



**COLORADO SPRINGS  
AIRPORT**

Colorado's small airport

**MINUTES  
Airport Advisory Commission  
Wednesday, April 24, 2024  
3:00 PM – 5:00 PM  
Colorado Springs Airport Conference Room B  
(Public Via Teleconference)  
Teams Meeting**

**VOTING**

**COMMISSIONERS PRESENT:** John Buckley – Chairman  
Michelle Ruehl – Vice Chairman  
Danny Mientka – Commissioner  
Al Peterson – Commissioner  
George Mentz – Commissioner  
John Eastman – Commissioner

**VOTING**

**COMMISSIONERS ABSENT:** Mark Volcheff – Commissioner

**NON-VOTING**

**MEMBERS PRESENT:** Dan Roehrs – Alternate Commissioner  
Randy Helms – City Council Representative

**NON-VOTING**

**MEMBERS ABSENT:** Dave Elliot – Meadow Lake Airport Liaison  
Brian Risley – City Council Representative  
County Commissioner Longinos Gonzalez, Jr. – Liaison  
Commissioner (via TEAMS)  
County Commissioner Stan VanderWerf – Liaison  
Commissioner

**CITY STAFF PRESENT:**

Greg Phillips – Director of Aviation  
Michael Gendill – Senior Attorney  
Jennifer Cook – Executive Assistant  
Troy Stover – Business Park Development Director  
Deanna Stoddard – Design and Construction Manager  
Joe Nevill – Air Service Development Manager  
Steve Hedden – Finance & Properties Manager  
Chris Padilla – Senior Airport Planner  
Ivette Rentas – Airport Customer Relations Coordinator  
(via TEAMS)

**GUESTS PRESENT:**

Bob Sedlacek, Hudson  
Uyen Le, Hudson  
Jeff Craig, jetCenters of Colorado  
Jeff Bohn, Peterson Space Force Base  
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3:02 PM APRIL 24, 2024, by CHAIRMAN BUCKLEY**

II. **APPROVAL OF THE MARCH 27, 2024 MEETING MINUTES**

Commissioner Peterson made a motion to approve the March 27, 2024 meeting minutes. Vice Chairman Ruehl seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 6 Yes)**

III. **COMMUNICATIONS**

- None

IV. **PUBLIC COMMENT**

- None

V. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review – Chris Padilla**

Chris Padilla presented six (6) Land Use Items.

Commissioner Mentz made a motion to recommend approval of Land Use Items #1, #3, #4, #5, and #6 as presented by airport staff. Commissioner Eastman seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 6 Yes)**

Land Use Item #2: Briefed

Due to a conflict of interest, Commissioner Mientka recused himself from the Land Use Item #2 discussion.

Details: Land Use Item #2, Request by United Properties Development LLC on Space Village Retail LLC for approval of the Reagan Ranch Industrial Development Plan. The plan includes 2 buildings for light industrial/warehouse/office use. The site is zoned MX-M/AP-O/APZ2 (Mixed-Use Medium/Airport Overlay/Accident Potential Zone 2) and consists of approximately 21 acres. The site is located south of Marksheffel Rd and Platte Ave.

**Review Note: The Reagan Ranch Commercial Land Use Plan Change, Zoning Amendment and Final Plat was reviewed by the Commission in February 2024.**

Discussion: Commissioner Eastman inquired what the prior review (February 2024) of the land entailed as he was not present at that meeting

Senior Airport Planner, Chris Padilla noted the previous review is provided in the Land Use packet for reference. The review of this property in February 2024 was changing from office/industrial to commercial/office use and splitting of the lots. The April 2024 review is the approval of the development plan. Commissioner Eastman further inquired if the land competes with land owned by the airport, to which Troy Stover, Business Park Development Director, explained the differences in the land and uses.

Commissioner Eastman made a motion to recommend approval of Land Use Item #2 as presented by airport staff. Vice Chairman Ruehl seconded.

