



**COLORADO SPRINGS  
AIRPORT**

**MINUTES  
Airport Advisory Commission  
Wednesday, February 26, 2020  
3:00PM – 5:00PM  
Radisson Hotel  
1645 N. Newport Road  
Meeting Room Evergreen #1  
Colorado Springs, CO 80916**

**COMMISSIONERS PRESENT:** John Maier – Chairman  
Bill Nichols – Vice Chairman  
Hal Ellis – Commissioner  
Michelle Ruehl – Commissioner  
Chic Myers – Commissioner  
Aaron Wood – Commissioner  
David L Couch – 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:** Bill Murray – City Council Representative  
Councilor Andy Pico – 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  
Steven Gaeta – Design & Construction Manager  
Brett Miller – Assistant Director of Aviation (arrived later)  
Dana Schield – Communications Specialist II

**GUESTS PRESENT:**

Greg Dyer – Jviation  
Ann Werner – Pikes Peak Area Council of Governments (PPACG)  
Brian Potts – PPACG (JLUS)  
Amy Kelley – US Air Force Academy  
Michael Shafer – Peterson Air Force Base  
Wayne Heilman – The Gazette  
Robert Sedlacek – Paradies  
Patsy Buchwald – Paradies  
Nancy Ruppert – NPR Advertising, LLC.  
Andy Aylward – University of Wisconsin – Student  
Joseph Elms – Peterson Air Force Base  
Danny Mientra – The Equity Group  
June Waller – Citizen  
Courtney Davis – Peterson Air Force Academy  
Jason Alwine – Matrix Design Group  
Kelly Nelson – The Equity Group  
Barbara Bayward – Citizen

I. **MEETING CALLED TO ORDER at 3:01PM FEBRUARY 26, 2020 by CHAIRMAN MAIER**

II. **APPROVAL OF THE JANUARY 22, 2020 MEETING MINUTES**

Commissioner Couch made a motion to approve the January 22, 2020 meeting minutes. Vice Chairman Nicholls seconded.

Discussion: None

Vote: **APPROVED (Unanimous).**

III. **INTRODUCTION OF GUESTS**

IV. **COMMUNICATIONS**

- Chairman added one (1) change to the agenda;
  - Director's Airport Business Report (item VI, section B) bullet points were altered to accommodate airport staff attendance.

V. **PUBLIC COMMENT**

Reagan Ranch Presentation – Kelly Nelson, The Equity Group

- Kelly Nelson presented the Commission and guests with an in-depth prospect of a future planned development project known as Reagan Ranch, a residential area that is currently zoned Planned Industrial Park (PIP) located at the intersection of Marksheffel Road and Colorado Highway 94. The Equity Group is committed to keep the Commission updated on all future projects.

VI. **NEW BUSINESS AND REPORT ITEMS**

Alternate Commissioner Volcheff requested a more detailed representation added to the Land Use Item Summary Sheet providing a more descriptive location and any possible development impact. The discussion was tabled pending additional information from Jviation.

**A. Land Use Review – Kevin Keith**

Kevin Keith presented ten (10) Land Use Items.

Chairman Maier made a motion to recommend approval of Land Use Items #1, #2, #3, #4, #5, #6, #7, #8, #9, and #10 as presented to the Commission at the February 26, 2020 meeting. Vice Chairman Nichols seconded.

Discussion: None

VOTE: **APPROVED (Unanimous).**

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

- Traffic Trend Report – Troy Stover
  - For the month of January the sale of seats remains steady and load factors have slightly dropped.

- COS Financial Report – Troy Stover
  - Because of relocating the Accounting Department to the City Administration Building (CAB), the January Financial Report has yet to be completed. The January and February Financial Report will be ready for review at the March 25, 2020 meeting.
  - A preliminary Financial Report for 2019 show the airport's continued capital growth.
  - Because of the accrual's that are reported at the end of year, revenues forecasted are up for the month's end.
  - Operating revenues and expenses continue to show a profit margin for the airport.
  - Airline revenues, Airline non-revenues, and Business Park revenues are expected to increase in 2020.
  - The airport continues to maintain approximately 400 days on reserve. A more accurate number will be presented at the March 25, 2020 meeting.
  
