



**COLORADO SPRINGS  
AIRPORT**

**MINUTES  
Airport Advisory Commission  
Wednesday, June 24, 2020  
3:00PM – 5:00PM  
(Via Teleconference)  
Teams Meeting**

- COMMISSIONERS PRESENT:** John Maier – Chairman  
Bill Nichols – Vice Chairman  
Hal Ellis – Commissioner  
Michelle Ruehl – Commissioner (arrived later, via phone)  
Chic Myers – Commissioner  
Aaron Wood – Commissioner  
David L Couch – Commissioner (via phone)
- NON-VOTING MEMBERS PRESENT:** Mark Volcheff – Alternate Commissioner  
Councilor Andy Pico – City Council Representative  
County Commissioner Stan VanderWerf – Liaison Commissioner (arrived later)
- NON-VOTING MEMBERS ABSENT:** Bill Murray – City Council Representative  
County Commissioner Mark Waller – Liaison Commissioner  
Dave Elliott – Meadow Lake Airport Liaison
- CITY STAFF PRESENT:** Greg Phillips – Director of Aviation  
Michael Gendill – Legal Advisor  
Troy Stover – Assistant Director of Aviation  
Brett Miller – Assistant Director of Aviation  
Kevin Keith – Aviation Planner  
Steven Gaeta – Design & Construction Manager  
Aidan Ryan – Marketing & Communications Manager  
Dana Schield – Communications Specialist II
- GUESTS PRESENT:** Brian Potts – PPACG (JLUS)  
Daniel Reimer – DSR, LLC, Jviation  
Ann Werner – PPACG (JLUS)  
Morgan Hester – Principal Planner at City of Colorado Springs  
Nick Johnson – Jviation  
Travis Vallin – Jviation  
Morgan Einspahr – Jviation  
Tony Davis - Jviation  
Amy Kelly – US Air Force Academy  
Other attendees via phone were unknown

**I. MEETING CALLED TO ORDER at 3:00PM JUNE 24, 2020 by CHAIRMAN MAIER**

**II. APPROVAL OF THE MAY 27, 2020 MEETING MINUTES**

Vice Chairman Nichols made a motion to recommend approval of the May 27, 2020 meeting minutes. Commissioner Myers seconded.

Discussion: None

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

**III. COMMUNICATIONS**

- Chairman proposed (3) changes to the agenda;
  - Chairman Maier polled the Commissioners about adding a Aviation briefing explaining the Denver International Airport and Adams County lawsuit to the agenda. He explained that doing so might limit the time availability for items currently on the agenda. Consensus of Commission was to delay the briefing. Director of Aviation, Greg Phillips, encouraged the Commission to accept the briefing as an agenda item at a future meeting.
  - Chairman Maier stated Commissioner Myers did not have an update for the Colorado Aeronautical Board (CAB), and proposed to have item VII struck from the agenda.
  - Chairman Maier asked that the Commission's discussion of the June 16 special meeting take place before the Director's COVID-19 update. Director Phillips was in agreeance.

**IV. PUBLIC COMMENT**

- None

**V. NEW BUSINESS AND REPORT ITEMS**

**A. Land Use Review – Kevin Keith**

Kevin Keith presented eight (8) Land Use Items.

Chairman Maier made a motion to recommend approval of Land Use Items #1, #5, #6, #7 and #8 as presented to the Commission at the June 24, 2020 meeting. Commissioner Myers seconded.

Discussion: None

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

Land Use Item #2: Briefed

Discussion: Alternate Commissioner Volcheff voiced concern and asked that the Commission recommend additional sound mitigation construction techniques. Alternate Commissioner Volcheff suggested being more direct in making recommendations. Commissioner Ellis concurred with Alternate Commissioner Volcheff's statements that the Commission should be more direct.

Chairman Maier made a motion to recommend approval of Land Use Item #2 with inclusion of a staff recommendation that the developer includes sound mitigation construction techniques consistent with best practices for any office space used. Commissioner Myers seconded.

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

### Land Use Item #3: Briefed

Discussion: Alternate Commissioner Volcheff commented on the Staff Recommendation Review note, stating he was unsure the current item was the same as the land use item the Commission had previously reviewed. Alternate Commissioner Volcheff also voiced concern about the Airport Acknowledgement statement recommended by Staff. He recommended adding "Purchased units" to the "Notice" statement. Additionally, Alternate Commissioner Volcheff recommended that prospective residents should be alerted before accepting residency and not upon accepting.

Chairman Maier motioned to table Land Use Item #3 until later in the meeting. Vice Chairman Nichols seconded.

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

Following the discussion of the RetoolsCOS UDC (see below), Alternate Commissioner Volcheff accepted the Airport Acknowledgment statement and Land Use Item #3 as presented by Staff.

