



**COLORADO SPRINGS
AIRPORT**

**MINUTES
Airport Advisory Commission
Wednesday, February 28, 2018
EXECUTIVE SESSION: 2:30PM – 3:00PM
AIRPORT ADVISORY COMMISSION MEETING: 3:00PM – 5:00PM
Colorado Springs Airport, Conference Room B**

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

COMMISSIONERS ABSENT: Andi Biancur – Chairman
Jason Harris

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

NON-VOTING MEMBERS ABSENT: County Commissioner Stan VanderWerf – Liaison Commissioner

CITY STAFF PRESENT: Greg Phillips – Director of Aviation
Michael Gendill – Legal Advisor
Jennifer Harwig – Corporate Outreach Specialist
Sydney Kozel – Public Communications Specialist

GUESTS PRESENT: Kristine Andrews – Environmental Health & Project Specialist, COS
Troy Stover – Assistant Director of Aviation, COS
Brett Miller – Assistant Director of Aviation, COS
Aidan Ryan – Marketing & Communications Manager, COS
Tom Roisum – Accounting Manager, COS
Tabitha Albertson – Analyst, COS
Stephen Hughes – Analyst, COS
Bob Sedlacek – Paradies
Charles Cothera – Stantec
P.J. Anderson, Legal Consultant
June Waller - CTAB

The next meeting date is Wednesday, March 28, 2018

I. EXECUTIVE SESSION

The meeting was called to order at 2:32PM by Vice Chairman Maier. Vice Chairman Maier is acting Chairman today in lieu of Chairman Biancur, who is out of town.

Vice Chairman Maier made the motion to enter Executive Session regarding actions relating to Colorado Springs Land Use Item #9 and El Paso County Land Use Item #12 tabled at the January 24, 2018 Airport Advisory Commission Meeting in order to receive legal advice and discuss negotiation strategies. After unanimous approval, the meeting proceeded into Executive Session.

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

NON-VOTING MEMBERS PRESENT: Councilor Yolanda Avila – City Council Representative
Councilor Andy Pico – City Council Representative

CITY STAFF PRESENT: Greg Phillips – Director of Aviation, COS
Michael Gendill – Legal Advisor, COS
Jennifer Harwig – Corporate Outreach Specialist, COS
Sydney Kozel – Public Communications Specialist, COS
Brett Miller – Assistant Director of Aviation, COS
Troy Stover – Assistant Director of Aviation, COS
Kristine Andrews – Environmental Health & Project Specialist, COS

The Executive Session was adjourned at 3:32PM.

II. APPROVAL OF THE DECEMBER 29, 2017 AND JANUARY 24, 2018 MINUTES

Commissioner Ellis made a motion to approve the Special Meeting Minutes from December 29, 2017, and was seconded by Commissioner Wood.

VOTE: Approved (Unanimous).

Commissioner Ellis made a motion to discuss the Meeting Minutes from January 24, 2018, and was seconded by Commissioner Wood. Vice Chairman Maier discussed an addition to the Director’s Report to indicate that income from the FedEx sale is intended to fund the lighting system project on Runway 35R.

VOTE: Approved (Unanimous).

III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

Guests Anderson and Cothra offered to address questions and concerns relating to El Paso County Land Use Item #12.

V. NEW BUSINESS

A. Tabled Land Use Items

a. Colorado Springs Land Use Item #9 –

Colorado Springs Land Use Item #9 was deferred for further discussion at the January 24, 2017 Airport Advisory Commission Meeting. The Commissioners discussed their concerns on City Land

Use Item #9 for Airport noise due the development's proximity to the runway approach on 17R and 13.

Commissioner Nichols motioned to approve Colorado Springs Land Use Item #9 with the stipulation that Airport staff encourages the developer to notify tenants in their lease agreement of the noise potential due to proximity of the development to two runways at the airport and to encourage construction with the use of noise mitigation materials and procedures in the development of the building. The motion was seconded by Commissioner Wood.

VOTE: Approved (Unanimous)

Vice Chairman Maier expressed the importance of the approving authority notifying tenants of noise potential in the development area. Alternate Commissioner Chic Myers recommends a long-term lease amendment written in the housing title at the Clerk and Recorder Office to notify tenants during the continuing sales of properties. Airport staff recommends that the City Council encourage the developer to work with Airport staff to develop mitigation practices that can be attached to the deed and lease documents to notify tenants of the potential for noise.

Commissioner Nichols withdrew his original motion and motioned to approve Colorado Springs Land Use Item #9 with the request that the City Planning Commission request/require the developer work with Airport staff to develop noise mitigation and notification strategies for initial and subsequent tenants. The motion was seconded by Commissioner Wood.

VOTE: Approved (Unanimous)

b. El Paso County Land Use Review Item #10 and #12 –

Vice Chairman Maier reviewed previous Committee concerns regarding noise and lighting issues on El Paso County Land Use Land Item #12, previously reviewed in July, 2017, November, 2017, and January, 2017. The Commissioners noted that most of the residential portion of the development is now located outside of the APZ.