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

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

- **Project Status Report**
  - Airport/Airfield construction report presented by Deanna Stoddard.
  - Concourse Modernization – Future packages and permit sets being carved and compiled (boilers, elevators, next Concourse phases, etc.). Ongoing coordination with stakeholders and tenant improvements such as SSP, Hudson, and GLN.
  - Inline Baggage System Preliminary Design – COS on hold before pursuing \$2.5M design efforts.
  - Milton E. Proby Parkway Rehabilitation – Task Order executed; Project kickoff held 2/26/24. Site walk 3/20 and 3/21 with design and construction teams. Nunn will be brought in during design per CMGC delivery.
  - RAC Drainage Repair – Scope and Fee received; IFE being performed. Ongoing coordination with City and FEMA.
  - Master Parking and Signage Plan – Draft scope received 4/17; scoping meeting with COS staff scheduled for 4/22.
  - Oversize Babbage Handling System – Breezeway work nearly complete. TSA equipment installed; ongoing coordination for network and controls integration. West Dog House work underway. East Dog House work wrapping up; new injection point complete.
  - Concourse Modernization (construction) – Gates 2 and 4 unveiling 4/19. American Airlines relocating from Gates 8 and 10. Gate 6 and Lounge Area still underway. Scheduling, procurement, and coordination ongoing.
  - TW Alpha Phase I – Meet and Greet with Millstone Weber held 4/12. Awaiting Notice of Award for further action.
  - Terminal Roof Upgrade – Bid package being developed. Anticipate procurement in May or June with summer construction.

- **Traffic Trend Report**
  - Airline data analysis presented by Joe Nevill.
  - The Colorado Springs Airport (COS) had 100,115 enplanements for the month of March 2024, up 21 percent compared to March 2023.
  - March boasted 119,788 seats in the market, a 15.5 percent increase from last March. Many of those seats were filled as the month saw an 83.6 average load factor (3.8 percent higher than last year).
  - COS will see an array of new air service this summer, including Avelo Airlines Hollywood-Burbank/Los Angeles (BUR) nonstop flight, Sun Country Airlines, and Delta Air Lines nonstop flights to Minneapolis/St. Paul (MSP) and Southwest Airlines will initiate nonstop service to Baltimore/Washington (BWI). Delta will launch a second daily nonstop to Atlanta (ATL) starting in July.
  
- **COS Financial Report**
  - COS financial report presented by Steve Hedden.
  
- **Airport Business Development Report**
  - Airport business development report presented by Troy Stover.

**C. General Business – Director Greg Phillips**

- Director Phillips presented the Commission with pins COS handed out while representing the airport at the 39<sup>th</sup> Space Symposium.
- COS advertised the position of Assistant Director of Aviation Business Administration, receiving eighty candidates. The process now continues with fourteen submitting video interviews and answering essay questions.
- The Wall of Heroes installation ceremony will be on Thursday, May 9<sup>th</sup> at 2:30 PM. The Wall of Heroes is an art piece featuring white ribbons, each bearing the name and rank of one of the 144 soldiers from Colorado who died fighting in WWII and are buried in Normandy American Cemetery or Brittany American Cemetery.
- Elevator access to the 3<sup>rd</sup> floor will now be locked. Badged employees and commissioners will continue to have access. Visitors will now be escorted to the 3<sup>rd</sup> floor.
- COS had a significant fuel spill at the end of February due to a vehicle accident during a snowstorm late at night, twenty-two hundred gallons spilled. COS immediately reported the spill to the appropriate agencies and began cleanup.
- The Airport's parking membership program, ParkCOS, is now live and selling memberships. Travelers can choose individual or household memberships in either long-term parking or valet parking.
- “flyTunes” will feature live performances from local artists year-round. COS has received 150 applications. The artists performing will be located on the public side by the fireplace.
- Director Phillips will attend the 96<sup>th</sup> Annual American Association of Airport Executives (AAAE) Conference in Nashville, April 28<sup>th</sup> – May 1<sup>st</sup>.

**D. Chairman's Report – Chairman Buckley**

- None

**VI. OTHER BUSINESS**

- None

**VII. COMMISSION MEMBERS' COMMENTS**

- None

**VIII. CHAIRMAN'S COMMENTS**

- None

**IX. ADJOURNMENT**

- Chairman Buckley adjourned the meeting at 4:16 PM.

**The next meeting date is Wednesday, May 22, 2024**