

MINUTES OF THE REGULAR MEETING OF THE CITY OF CHANDLER MUNICIPAL AIRPORT COMMISSION, on Wednesday, December 12, 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
Councilmember Jeff Weninger

B. Acknowledgement of Audience

MR. GREG CHENOWETH introduced the new Public Works Director, Mr. R.J. ZEDER. MR. ZEDER comes to Chandler from the Chicago area.

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

Mr. John Walkup, Chandler Air Service
Mr. Reese Anderson, Pew & Lake
Mr. Vincent DiBella, Saemisch & DiBella
Mr. Guy Pepoy, Chandler Resident

Mrs. Stacey Nichols, Tower Manager
Mr. Neil Jones, Quantum Helicopters
Mr. Dirk Matthews, Chandler Resident

Others Present:

Mr. R.J. Zeder, Public Works Director
Mr. Dan Cook, Deputy Public Works Director

Mr. Greg Chenoweth, Airport Manager
Mrs. Gina Cassuto, Airport Executive Asst.

2. APPROVAL OF MINUTES:

It was MOVED by VICE-CHARMAN DAVID CHURCH and SECONDED by COMMISSIONER MIKE WIGFIELD that the Meeting Minutes of November 14, 2007 for the CHANDLER MUNICIPAL AIRPORT be approved. MOTION CARRIED UNANIMOUSLY.

3. UNSCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

There were no unscheduled public appearances.

4. SCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

MR. CHENOWETH asked to preface the scheduled appearance by noting that an updated memo was distributed to the Commission regarding MR. JOHN WALKUP'S subject for presentation. He noted that a meeting was held between the interested parties in which there was agreement to extend the timeline for closing Taxiway C in increments instead of on a specific date with July 2008 as the target date for complete closure. Safety played a major role in this decision.

MR. WALKUP stated that at the last Airport Commission meeting, he first learned of the City's plans to close Taxiway C to practice helicopter activity as of January 1, 2008 and that traffic pattern changes were proposed. MR. WALKUP expressed concern that he and the other affected parties were not involved before the City announcing the proposed changes. MR. WALKUP expressed disagreement that major changes to the traffic pattern procedures are necessary and that closing Taxiway C in January 2008 is premature. He indicated that the affected parties would present a letter on the issue with their recommendations to address it. MR. WALKUP next addressed the proposed changes for the traffic patterns. If traffic patterns need to be changed, airport staff and businesses need to work together to ensure the patterns are the most conducive for safety. MR. WALKUP encouraged the Airport Commission, airport staff and the Public Works department to rely on the experience levels of the airport businesses have to offer and to include them in the discussions that impact them.

CHAIRMAN OLIVIER thanked MR. WALKUP and remarked he appreciates all his efforts to keep this airport safe and useful.

5. ACTION AGENDA:

A. Airport Conflict Evaluation – Chandler Trade Center

MR. CHENOWETH presented the Airport Conflicts Evaluation for the proposed zoning change for the Chandler Trade Center. MR. CHENOWETH noted it was staff's recommendation for the Commission to present an Airport Conflicts Evaluation with findings of no conflict with airport uses for the proposed Chandler Trade Center development. MR. REESE ANDERSON representing the developer displayed some boards depicting the proposed development. The retail buildings will be at the perimeters and the parking to the inside with some two-story and single story offices. COMMISSIONER DALY inquired if the restaurants going in have been identified. MR. REESE replied in the negative. VICE-CHAIRMAN CHURCH asked if there was a start date. MR. REESE responded the project is ready to go. COUNCILMEMBER WENINGER asked when they would appear before Council. MR. REESE replied sometime in January 2008.

IT WAS MOVED by VICE-CHAIRMAN CHURCH and SECONDED by COMMISSIONER GARY DEHOFF the Commission approve and forward the Airport Conflicts Evaluation for Chandler Trade Center to the Zoning Administrator and City Council with findings of no conflict with airport uses for the proposed Chandler Trade Center Development as presented by MR. CHENOWETH. MOTION CARRIED UNANIMOUSLY.