Chairman Maier moved to approve Land Use Item #3. Vice Chairman Nichols seconded.

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

### Land Use Item #4: Briefed

Discussion: Alternate Commissioner Volcheff voiced concern that employees of the proposed development would not be informed that the business was located in an Accident Potential Zone (APZ). Greg Phillips noted the use of the facility was a permitted use in the APZ. Chairman Maier recommended that Land Use Item #4 be approved as written.

Vice Chairman Nichols moved to approve Land Use Item #4. Chairman Maier seconded.

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

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

- Project Status Report – Steven Gaeta
  - Chairman Maier noted that the status of all projects listed, with the exception of COS Airport IT Room Remodel and Server Environment Installation, remained unchanged from the previous month's report.
  - Steven Gaeta had no other major updates for the Commission.
- Traffic Trend Report – Greg Phillips
  - Air service has shown a slight improvement since March, and continues to improve slowly.
  - Load factors have increased. In March the Airport reported a load factor average of 15 percent while May had a 48 percent average load factor.
  - While well below historic averages, enplanements have doubled since April.
  - As a benchmark, the Airport tracks the average number of people cleared through the TSA checkpoint daily. For the month of May the average was 400 people per day, which is an increase from the previous month.
  - Air Carriers have continued to increase service. United's Houston flight will return in July. American continues to add Dallas flights, and Delta will bring back the Atlanta flight in August. Frontier is projected to add an Orlando flight in November.
- COS Financial Report – Greg Phillips
  - The decrease in monthly Operating revenues appears to have stabilized; however, revenues are still below previously (Pre-COVID) forecasted numbers.
  - The Airport continues to monitor revenue and expenses carefully.

- Cost savings from expense reductions appear to have stabilized, and probably will not change significantly until later in the year.
  - Revenue is down in all areas - parking, airfield, food and beverage, retail, Premier Lounge and rental car.
  - The Airport has been able to move forward with hiring an Air Service Development Manager and Badging Supervisor.
  - The Runway 17R/35L rehabilitation project is slated to begin the summer of 2021. Funding for the project was originally slated to be a multi-year (20-21) FAA grant; however, the FAA moved all FAA funds into 2020. Therefore, it is anticipated that work on the rehabilitation of the runway may begin earlier in 2021- possibly as soon as the construction season begins.
  - The Airport has made its first request for CARES Act funding of \$2.6 million and plans to utilize a total of \$9.5 million of the CARES funding in 2020. Troy Stover clarified that funds have been requested, but have not been received.
  - Commissioner Myers requested continued monthly updates on CARES Act funding.
  - Chairman Maier requested the inclusion of an airport reserve fund status report with the monthly financial report received by the Commission.
- Airport Business Development Report – Greg Phillips/Troy Stover
    - Development continues throughout the Airport, including construction of a 20,000 square foot hangar on the West side.
    - Sierra Nevada's lean-to on the West side is still under development and is anticipated to commence construction the summer 2020.
    - Sierra Nevada's 30,000 square foot hangar is nearly enclosed and a notice to proceed has been issued for the Alpha taxiway extension leading to the hangar. Work is slated to be completed September 14, 2020.
    - Discussions continue with Aerospace Corp. and it is anticipated a lease will be finalized in July.
    - USDA Forest Service lease has been finalized, and construction of the air tanker base ramp will be completed during the summer of 2021. Construction on the deicing ramp is nearing completion.
    - Overlot grading has begun in the business park in preparation for future development of a multi-story office building. (See map below).
    - A lease for the new multi-story office building is in the final stages of negotiation.
    - A majority of the steel structure is completed on Amazon's Project Rodeo construction.
    - There are no further updates since last month on other proposed projects shown on the Business Park map below.
    - *Note: The development maps for Peak Innovation Park and the West side are available at the conclusion of this document.*

### **C. Commissioner's Comments on June 16 Special Meeting**

- Chairman Maier commented that it is important that the Commission represent and give voice to the citizens of Colorado Springs and El Paso County, as well as the Airport and the City, in crafting its comments and recommendations pertaining to land use in the vicinity of the airport.
- The Airport has not submitted their comments on the RetoolCOS Public Draft (April 2020) to the City Planning Department at this time.
- Chairman Maier commented to Jviation's, Dan Reimer questioning the basis of Jviation's decision to recommend selection of a 60 DNL contour for the proposed boundary of Colorado Springs "Airport Influence Area", and the statutory implications/limitations of adopting a 60 or even a 55 DNL threshold.
- Dan Reimer explained 65 DNL is recognized as the FAA threshold for significant noise exposure. However, there is also a recognition that a percentage of the population may be impacted by a threshold lower than 65 DNL. Currently there is no FAA adopted threshold regarding sound mitigation requirements below 65 DNL. The FAA also does not promulgate regulations regarding local land use policy. That decision is vested in local governmental bodies.

