



**COLORADO SPRINGS
AIRPORT**

**MINUTES
Airport Advisory Commission
Wednesday, April 22, 2020
3:00PM – 5:00PM
(Via Teleconference)
Webex Meeting**

COMMISSIONERS PRESENT: John Maier – Chairman
Bill Nichols – Vice Chairman
Hal Ellis – Commissioner
Michelle Ruehl – Commissioner
Chic Myers – Commissioner (via chat, arrived later)
Aaron Wood – Commissioner
David L Couch – Commissioner (via phone, arrived later)

**NON-VOTING
MEMBERS PRESENT:** Mark Volcheff – Alternate Commissioner
County Commissioner Stan VanderWerf – Liaison Commissioner

**NON-VOTING
MEMBERS ABSENT:** Bill Murray – City Council Representative
Councilor Andy Pico – City Council Representative
County Commissioner Mark Waller – Liaison Commissioner
Dave Elliott – Meadow Lake Airport Liaison

CITY STAFF PRESENT: Greg Phillips – Director
Michael Gendill – Legal Advisor
Troy Stover – Assistant Director of Aviation
Ivette Rentas – Customer Relations Coordinator
Kevin Keith – Aviation Planner
Steven Gaeta – Design & Construction Manager
Aidan Ryan – Marketing & Communications Manager
Dana Schield – Communications Specialist II

GUESTS PRESENT: Greg Dyer – Aviation
Brian Potts – PPACG (JLUS)
Amy Kelley – US Air Force Academy (via Phone)
Greg Dyer – Aviation
Robert Sedlacek – Paradies (via phone)
Patsy Buchwald – Paradies (via phone)
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3:00PM APRIL 22, 2020 by CHAIRMAN MAIER**

II. **APPROVAL OF THE FEBRUARY 26, 2020 MEETING MINUTES**

Vice Chairman Nichols made a motion to recommend approval of the February 26, 2020 meeting minutes. Commissioner Ellis seconded.

Discussion: None

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

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 presented sixteen (16) March 2020 Land Use Items and seven (7) April 2020 Land Use Items.

March 2020 Land Use Items #2, #3, #5, #6, #7, #8, #9, #10, #13, #14, and #15: Briefed

Chairman Maier made a motion to recommend approval of March 2020 Land Use Items #2, #3, #5, #6, #7, #8, #9, #10, #13, #14, and #15 as recommended by airport staff. Commissioner Wood seconded.

Discussion: None

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

March 2020 Land Use Items #1: Briefed

Discussion: Alternate Commissioner Volcheff shared his concerns of the development of a new 90,000 sq. ft. office building for the Aerospace Corporation expansion that could possibly cause lighting or satellite dish antenna interference. Kevin Keith responded that in order to meet the Accident Potential Zone (APZ) zoning requirements, new lighting will be downcast to match the existing lighting that is currently there. The installation of an antenna dish falls under the Federal Aviation Administration (FAA) 7460-1 Notice of Proposed Construction or Alternation. The FAA will perform a search for certain frequencies and/or any possible interference.

Chairman Maier made a motion to recommend approval of March 2020 Land Use Item #1 as presented by airport staff. Commissioner Ruehl seconded.

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

March 2020 Land Use Item #4: Briefed

Discussion: Chairman Maier questioned if Land Use Item #4 is a City development, why is the Avigation Easement or proof of previous filing was being requested as opposed to required? Airport staff agreed that Proof of an Avigation Easement will be required as a condition of approval by the airport.

Chairman Maier made a motion to recommend approval of March 2020 Land Use Item #4 as recommended by airport staff. Vice Chairman Nichols seconded.

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

March 2020 Land Use Item #11: Briefed

Discussion: Chairman Maier shared concerns regarding a development plan for a school just outside the 65 Day-Night Average Sound Level (DNL). Chairmen recited from a Draft Aviation circular (AC) which stated, "Provide guidance on developing managing sound insulation programs that mitigation noise impact to structures exposed to aircraft noise around airports". A quote from paragraph 3.3, of the draft that reads; "Interference testing for schools will consider the following; the noise level is represented effectively by sound equivalent level (during) the hours of school operation rather than the 24 hour period requested by the DNL".