B. Airpark Area Land Use Plan and City General Plan Updates

MR. CHENOWETH presented the Airpark Area Land Use Plan and City General Plan Updates. MR. CHENOWETH commented there was quite a bit of discussion on this subject at the last meeting and a request for this to be an agenda item for this meeting. He noted his understanding from the Commission for a the item to involve a recommendation to City Council to approve specific language be in the final General Plan Update with regard to future development plans beneath the airport arrival and departure corridors and to approve funding for an update on the Airpark Land Use Plan. COUNCILMEMBER WENINGER asked what a typical interval was for the Airpark Area Land Use Plan updates. MR. DAN COOK responded there is no set interval but that it relates more to anticipated changes or desired changes. He also noted the plan last updated in 1999. COUNCILMEMBER WENINGER inquired if there is a need in the immediate future to do this area plan since it costs quite a bit of money. MR. COOK responded he would have to defer that decision to MR. DOUG BALLARD, the Director of Planning and Development. MR. COOK replied the Airpark Area Plan looks at nine square miles and what to do with that land; specifically the issue related residential/commercial overlay areas around the airport. COUNCILMEMBER WENINGER inquired if this could be done in-house. MR. COOK noted that MR. BALLARD would need to be consulted on this item. COMMISSIONER DALY remarked she reviewed the Area Plan completed in 1998. She questions how active Phoenix-Mesa Gateway was at that time and noted that Memorial Airport was not taken into consideration. She feels it advantageous to do a status check and inventory process to see where we should be going. MR. COOK replied that MR. BALLARD would be the appropriate party to respond to COMMISSIONER DALY'S inquiries. COMMISSIONER DEHOFF commented if another study can be done in the future and it could be combined with other studies to reduce the cost. MR. COOK responded he can bring this forward to Planning and Development and that the General Plan be an appropriate venue for establishing the framework for this work. COMMISSIONER SKY MCCORKLE asked what the possibility was to amend the plan without doing a complete overhaul. MR. COOK again, deferred to MR. BALLARD. CHAIRMAN OLIVIER asked COUNCILMEMBER WENINGER for his thoughts on this topic. COUNCILMEMBER WENINGER suggested Planning and Development attend the next Commission meeting to get their input. MR. CHENOWETH commented the discussions from the last meeting centered on arrivals and departures and looking towards the future. MR. COOK reiterated the Airpark Area Plan is the nine square mile area, defined as the Airport Overlay Area. He concurs with COUNCILMEMBER WENINGER that the responsibility for planning and zoning areas lies with Planning and Development. The Airport Commission is charged with protecting the airport, citing the Airport Conflict Evaluation process as an example. MR. J.R. ZEDER inquired if this has to be voted on this evening or can it be continued. MR. COOK responded it can be continued and that a representative from Planning and Development will come to the next Commission meeting to address the issues discussed this evening.

IT WAS MOVED by COMMISSIONER MCCORKLE and SECONDED by COMMISSIONER MIKE WIGFIELD the Airpark Area Land Use Plan and City General Plan Updates be continued to the next Airport Commission

meeting on January 9, 2008 and that a representative from Planning and Development attend the January 9, 2008 meeting. MOTION CARRIED UNANIMOUSLY.

6. BRIEFING ITEMS:

A. Lease Status

MR. CHENOWETH briefed the Commission on the lease status. There are no formal changes but discussions continue with potential lessees, HDH Systems and Southwest Aircraft Charter regarding two sites on the south side of the airport.

B. Airport improvements and construction projects

MR. CHENOWETH briefed the Commission on the airport improvements and construction projects.

Construction:

- *Airfield Signage Project* – Staff will hold a project kick-off meeting on December 13, 2007. The construction is anticipated to start December 17, 2007. Completion is expected by March or April 2008.
- *Armory Apron Project* – There has been a rain delay and construction is about one week behind. Completion is now anticipated for the middle to end of January 2008.
- *Old Terminal Demolition* – There are some issues with how asbestos assessment reporting was formatted. Staff continues to work with the contractor on this.