The north boundary of the development property adjoins the Colorado Springs Airport. In the presentation by Guest Cothra of Stantec, the property line adjoining the Colorado Springs Airport is planned as industrial and warehouse land use. The Land Use amendment request was submitted in part due to the development access points being changed. There are no residential plans north of Bradley Road. For residential homes in AP22, Stantec coordinated a land use note with Airport staff in December, 2017, to inform residents of the potential for noise and lighting. Overall residential density within the AP22 area was reduced. To address lighting concerns, Stantec discussed an approximate 200 foot natural topographic drop from the runway to Bradley Road, with a further drop when moving southward. Additionally, Guest Cothra stated that in his opinion an existing hill on the north side of Bradley Road would help to block direct impact from the Airport lighting. Guest Stantec stated his willingness will work with Airport staff to develop an avigation easement with appropriate language regarding lighting and noise.

Chairman Ellis motioned to accept Land Use Item #10 from November, 2017, with the recommendation to include an avigation easement, and that the developer work with the Airport staff to create a notification mechanism to ensure future tenants and owners are aware of aviation impacts within the area. The motion was seconded by Commissioner Wood.

VOTE: Approved (Unanimous)

Chairman Ellis motioned to accept Land Use Item #12 with the recommendation to include an avigation easement, and that the developer work with the Airport staff to create a notification mechanism to ensure future tenants and owners are aware of aviation impacts within the area. The motion was seconded by Commissioner Wood.

VOTE: Approved (Unanimous)

B. Land Use Review – Kristine Andrews

Airport staff reviewed and discussed nine (9) new land items in February 2018: five (5) items in the City and four (4) in the County.

Following discussion and recommendation of current land use items 1 – 8, Vice Chairman Maier called the question and proposed item 9 be addressed separately.

Commissioner Nichols motioned to accept Airport staff's no objection recommendation on items #1-8. The motion was seconded by Commissioner Ellis.

VOTE: Approved (Unanimous)

Vice Chairman Maier motioned to approve Land Use Item #9 with the recommendation that the County develop a mechanism to inform residents that they are located in an Accident Potential Zone (APZ) and will be located in an approach corridor to the main runway at Colorado Springs Airport. The motion was seconded by Commissioner Nichols.

VOTE: Approved (Unanimous)

To express the entire Commission's real concern regarding the potential deleterious impact of encroachment from residential development located in close proximity to the Colorado Springs Airport, and the negative consequence such development could have on the ability of the Colorado Springs Airport to continue to grow and expand, in coordination with the Chairman, Vice Chairman Maier presented the attached statement for consideration by the Colorado Springs City Council and El Paso County Commissioners. Councilor Pico commented on the timeliness of such involvement by the commission, as the City is currently producing an update to the City's Official Master Plan. The Commission feels the update of the City Master Plan must take full cognizance of the ongoing COS Airport Master Plan.

NOTE: This may be simply accomplished by ensuring a member of the Airport Advisory Commission is appointed as member/liaison to the city planning team.

VI. STAFF REPORTS

A. Design and Construction – Greg Phillips

- Rehabilitation Taxiway G and Terminal Connectors Phase 2 – Project design review is complete. An invitation for bid is anticipated in 2Q, 2018 with a 3Q, 2018 award.
- Wind Damage – Terminal Roof Replacement – Construction is 25-30% complete and is scheduled for completion in April, 2018. The percentage of budget expended to date (54%) reflects payment for materials that have not been installed.
- West Side Lav Facility – Contract awarded to Sharp General Contractors. Construction is anticipated to begin March, 2018, and be completed in May, 2018.
- Chiller #1 Replacement – Contract awarded to Synergy Mechanical. Construction is anticipated to begin March, 2018 and be completed in May, 2018.
- Reconstruct Taxiways N&P from Taxiway G to Terminal Apron & Rehabilitate Taxiway H from Taxiway P to Taxiway C – Construction has been shut down for the season and is scheduled to resume April 16, 2018.
- RAC Parking Lots and Valet Parking Lot Rehabilitation – Contract awarded to RS&H. Design phase to be completed by June. [Rehabilitation of the car rental service centers is funded by the CFC, and the valet parking lot is funded by the Airport.]

B. Finance and Administration

Traffic Report: January 2017 – Stephen Hughes

A summary of passenger enplanements, seats and load factors for each airline was provided, along with a summary of aircraft operations. All monthly Traffic Reports are available at <https://www.flycos.com/monthly-traffic-reports>.

Finance Report(s): December and January 2018 – Tom Roisum

Due to year-end adjustments, summaries of Total Revenues and Expenses for the months of December and January were provided and reviewed.

C. Director's Report | Operations & Maintenance Report | Marketing Report – Greg Phillips

The National Museum of World War II Aviation is having their National Recognition ceremony on Saturday, March 3, from 10 AM to 12 PM at the museum.

