

MINUTES OF THE REGULAR MEETING OF THE CITY OF CHANDLER MUNICIPAL AIRPORT COMMISSION, on Wednesday, October 10, 2007 at 7:00 p.m. at the Chandler Municipal Airport, 2380 South Stinson Way, Chandler, Arizona.

1. CALL TO ORDER / ROLL CALL

Meeting called to order at 7:00 p.m.

A. The following Commission Members answered Roll Call:

Chairman Stan Olivier  
Vice-Chairman David Church  
Commissioner Gary DeHoff

Commissioner Mike Wigfield  
Commissioner Chelle Daly  
Commissioner Schuyler McCorkle

B. Acknowledgement of Audience

CHAIRMAN STAN OLIVIER acknowledged the audience and the following people were recognized:

Mr. John Walkup, Chandler Air Service  
Mr. Mike McAfee, Private Pilot

Mr. Bruce Dunn, Paragon Development

Others Present:

Mr. Dan Cook, Acting Public Works Director  
Mr. Greg Chenoweth, Airport Manager

Mr. Guy, Lennon, Management Assistant  
Mrs. Gina Cassuto, Executive Assistant

2. APPROVAL OF MINUTES:

It was MOVED by COMMISSIONER MIKE WIGFIELD and SECONDED by COMMISSIONER GARY DEHOFF that the Meeting Minutes of September 12, 2007 for the CHANDLER MUNICIPAL AIRPORT be approved. MOTION CARRIED UNANIMOUSLY.

3. UNSCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

MR. JOHN WALKUP invited everyone to the Annual Toys for Tots Drive on Friday, December 7, 2007 at Chandler Air Service beginning at 6:00 p.m. He encouraged everyone to bring an unwrapped new toy in exchange for a catered BBQ and music. CHAIRMAN OLIVIER commended MR. WALKUP for the effort he puts toward this worthwhile project every year.

4. SCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

There were no scheduled public appearances.

5. ACTION AGENDA:

A. Airport Conflicts Evaluation – Appleby Business Park Development Located at the Southwest Corner of Appleby Road and the Consolidated Canal

MR. CHENOWETH presented the Airport Conflicts Evaluation for Appleby Business Park Development located at the southwest corner of Appleby Road and the Consolidated Canal for the proposed preliminary zoning change for Paragon Development Group, LLC from AG-1 to PAD zoning with I-1, light industrial business park uses within the Chandler Airpark area. The property is located at the southwest corner of Appleby Road and the Consolidated Canal, consists of three parcels for a total area of 35 acres and is currently zoned AG-1. The proposed use is for a PAD light industrial business park uses, using the I-1 zoning. The city code lists a large number of uses that any of them are compatible with airport uses. MR. CHENOWETH noted that through review of the code, he found there are a number of items that could be approved with a use permit allowing other uses that might conflict with airport uses such as areas of large assembly such as an auditorium or stadium. Single and multi-family dwelling could also be included in this. The potential conflict is due to the property's close proximity to the airport and in particular to the extended runway centerlines. The applicant reportedly is not planning for these types of uses and are planning for light industrial, manufacturing and mechanical uses which are very compatible. A neighborhood meeting was held on September 5, 2007 at the airport and no residences attended. Staff recommends the Commission move to present an Airport Conflicts Evaluation to the Zoning Administrator and City Council with a finding of no conflict

with airport uses on the condition that no future use permits be approved for facilities where large numbers of people would gather or for single or multi-family dwelling uses.

IT WAS MOVED by COMMISSIONER DALY and SECONDED by COMMISSIONER McCORKLE to present a finding as presented by MR. CHENOWETH. MOTION CARRIED UNANIMOUSLY.

6. BRIEFING ITEMS:

A. Fuel Activity

MR. CHENOWETH briefed the Commission on the fuel activity. He referenced two charts depicting the City fueling, the FBO fueling and a summary of the two in terms of gallons and net revenue to the airport. The first diagram compared fueling activity totals from February to August 2006 and February to August 2007. It showed that the City sold less fuel but made more net revenue. The FBO part of the report reflected more fuel sold and slightly less net revenue due to the change in the fuel flow fee pricing effective February 1, 2007. The summary showed that approximately 16,000 gallons less were sold between the comparison periods, but there was approximately \$1,500 more in net revenue. The second chart depicts a 14-month fueling activity comparison, seven months before and seven after the price change. The city fueling shows less fuel sold but higher net revenue due to the price change. The FBO fueling depicts more fuel sold and net revenue from the fuel flow fee that is slightly less. The summary of this time period depicted approximately 11,000 less gallons sold and about \$3,025 total net gain in revenue to the airport.

