S. § 24-6-402(4) (b) and (e), the Airport Advisory Commission, in Open Session, is to determine whether it will hold a Closed Executive Session. The issue to be discussed involves legal advise and consultation with the City Attorney's Office, developing strategy for negotiations, and instructing negotiations regarding a land transaction.

VOTE: APPROVED (Unanimous)

The Commission meeting was adjourned and the Commission was moved into Closed Session

COMMISSIONERS

PRESENT:
(Executive Session) Andi Biancur – Chairman
John Maier – Vice Chairman
Hal Ellis – Commissioner
Bill Nichols – Commissioner
David L. Couch – Commissioner
Aaron Wood – Commissioner

CITY STAFF PRESENT:
(Executive Session) Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Dana Jackson – Properties Administrator

The Executive Session was adjourned at 3:05PM

II. MEETING RECONVENED IN OPEN SESSION at 3:12PM 24, October, 2018

III. APPROVAL OF THE AUGUST 28, 2018 SPECIAL MEETING MINUTES

Chairman Biancur made a motion to amend the August 28, 2018 Special Meeting minutes, by removing Section IV paragraphs 1 through 3 and 6 of the proposed minutes, and replacing those paragraphs with the following language. Vice Chairman Maier seconded.

Statement for the record by Chairman Biancur:

Through oversight the Commission was not made fully aware of the formation of the Peak Metropolitan District as an element of the Business Park and was therefore unable to perform its legislative duties in advising the airport management in fulfillment of its directive duties.

Discussion: None

Commissioner Couch moved to approve the August 28, 2018 Special Meeting minutes as amended.
Commissioner Nichols seconded

Discussion: None

VOTE: APPROVED (Unanimous).

APPROVAL OF THE SEPTEMBER 26, 2018 MINUTES

Commissioner Ellis moved to approve the September 26, 2018 meeting minutes. Commissioner Nichols seconded.

Discussion: None

Vote: **Approved: (Unanimous).**

IV. INTRODUCTION OF GUESTS

V. PUBLIC COMMENT

Mr. Peter Wysocki, Director of Planning & Development, City of Colorado Springs, provided an overview of the review and approval process followed by his department for land use requests submitted to the City.

VI. ACTION ITEMS

A. Land Use Review – Kevin Keith

Airport staff presented and discussed five (5) Land Use Items. Three (3) items were in the City and two (2) in the County

Commissioner Ellis made a motion to table Land Use Item #1, AR DP 18-00534, regarding a Kum & Go Gas station at Airport and Troy Hill pending additional discussion with the developer about possible modification of the proposed monument sign. Vice Chairman Maier seconded.

Discussion: Commissioner Ellis volunteered to coordinate through airport staff with the developer, and investigate possible modification to the proposed monument signage.

Vote: (Motion to Table) **Approved (Unanimous)**

Commissioner Ellis moved to approve Land Use Items #2 through 5. Commissioner Nichols seconded.

VOTE: APPROVED (Unanimous)

B. Land Disposal – Greg Phillips

Greg Phillips briefed the Airport Advisory Commission on Airport's recommendation for disposal of surplus City property within the Peak Metro District/Peak Innovation Park, specifically Parcel 1, Parcel 2 and five (5) Peak Innovation Park Director Parcels.

Chairman Biancur stated his belief that the Airport Advisory Commission had received adequate information about the proposed disposition of the referenced property, and has been sufficiently briefed to make an informed recommendation to City Council regarding the Airport's proposal.

Chairman Biancur moved that the Commission recommend approval of Airport's proposal to dispose of City property identified during the October 24, 2018, AAC executive session as Parcel 1, Peak Innovation Park for the purpose of developing a Business Park in compliance with Federal Regulations requiring the airport be self-sustainable and, that the Commission has been advised that the recommended disposal is in compliance with the Federal Aviation Administration's (FAA) June 14, 2006 letter, releasing the Peak Innovation Park property from aeronautical use in part for the purpose of developing the airport. Furthermore, after consideration of all relevant facts provided to the Commission during the Executive Session on October 24, 2018, the Commission concludes that the purchaser of Parcel 1 is the one logical potential purchaser of the property identified as Parcel 1, Peak Innovation Park, in accordance with City Code Section 7.7.1804(b). Vice Chairman Maier second.