- The current Colorado Springs Airport Overlay encompasses the 50,000-foot runway precision approach slopes. Jviation is proposing to reduce the Airport Overlay upon which the Commission provides land use recommendations to coincide with the 20,000-foot, Part 77, Notification Area. Chairman Maier asked if an avigation easement could continue to be required within the existing (50,000') airport overlay.
- Mr. Reimer stated during a lengthy exchange with the Chairman, that to his knowledge there was no federal "Statutory" requirements for governmental entities to use the 65DNL threshold as a basis for promulgation of local land use regulation. However, he also stated that adoption of any local or state standard could not preclude potential litigation by the land owner.
- Greg Phillips reiterated the Airport has not made any decisions or recommendations to the City regarding the RetoolCOS draft (cited above) at this time.
- Morgan Hester, the Colorado Springs City Planning project manager for the RetoolCOS UDC, stated that the Planning Department is focused on the needs of the Airport, and is still in a position to accept changes and recommendations from the Airport and the AAC.
- The timeline for the project is extremely accelerated with the goal of implementing the code by April of 2021. Hester stated that given the accelerated timeline, the latest the Commission's comments could be incorporated into any final draft would be September 2020.
- Commissioner Myers commented he was encouraged more time would be available for Jviation to continue finalizing the Land Use Compatibility Study. He voiced that this Commission is extremely experience and represent the citizens of Colorado Springs.
- In response to Morgan's comments, Chairman Maier commented that he would like to see the Airport's recommendations presented to the Commission prior to the AAC making any further recommendations.
- Chairman Maier polled the Commissioners for comments:
  - Vice Chairman Nichols: Noted his regard and respect for the Airport's and Jviation's recommendations; however, there is a need for a specific and more purposeful presentations. Vice Chairman Nichols stated he would be in favor of including the land use tables into the Chapter seven (7) rewrite.
  - Commissioner Ellis: Commissioner Ellis stated he had no comments at this time, but does not want the discussion to get into the specifics.
  - Commissioner Wood: Commissioner Wood expressed appreciation for all the work completed to this point, but is concerned the decision may have been rushed and with something of this magnitude decisions shouldn't be made prematurely. Commissioner Wood asked Kevin Keith from the Airport his positions.
  - Kevin Keith stated things were headed in the right direction and showed appreciation for Jviation.
  - Commissioner Couch: Commissioner Couch echoed previous Commissioner comments.
  - Commissioner Myers: No additional comments.
  - Commissioner Ruehl: Commissioner Ruehl stated she believes the Commission should be forward thinking and proactive in this process. She mentioned Peterson Air Force Base would continue to grow and advocating for completing this process correctly is the most important thing the Commission can contribute.
  - Alternate Commissioner Volcheff: Alternate Commissioner Volcheff commented he was pleased that more time would be provided to the Commission to consider the matter, and will always be an advocate for citizens and their housing needs.
  - Chairman Maier addressed all of the Commissioner's comments and asked Travis Vallin if a timeline for completion of the Land Use Compatibility Study was available. No timeline was available as of this date. However, Travis stated that after consultation with his team, a better timeline could be established.
  - Chairman Maier welcomed public and guest comments:
  - Brian Potts voiced his appreciation for all of Jviation and the Airport's work, and stated they would continue to engage with the two parties to ensure military input.
  - Amy Kelly stated USAFA would be submitting comments regarding Chapter Seven (7) by the timeline given by Morgan Hester.

#### **D. COVID 19 Update – Greg Phillips**

- The Airport's Full Scale exercise was originally scheduled for May 13; however, due to COVID-19, it was postponed. The exercise is currently rescheduled for September 2nd. COVID-19 will continue to be monitored for any effect on the rescheduled exercise.
- The terminal modernization has come to a close. All five escalators are working, both elevators are operational and the entryway tunnel is nearly complete.
- A State executive order was signed on June 20 which addressed the requirement for individuals to wear protective face masks in government buildings. It appears the Airport may fall under this order. Discussions are ongoing at the Airport on implementation of the Executive order.
- Greg Phillips added that a team award was submitted and approved by the City for the "Properties and Legal Team", for their excellent work on Project Rodeo. The team consisted of Troy Stover, Dana Jackson, Patrick Bowman, Jane Acosta, Michael Gendill, and Tiffany Henry.

#### **E. Chairman's Report**

- None

#### **VI. OTHER BUSINESS**

- Colorado Aeronautical Board Update (as required) – Commissioner Myers
  - No updates at this time.

#### **VII. COMMISSION MEMBERS' COMMENTS**

- None

#### **VIII. CHAIRMAN'S COMMENTS**

- None

#### **IX. ADJOURNMENT**

The meeting was adjourned at 5:03 PM.

The next meeting date is Wednesday, July 22, 2020