B. Lease Status

MR. CHENOWETH briefed the Commission on the lease status. Arizona Pacific Aviation's lease to build 88-90 hangars on the south side of the airport was approved by Council at the second reading is now in the 30 day review period. Barring any unforeseen circumstances, the lease will be in effect this month. There are two more leases for the south side, one with HDH Systems LLC for another hangar storage facility is still in discussion, and the other is Southwest Aircraft who is still reviewing the latest lease terms proposal.

C. Airport Improvements and Construction Projects

Construction:

- *Airfield Signage Project* – Due to an extremely long backorder for the new signs, The project is still on hold.
- *Armory Apron Project* – A pre-construction meeting was held earlier that day. The notice to proceed will be issued for Monday, October 15, 2007. The contractors informed staff they could be mobilized to start survey and pre-wetting work as soon as that same week.

Design and Planning:

- *Airport Noise Study* – Staff continues to work with the FAA on the scope of work. The initial cost estimates came in extremely high and staff is working with the consultant to bring it in line with the budget for the project. COMMISSIONER McCORKLE asked who would be involved in the noise study. MR. CHENOWETH replied the FAA, ADOT, the Airport Commission, City staff, various core groups and citizens that will be involved through a Planning Advisory Committee. Numerous public meetings will occur, including a full public hearing that typically happens at City Council. The goal is to be as all-inclusive as possible. The Commission is welcome to attend the Planning Advisory Committee hearings or any other public meetings.
- *Airport Boulevard Design* – Staff continues to work on the scope of work and the cost estimates. When the scope of work and cost estimates are agreeable, a contract will be presented to Council. MR. WALKUP inquired if the scope of work on Airport Boulevard includes the sewers. MR. CHENOWETH replied in the affirmative. MR. WALKUP remarked that all the business at the airport have septic tanks since they only built as far as the terminal building. COMMISSIONER DAVID CHURCH asked the reasoning for this. MR. WALKUP replied the City felt there was not enough to justify it. COMMISSIONER DALY asked if the airport development follow the same paradigm of the City with regard to impact fees or do businesses generally bring in their own services. MR. DAN COOK responded back in that time, the facility were quite a bit further away and was not sure whether water and sewer was in. MR. WALKUP

confirmed that they were not. MR. COOK continued that it was not required of MR. WALKUP to extend the sewer line, as this would have been an undue burden. When the current terminal was built, the City decided to only connect it to sewer. As part of the project, it will be brought down to MR. WALKUP'S business. COMMISSIONER DALY asked if this situation would arise with the development on the south side of the airport. MR. COOK responded that the south side of the airport will be taken care of as the developers come in and there is some sewer in there already. MR. CHENOWETH confirmed there is some sewer in on the south side and commented that he heard it was due to budgetary matters that the sewer did not go in to MR. WALKUP'S business. There is a commitment from the Municipal Utilities to put the sewer in. The engineering concerns are that the sewer on Airport Boulevard may be too shallow and not being able to get sewer going to the west. Engineering will see if they can get it on to Airport Boulevard and Germann Road or the worst case scenario, a lift station that is very expensive to maintain.

- *Perimeter Road Design* – Staff continues to work on the scope of work and the cost estimates. When the scope of work and cost estimates are agreeable, a contract will be presented to Council.

#### D. August 2007 Financial Activity

MR. CHENOWETH briefed the Commission on the August 2007 financial activity. The year-to-date cumulative balance had a slight increase to -\$12,368. He noted that each year begins with a negative balance due to various encumbrances to cover the entire year. As with prior years, staff anticipates the revenue to expenses balance to reach a break-even point around November or December.

