



**COLORADO SPRINGS  
AIRPORT**

**SPECIAL MEETING MINUTES  
Airport Advisory Commission  
Tuesday, August 28, 2018  
9:00AM – 11:30AM  
Colorado Springs Airport  
East Terminal Unit (ETU)**

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

**COMMISSIONERS ABSENT:** None

**NON-VOTING MEMBERS PRESENT:** Chic Myers – Alternate Commissioner

**NON-VOTING MEMBERS ABSENT:** Tamara Hunziker – Alternate Commissioner  
Councilor Yolanda Avila – City Council Representative  
Councilor Andy Pico – City Council Representative  
County Commissioner Peggy Littleton – Liaison Commissioner  
County Commissioner Stan VanderWerf – Liaison Commissioner

**CITY STAFF PRESENT:** Greg Phillips – Director of Aviation  
Michael Gendill – Legal Advisor  
Ivette Rentas – Customer Relations Coordinator  
Jennifer Harwig – Corporate Outreach Specialist  
Dana Jackson – Properties Administrator  
Kevin Keith – Aviation Planner  
Troy Stover – Assistant Director of Aviation

**GUESTS PRESENT:** Bill Branyan – Urban Frontier (arrived later)  
Megan Becher – McGeady Becher P.C. (arrived later)

**The next meeting date is Wednesday, September 26, 2018**

## I. CALL TO ORDER

Chairman Biancur called the meeting to order and stated for the record the purpose of the Special Meeting.

This special session of the Colorado Springs Municipal Airport Advisory Commission is being called by the chair at the request of Commissioners Nichols, Ellis, Wood, and Couch on 28 August, 2018 at 0900 hours at the Colorado Springs Municipal Airport Offices to rectify an error in the statutory role in the conduct of its charter in accordance with Colorado Springs City Code 14.1.102:

FUNCTIONS:

*“The Municipal Airport Advisory Commission shall act in an advisory capacity to the Mayor, the City Council and the City Planning Commission, and may act in an advisory capacity to the El Paso County Planning Commission and the Board of County Commissioners of El Paso County in land use and other matters affecting the construction, planning or operation of the airport. The Commission shall render advice concerning the airport master plan, its implementation, updating or changes. The Commission shall review and make recommendations concerning long range planning for the airport. (Ord. 3183; Ord. 3748; 1968 Code §1-154; Ord. 80-140; Ord. 01-42; Ord. 11-19)”*

The COS Municipal Airport Advisory Commission will review and consider information regarding planning of the Peak Metropolitan District and related Service Plan, the matter having been formally presented to the Colorado Springs City Council working session on 13 August 2018, without action by this Commission. The Commission will also further expedite further consideration of land use items; AR DP 18-00534 and PPR-18-037 previously addressed in the regular meeting on 22 August, 2018.

Chairman Biancur granted the request of Greg Phillips to change the order of the agenda allowing COS to present Land Use Items AR DP 18-00534 and PPR-18-037 also known as items 4 and 6 tabled at the Wednesday, August 22<sup>nd</sup> Airport Advisory Commission Meeting before the special meeting item Peak Metropolitan District.

## II. LAND USE REVIEW

COS presented item #4, AR DP 18-00534, a Kum & Go gas station at Airport Road and Troy Hill Road that was tabled by the AAC on 28 August, 2018 regarding lighting concerns.

Commissioner Ellis moved to recommend approval of item #4 based on two (2) caveats:

1. The developer takes action to mitigate any potential conflict with runway approach lighting.
2. The developer will present the final design/signage plan to the AAC.

Discussion: Motion withdrawn and restated to recommend approval of item #4 based on two (2) caveats:

1. The Planning Commission takes action to mitigate any potential conflict with runway approach lighting.
2. The Planning Commission be requested to present the final design/signage plan to the AAC.

Commissioner Nichols second. **Approved (Unanimous)**

## III. LAND USE REVIEW

Land use item #6, PPR-18-037, regarding the Woodford Manufacturing site plan located at Powers Blvd. tabled on 22 August, 2018. The AAC requested clarification if office space was to be included, would noise mitigation procedures be required? The Commission was assured no office space was indicated within the plan. Vice Chairman Maier moved to recommend approval. Commissioner Wood second. **Approved (Unanimous)**

## IV. SPECIAL MEETING-PEAK METROPOLITAN DISTRICT

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.

Chairman Biancur directed this portion of the meeting would fully comply with city directed procedures and Robert's Rules of Order. The Airport would introduce and brief the issue, to include the Consolidated Service Plan in sufficient detail to allow the commission to render a recommended course of action.

Following submission and second of a motion, the chair will entertain discussion will. At termination of the discussion, the commission will vote on its recommendation to the Airport.

The Director introduced Bill Branyan from Urban Frontier, developer for the Business Park and Megan Becher of McGeady Becher P.C. special district law attorney and author of the proposed Service Plan for the Peak Metro District as subject matter experts.

Discussed options to pay for infrastructure development:

1. Can the Airport pay for it? COS has reserves, but using airport reserves is not the best way to spend airport money since the reserves would likely not be sufficient to complete the infrastructure anticipated and a downturn in the economy would affect the airports revenues and the airport would then need the reserves (rainy day fund.)
2. Can the developer pay for it? This option places restrictive burdens on the developer. An example; in the Banning Lewis Ranch instance, development bypassed the area for years, requiring an amendment to the City's annexation agreement.
3. The third option involves creation of Special Districts.
  - a. Business Improvement District – limited infrastructure provided
  - b. Metropolitan District – a more expansive authority and ability to provide specifics; streets, water, sewer, storm drainage, parks & rec, fire, traffic control, transportation, mosquito control, and television

After review of these options, it was decided the Metropolitan District is a more appropriate method for financing the needed infrastructure. Therefore, discussions ensued with the Planning Department and a draft service plan was developed.

**Motion:** Vice Chairman Maier moved that the AAC recommend City Council table the initiative for the Metro District due to insufficient time to allow Commission review. **Second:** Commissioner Ellis

After further discussion, Chairman Biancur called for a vote on tabling the issue. **Motion:** That AAC recommend that City Council table the initiative for the Metro District. **Vote.** - Failed (Unanimous)

**Motion:** Chairman Biancur moved the AAC accept the Metropolitan District resolution as stated on the agenda for City Council's vote today (28 August, 2018). **Second:** Commissioner Nichols

The ensuing detailed introduction and robust discussion of the formation and planned operation of the "Peak Metropolitan District" provided the Commission with sufficient knowledge to render a recommendation.

Chairman Biancur moved that the AAC recommend approval of the Peak Metropolitan District Service Plan as depicted in item #11.1 of the City Council 28 August, 2018 agenda. Vice Chairman Maier second.

**Approved (Unanimous)**

Director Phillips closed with a pledge to coordinate more closely with the AAC and to meet more often with the Chair/Vice Chair on evolving items of public interest

## **V. ADJOURNMENT**

Commissioner Nichols moved to adjourn the meeting. Vice Chairman Maier second. **Approved (Unanimous)**

The meeting was adjourned at 10:41am.