- Airport Business Development Report – Troy Stover
  - Troy Stover expressed his appreciation to Wayne Heilmen, Gazette for his article regarding the closing of the Amazon Project.
  - El Paso County, Colorado Department of Transportation (CDOT), and airport staff continue to work together on development projects around the Colorado Springs Airport.
  - Project Rodeo continues to move forward.
  - In April 2020 the US Forest Service is hosting a groundbreaking ceremony. Invites are forthcoming. Construction is scheduled to begin in March 2020.
  - The Keith Corporation (TKC) is currently working on a 30,000 sq. ft. hangar on the south end of the General Aviation (GA) side next to JHW. Groundbreaking is expected to begin in March 2020.
  - The south end taxi lane on the GA side is being widened from a 35' to 75' to allow group four (4) and group five (5) aircraft access into the hangars.
  - The airport is currently in discussion with a new developer displaying interest on a hangar lease.
  - The discussions of a ground lease for a 280,000 sq. ft. warehouse continue.
  - The airport met with a new developer that has shown interest in a 100 acre development on the southeast corner of Peak Innovation Park.
  - Aerospace has submitted a Development Project (DP) for approval of a potential building.
  - The airport is close to signing a Purchase and Sale agreement for the hotel sight. The land entitlement and planning process is soon to begin as well.
  - The 250 cubic yards of dirt that remain from the Rodeo and Jungle sight will be used to grade the proposed hotel, gas station, and restaurant sight.
  - A traffic study is requiring a three lane roundabout situated at the intersection of Integrated Loop and Peak Innovation Parkway.
  
- Project Status Report – Steven Gaeta
  - The Construction of the Valet Solar Parking is complete. The PV array(s) have been commissioned and is feeding power to the airport.
  - The first floor rehabilitation is moving forward. The west side is complete and is open to the public.
  - The Invitation for Bid (IFB) to rehabilitate Runway 17R/35L is scheduled to be issued late February 2020.
  - Contractor mobilization for the construction of the Deicing Pad is scheduled for March 16, 2020.
  - Parts for the south main elevator have been ordered and are expected to arrive in March. Both north and south main elevators are expected to be fully functional by the end of March 2020.
  - Because the elevators were inoperative and to meet the Americans with Disabilities Act (ADA) Compliance, the February 26, 2020 Airport Advisory Commission meeting was held at the Radisson Hotel.

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

- Chairman Maier shared his appreciation to the Reagan Ranch for their project presentation.
- Chairman Maier also thanked Peterson Air Force guest for their attendance.
- Because Land Use Items were not individually briefed, Chairman Maier offered full Land Use packets emailed to anyone that showed interest by request.

VII. **OTHER BUSINESS**

- Commission 2019-2020 Goals and Objectives – Commissioner Ruehl
  - The Commissioners continued discussions of the 2019-2020 Goals and Objectives. The airport will create a 15 minute overview of the Master Plan to present during the March 25, 2020 meeting.
  - The Commissioners shared interest in scheduling a work group session to discuss Goals and Objectives.
- Commissioner Myers shared that the National Association of State Aviation Officials have submitted recommendations to Congress and the Federal Aviation Administration (FAA) expressing;
  - Support H.R. 1018 to protect FAA from future Federal Government shutdowns.
  - Support increasing Airport Improvement Program (AIP) investment by \$250 million to \$3.6 billion in FY2020 and incrementally increasing that amount to \$4 billion over the course of five years.
  - Support reforming the Non-Primary Entitlement (NPE) Program to account for reduction in State Apportionment.
  - Support raising and indexing the \$4.50 Passenger Facility Charge (PFC) Cap.
  - Support the creation of more avenues for pilots to gain credit toward airline transport pilot (ATP) certification.
  - Support alternative and environmentally conscious methods of compliance with Aqueous Film Forming Foam (AFFF) testing requirements at Part 139 airports.
  - Support increased investments for aviation workforce development initiatives.
- Chairman Maier postponed discussion of the COS Unified Development Plan Code, Chapter 7 document being rewritten due to concerns over statements made regarding the Airport Advisory Commission. Chairman Maier has suggested that all Commissioners take a moment to read the document if they haven't as of yet.

VIII. **COMMISSION MEMBERS' COMMENTS**

- None

IX. **CHAIRMAN'S COMMENTS**

- Chairman acknowledged Dana Schield and the COS staff for creating "Colorado Connections".
- Chairman Maier excused guests if they didn't wish to stay for the required City Code of Ethics Training by Michael Gendill. The training was completed prior to adjournment.

X. **ADJOURNMENT**

The meeting was adjourned at 5:16PM.

The next meeting date is **Wednesday, March 25, 2020**