#### E. Air Traffic and Noise Abatement Activity for September 2007

MR. GUY LENNON briefed the Commission on the Air Traffic and Noise Abatement for September 2007. There were 21,129 operations in September compared to 21,004 the previous month. There was a decline in total operations from the last 12 months with 260,595 operations this year compared to 268,105 last year at this time. FAA reports Chandler as being the 48<sup>th</sup> busiest airport in the country and 11<sup>th</sup> busiest general aviation airport at this time, compared to last year when it was 47<sup>th</sup> busiest airport in the country and 8<sup>th</sup> busiest general aviation airport. There were six noise calls; one from Sun Lakes regarding low flying aircraft, the remainder from Chandler related to 2 fixed wing pattern issues from the same caller and three helicopter complaints.

#### F. Airport Manager Comments

MR. CHENOWETH commented that on Friday, November 2, 2007 the airport Tenant Appreciation BBQ will be held from 6:00 p.m. to 9:00 p.m. It will be catered this year and there will be raffle prizes and music. He encouraged everyone to attend and enjoy. MR. CHENOWETH also commented that the AzAA Fall Conference is on November 8, 2007 in Phoenix at the Crown Plaza Hotel. If any of the Commissioners wishes to attend, they can call MRS. GINA CASSUTO and she will make all the registration arrangements.

### 7. COMMISSION MEMBERS COMMENTS

CHAIRMAN OLIVIER reminded the Commission about the Mayor and Council's, Commission Appreciation dinner to be held Ashley Manor next week.

COMMISSIONER DEHOFF inquired if there is any information regarding Memorial Airfield since they advised an acquaintance of his to remove his hangar from the facility. MR. CHENOWETH responded that he is not sure of any plans at Memorial. He noted that he remembered reading something in the paper that the tribe has said they expect to make an announcement about the airfield. He continued by saying that it was his understanding that MR. WILL GRAVEN, a developer has had some discussions with the tribe but that he was unsure of the status of those talks.

COMMISSIONER CHURCH inquired since he was not present at the last meeting, where we left off with MR. DIRK MATTHEWS, the resident that brought forth the helicopter noise issues to the Commission the past two meetings. MR. CHENOWETH replied that Quantum Helicopters is flying FAA approved patterns and what MR. MATTHEWS recommended is unsafe but that staff continues to monitor the situation. He noted the upcoming Noise Study will work towards finding acceptable resolutions. COMMISSIONER DALY commented there was also discussion regarding raising the traffic pattern altitude. MR. CHENOWETH responded he plans for the pattern altitudes to be one of the options looked at through the Noise Study.

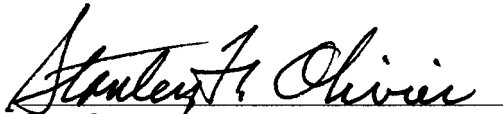
COMMISSIONER DALY commented she has been thinking about the update to Chandler's General Plan. When she attends public meetings, she hears pilots say, "I never fly here, I fly around here." It occurs to her that as built-out of the City approaches, there may be additional high-density areas pilots will have to fly around. She would like to see recognition of corridors on both ends of the runway that are high traffic. Her concern is a failure to notice redevelopment in other areas of Chandler resulting in an increase in density. By including this aspect in the General Plan, it will give Council another tool and option in recognizing conflicts for development and redevelopment against the airport. Since the City is updating the General Plan for a vote next year, this planning is crucial to identify these issues. MR. COOK commented the Planning Department staff doing the General Plan Update has been invited to the next Airport Commission meeting to give a presentation.


COMMISSIONER McCORKLE asked if the website was updated regarding the heliport issue. MR. LENNON replied the City's web master is in the process of doing this. COMMISSIONER MCCORKLE suggested a diagram of general flight paths be put on the website as well. MR. CHENOWETH inquired if COMMISSIONER McCORKLE was thinking in more global terms than just around the airport. COMMISSIONER MCCORKLE replied in the affirmative. MR. WALKUP remarked that a presentation was done at a traffic control show he attend with all the patterns and corridors and it depicted Chandler as the third highest in density. He will check with the ATC to see if he can obtain a printout.

CHAIRMAN OLIVIER remarked he is very happy with the airport management and their expertise.

8. ADJOURNMENT

Noting no other comments from Commissioners, CHAIRMAN OLIVIER adjourned the meeting. The meeting of the Airport Commission adjourned at 8:15 p.m.

  
Stan Olivier  
Chairman

  
Greg Chenoweth, Airport Manager  
Recording Secretary