COMMISSIONER MCCORKLE inquired about signage to inform pilots regarding the closure of Taxiway C. MR. CHENOWETH responded that there would be no signage involved but that other notification means such as NOTAMs would be involved.

Design and Planning:

- *Airport Noise Study* – The contract for this study will go to City Council on December 13, 2007. The consultant will begin assembling data and staff will assemble a Planning Advisory Committee consisting of citizens, business owners, community leaders, aviation industry people and tenants at this airport. Public meetings are anticipated to begin being held in April or possibly May 2008.

COMMISSIONER DEHOFF suggested addressing this in the next airport newsletter. MR. CHENOWETH said he would do this. Information will also be appearing in several newspapers and mailers.

- *Airport Boulevard Design* – The scope of work is still in progress.
- *Perimeter Road Design* – A contract for this work will go to City Council on December 13, 2007.
- *NW Apron Design* – Staff is continues to work with the consultant for scope of work and cost estimates.
- *Storm Drain Project* – Staff continues to work with the consultant for cost estimates to review an existing set of plans from 1999.
- *Light Vault Renovation* – A contract for this work will go to City Council on December 13, 2007.
- *Fuel Tank Removal* – Three out of the four existing underground storage tanks will be removed within approximately sixty days.

C. October 2007 Financial Activity

MR. CHENOWETH briefed the Commission on the October 2007 financial activity. The cumulative year-to-date balance is \$13,018. COUNCILMEMBER WENINGER asked if staff would run a comparison of the costs to build facilities through the CIP instead of leasing land for aviation projects and how the revenues for these two options compare in terms of which scenario presents the best opportunity for the City. MR. CHENOWETH replied staff compiles pro-forma studies on all proposed aircraft storage facility projects such as hangars or T-shades, and he would be glad to provide that information.

F. Air Traffic and Noise Abatement Activity for November 2007.

MR. CHENOWETH briefed the Commission on the Air Traffic and Noise Abatement for November 2007. There was a 10% decrease in operations in November 2007 compared to October 2007. However, he noted that October was the busiest month ever. There were 24,509 operations in November. The 12-month total of operations from December 2006 to November 2007 were 265,345, down from the prior year at this time when it was 271,316 operations. There were three noise complaints for November 2007; two for low flying fixed wing aircraft and one for a low flying helicopter. Staff visited with the tower and it was determined the aircraft were conducting normal patterns in the traffic pattern airspace.

D. Airport Manager Comments

There were no Airport Manager comments.

7. COMMISSION MEMBERS COMMENTS

COMMISSIONER DEHOFF commented he was not at the last Commission meeting so he was not aware of the air traffic question regarding the closure of Taxiway C and was wondering what sort of study and dialogue was conducted and according to MR. WALKUP'S account, not much. He would like to recommend continued communication regarding changes such as to the airspace before they occur.

CHAIRMAN OLIVIER wished everyone a Merry Christmas, a Happy Hanukkah and New Year and expressed his confidence in everyone involved in this airport.

COMMISSIONER DALY concurred with COMMISSIONER DEHOFF'S comments.

COMMISSIONER MCCORKLE concurred with COMMISSIONER DEHOFF also.

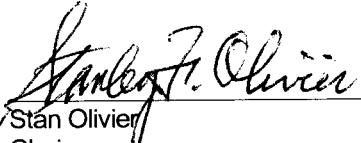
COUNCILMEMBER WENINGER agreed better communication is necessary and that it is a two way street with everyone working together to best serve the customer.

MR. WALKUP thanked everyone for the success of the Toys for Tots Drive. 350-360 guests attended and it was a great party.

MR. DIRK MATTHEWS noted his appreciation of MR. WALKUP'S concerns and would like communications to include neighborhoods.

8. ADJOURNMENT

Noting no other comments from Commissioners, CHAIRMAN OLIVIER adjourned the meeting. The meeting of the Airport Commission adjourned at 8:00 p.m.



Stan Olivier
Chairman



Greg Chenoweth, Airport Manager
Recording Secretary