Chairman Maier made a recommendation that a note be submitted to the developer to reference the Draft (AC150-5000-9B) and consider sound mitigation that would meet draft requirements of the (AC150-5000-9B).

The Motion was withdrawn prior to receiving a second.

Commissioner Ellis moved to recommend approval of March 2020 Land Use Item #11 with the condition that the developer agrees to sound insulate the building in accordance with the standard guidelines in Draft AC150-5000-9B. Vice Chairman Nichols seconded.

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

March 2020 Land Use Item #12

The Commission expressed their concern about Land Use Item #12, which was first presented to the Commission in October 2016. At that time, Airport staff deemed that the proposed rezoning was "not compatible" within the 65 DNL contour. Per the minutes from that meeting, the Commission moved to "Accept" County item #6, conditional on the sound mitigation "Requirements of the Code" are included on the plat. The Commission was informed by the Chair that public record shows in March 2017, the El Paso County Planning Commission recommended denial of the petition for rezoning. Public records as show that in April 2017, the El Paso County Board of County Commissioners voted to approve the requested rezoning petition.

Chairman Maier made a motion to recommend disapproval of the preliminary plan for March 2020 Land Use Item #12. Vice Chairman Nichols seconded.

Discussion: The Airport Advisory Commission provides advise when requested to various legislative bodies within the County, including the El Paso County Board of County Commissioners. The Commission believes Land Use development #12 is not compatible with "Requirements of the (County) Code" to be located within the 65 DNL noise contour of the Colorado Springs Airport.

VOTE: (The Motion to Recommend Disapproval was) APPROVED (Unanimous, Roll Call Passed 6 Yes).

March 2020 Land Use Item #16

Chairman Maier asked about the Plat Note which indicates that for this subdivision a wall is not required along Powers Blvd. Airport staff stated that if a wall were to be built, it would be funded by the Colorado Department of Transportation (DOT). Also, the Disclosure Notice Statement from the developer and a previous Avigation Easement Recorded on December 2013 did not seem to be on the plat.

Vice Chairman Nichols made a motion to recommend approval of March 2020 Land Use Item #16 *as recommended by airport staff*. Commissioner Ellis seconded.

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

April 2020 Land Use Items #2, #3, #4, #5, #6, and #7: Briefed

Chairman Maier made a motion to recommend approval of April 2020 Land Use Items #2, #3, #4, #5, #6, and #7 as recommended by airport staff. Vice Chairman Nichols seconded.

Discussion: None

VOTE: APPROVED (Unanimous, Roll Call Passed 7 Yes).

April 2020 Land Use Item #1

Discussion: Chairman Maier requested an explanation of the staff recommendation "Remove bulleted language under Note No. 4". Staff responded that the previous avigation easement on the west side of the airfield would be revised with the current avigation easement verbiage.

Vice Chairman Nichols made a motion to recommend approval of April 2020 Land Use Item #1 *as recommended by airport staff*. Commissioner Ellis seconded.

VOTE: APPROVED (Unanimous, Roll Call Passed 7 Yes).

B. Director's Airport Business Report

- Project Status Report – Steven Gaeta
 - The red text under the status column are projects that have been placed on hold until the financial impact of the epidemic can be fully determine.
 - The airport has not received any penalty fees incurred by delayed construction projects.
 - Construction of the rehabilitation of runway 17R/35L continues to move forward. Kiewit Construction has been awarded the contract.
- Traffic Trend Report – Greg Phillips
 - For the month of April, an average of 145 individuals per day went through the TSA checkpoint, including airport staff.
 - Due to the pandemic, the airport and its tenants are seeing a significant loss of revenue.
 - Four (4) of the five (5) escalators have been replaced and are now fully functioning. The final escalator is expected to be completed by May 15.
 - Elder Construction has been awarded the bid to modernize the first-floor tunnel and central stairways.
 - First Floor Rehabilitation has been completed and is open to the public. Rental Car counters remain on the second floor.
 - Second floor bathrooms are expected to be completed by the end of the month.
- COS Financial Report – Greg Phillips
 - At the beginning of the year the airport's revenues were around or slightly above and expenses were around or slightly lower than expected.
 - The airport's original revenue forecast for the first 6 months of the year were \$10.7M. Revenue assumptions made due to COVID-19 for the first 6 months are \$7M. These numbers are expected to change as the airlines share new data.