The Airport staff requested discussion with the Commission regarding potential support for House Bill 18-1083.

Updated 2018 Airport Directories are now available from the State of Colorado.

- Operations and Maintenance – Greg Phillips
 - The Annual FAA Part 139 Inspection and TSA Comprehensive Audit both found zero deficiencies and no findings for the third straight year.
- Business – Troy Stover
 - The Airport is working on three development plans
 - Development plan with Sierra Nevada was approved for another 60,000 square foot hangar.
 - The development plan with Setzer Properties is within 30 days of approval.
 - Agreement with the City Streets Department for use of 50 acres of airport ground east of Runway 17L/35R for materials recycling.
- Marketing – Aidan Ryan
 - February was a busy month for media coverage.
 - The Marketing Department created a Valentine's Day event in the Airport terminal, a social media contest, and a "Southwest, will you be our Valentine?" video.
 - Marketing is in the process of rolling out spring break ads for print, digital, and radio platforms.

VII. OTHER BUSINESS

- None.

VIII. COMMISSIONERS' COMMENTS

- Vice Chairman Maier requested an update on Peak Innovation Park. There is a potential 70 acre development deal in the works.
- There is a bill getting ready to go through the State House for addressing unmanned aircraft by state legislators. The legislators are in the process of creating an unmanned aircraft and public safety bill.
- Alternate Commissioner Myers shared that Bill Shuster, Congressional Representative from Pennsylvania and a proponent of the ATC bill to privatize U.S. air traffic control, has pulled his support for the bill due to lack of support. This would conceivably allow the FAA reauthorization bill to move forward.
- Vice Chairman Maier requested an update on the Pikes Peak Airstrip Attack. Airport staff has met with the Airstrip Attack team and has finalized an overall cost agreement.
- Chairman Ellis requested an update on the Airport's efforts on GA marketing be provided to the Commission. Counselor Pico commented on the positive aspects of GA at the airport. Assistant Director Stover spoke on the utilization and marketing of US Customs services at the Colorado Springs.

IX. CHAIRMAN'S COMMENTS

- Vice Chairman Maier thanked everyone for their time during the Executive Session and Airport Advisory Meeting.

X. ADJOURNMENT

Commissioner Ellis made a motion to adjourn and was seconded by Commissioner Wood.

VOTE: Approved (Unanimous)

The meeting was adjourned at 5:26pm.

AIRPORT ADVISORY COMMISSION
28 February 2018

We, the Colorado Springs Airport Advisory Commission, are concerned about encroachment, especially of residential housing areas near or inside of the safety and noise abatement zones of the Colorado Springs Airport. The Colorado Springs Airport represents a robust transportation hub, revenue generator, and job source for the citizens of Colorado Springs. Residential land use in close proximity threatens the wellbeing of that resource

The Colorado Springs Airport Advisory Commission functions in an advisory capacity to local governmental bodies, and must consider in formulating its recommendations, not only the present, but also future potential conflicts that could occur in development of land immediately adjacent and/or in close proximity to the Colorado Springs Airport.

It is also the responsibility of Airport management to consider the impact that development of land immediately surrounding the airport may have on both current and future airport operations. City and County planning authorities should be mindful of all future growth potential of the Colorado Springs Airport and the continuing need to retain buffer space around airport owned property to accommodate any and all operations as the airport continues to grow in response to community economic and population needs.

Physical improvements recommended in the August 2013, Colorado Springs Airport Master Plan, are coming to fruition now in the form of installation of a new lighting system to support improved landing capabilities at the Airport. Other planned improvements recommended in the Master Plan remain future goals for the airport. The significant growth and expansion unleashed by the City's adoption and the County's support of a Commercial Aeronautical Zone and Economic Development Zone, and the expansion of Commercial and Private passenger services spurred by airport staff initiatives must be taken into account as this Commission provides their land use recommendations.

History has repeatedly shown that residential land use development in close proximity to existing airport infrastructure, has led to significant restrictions being imposed on airport operations following residential construction. Such restrictions can impact passenger service and ultimately the potential future economic benefits the airport provides to the surrounding community. [Examples: Stapleton (Park Hill suit), Santa Monica, John Wayne, USAFA]. The potential for future noise, light and safety complaints from a residential population expanding in close proximity to the airport, can, and will be costly to defend, with unpredictable judicial result.

Limitations could be mandated that adversely affect future night-time civilian and military operations through establishment of "quiet hours", and/or flight path restrictions to avoid residential annoyances similar to those that have been required in other areas where visionary community planning has not been implemented. Deleterious economic impact on the community by potentially limiting 24-hour access to the airport could negatively impact future air service expansion, public safety flights, and emergency support operations.

In summary, our quest as the Airport Advisory Commission is to protect the sanctity of our airport and build on the positive aspects of a vital community resource. We implore the City Council and County Commissioners to keep the threat of encroachment in mind as they consider land use and zoning issues. We offer our services either as a review panel or as adjunct members of this city's various planning committees to advise and help protect this great Colorado Springs asset.