Discussion: None

VOTE: APPROVED (Unanimous)

Chairman Biancur moved that the Commission recommend approval of Airport's proposal to dispose of City property identified during the October 24, 2018, AAC executive session as Parcel 2, Peak Innovation Park for the purpose of developing a Business Park in compliance with Federal Regulations requiring the airport be self-sustainable and, that the Commission has been advised that the recommended disposal is in compliance with the Federal Aviation Administration's (FAA) June 14, 2006 letter, releasing the Peak Innovation Park property from aeronautical use in part for the purpose of developing the airport. Furthermore, after consideration of all relevant facts provided to the Commission during the Executive Session on October 24, 2018, the Commission concludes that the purchaser of Parcel 2 is the one logical potential purchaser of the property identified as Parcel 2, Peak Innovation Park, in accordance with City Code Section 7.7.1804(b)
Vice Chairman Maier second.

Discussion: None

VOTE: APPROVED (Unanimous)

Chairman Biancur moved that the Commission recommend approval of Airport's proposal to dispose of approx.1/10 of one acre (each) of City property within the Peak Innovation Park to five (5) members of the Peak Metropolitan District Board of Directors for the purpose of creating a Metropolitan District to help develop and service the Peak Innovation Business Park. Based upon information received, the Commission concludes the proposal is in compliance with Federal Regulations requiring the airport to be self-sustainable, and is in compliance with the Federal Aviation Administration's (FAA) June 14, 2006 letter releasing the land from aeronautical use in part for the purpose of developing the airport . After consideration of all relevant facts provided to the Commission today and during a Special Meeting convened to consider the Peak Metro District Service Plan and related matters, the Commission concludes the proposed disposal is in the best interest of the Airport and that each of the five Peak Metropolitan District Board Directors constitute the one logical potential purchaser of their respective 1/10 of one acre of city property in accordance with City Code Section 7.7.1804(b). Chairman Maier second.

Discussion: None

VOTE: APPROVED (Unanimous)

Chairman Biancur made a motion that a letter of support be provided to City Council supporting the disposal of surplus City property to Parcel One, Parcel Two, and the five (5) Peak Innovation Park Metro District Board of Directors. Furthermore, the letter should state that in accordance with City Code Section 7.7.1804(B), the AAC finds that each potential purchaser is the one logical potential purchaser of his or her respective parcels.
Commissioner Nichols second.

Discussion: Airport will provide a draft letter for the Chairman's review and action. The Chairman will sign and forward the letter on behalf of the Commission.

VOTE: APPROVED (Unanimous)

C. Director's Airport Business Report

- o Airport/Airfield Construction Report – Chris Touch
- o Airline Data Analysis Report – Josh Stone
- o COS Financial Report – Radhika Jablonski
- o Airport Business Development Report – Greg Phillips
- o An RFP for the 2019 Airshow closed on October 23rd. No high performance Jet Demonstration teams will be permitted to participate in the 2019 Airshow to preclude air carrier interruptions.
- o Airport Bond Defeasance (\$7.3M) explained – Greg Phillips

VII. COMMISSIONERS' COMMENTS

- In response to a question, Greg Phillips responded that a private nursing room and an animal relief room are now operational on the secured side of the terminal and are in compliance with FAA regulations.
- Election of Officers for 2019
 - Chairman Biancur nominated Vice Chairman John Maier as Chairman. (No second required). Vice Chairman Maeir accepted the nomination. Vote: **For (Unanimous)**
 - Chairman Biancur nominated Commissioner Bill Nichols as Vice Chairman. (No second required). Commissioner Nichols accepted the nomination. Vote: **For (Unanimous)**.
- Alternate Commissioner Chic Myers has been appointed by City Council as Commissioner to fill the vacancy created by Jason Harris' resignation.

The next meeting date is Wednesday, November 21, 2018

VIII. ADJOURN

Commissioner Nichols moved to adjourn, Vice Chairman Maier seconded.

Discussion: None

VOTE: **APPROVED: (Unanimous).**

The meeting adjourned at 4:59PM.