- Currently, if needed, to assist air carriers' aircrafts will park in the movement area and/or on the ramp.
- Airport staff are required to wear masks when in/or around the public area.
- Greg Phillips is meeting with the City Mayor, City Human Resources (HR), and other department heads on April 23 to discuss a return to work plan.
- The airport has placed \$2.1M of expenses on hold for year 2020.
- With a City-wide hiring freeze in place, the airport has gotten permission to move forward and fill the Air Service Manager position. Applications are currently being accepted and the closing date has been extended till May 17, 2020.
- The airport forecast for the months of April, May, and June enplanements will be down by 90% and down 50% for the last 6 months. The airport is estimating approximately 400,000 enplanements for the year 2020.
- With the loss of sales in concessions, parking revenues, and the absence of passengers, the airport is predicting an approximate \$5.4M loss in revenue through 2020.
- Because of a \$600,000 revenue from the Peak Innovation Business Park the airport is anticipating a \$3.8M deficit for the 2020 year.
- By placing some capital projects on hold, the airport has managed to preserve \$6M.
- The airport continues to maintain approximately 535 days on reserve.
- Colorado Springs Airport received \$23.4M from the Cares Act Funding. Airport staff are discussing possibly using the funds in three (3) stages from year 2020 – 2022.
- Airport Business Development Report – Troy Stover
 - Discussions of development plans for two (2) hotels continue to move forward. The investors have requested a 90-day extension on the transaction. The airport anticipates an executed contract within the next 30 – 45 days.
 - Construction of a 30,000 sq. ft. hangar for Sierra Nevada is moving forward.
 - COS Owners is considering the development of a 20,000 sq. ft. hanger.
 - Airport staff is currently in negotiations for a 10 acre ground lease for the development of a 125,000 sq. ft. office building on the west side of Peak Innovation Parkway.
 - Project Paradise is a new developer displaying interest of approximately 70 acres to build a Health Science Manufacturing Company on the south end of Peak Innovation Parkway. This facility is estimated to bring around 1,000 jobs to the community.
 - Airport staff is in discussion with a developer that is showing interest on developing an 180,000 to 200,000 sq. ft. office building on the east side of Peak Innovation Parkway.
 - The airport is in final discussions and negotiations with a Fiber Optic Company to bring fiber optic small cells onto Peak Innovation Parkway. An agreement is expected to be completed and executed by June 2020. Construction is scheduled to begin the summer 2020.
 - Greg Phillips expressed his appreciation to all airport staff for their dedication to the airport and our community.

C. Chairman's Report

- Chairman Maier emphasized the need for the Commission to hold a Special Meeting (once the Commission is able to meet in person) to address/discuss the following items were not brought forward due to ether meeting priorities. Discussion of these items at a virtual Commission meeting would be difficult;
 - Commission 2019-2020 Goals and Objectives.
 - Airport Master Planning Process.
 - Airport staff process – Land Use Item recommendations that are received monthly.
 - Tutorial on Plats and Development Projects (DP).

Meeting will be scheduled once restrictions have been lifted and the Commission and airport staff can meet in person.

VII. OTHER BUSINESS

- None

VIII. **COMMISSION MEMBERS' COMMENTS**

- None

IX. **CHAIRMAN'S COMMENTS**

- Chairman acknowledged the airport staff for their assistance in the success of the meeting.

X. **ADJOURNMENT**

The meeting was adjourned at 5:37PM.

The next meeting date is **Wednesday, May 27, 2020**