

MINUTES OF THE REGULAR MEETING OF THE CITY OF CHANDLER MUNICIPAL AIRPORT COMMISSION, on Wednesday, February 13, 2008 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 Jim Cullumber  
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. Brandon Jones, Via West Properties  
Mr. John Walkup, Chandler Air Service  
Mr. Tom Baker, Venture Aviation  
Mr. Dave Olney, Neighbor  
Mr. Jim Price, Hangar Tenant  
Mr. Neil Jones, Quantum Helicopters  
Mr. David De La Torre, Planning & Development  
Mrs. Chris Mackay, Economic Development

Mr. Clif Rosch, Hangar Tenant  
Mr. Jeff Kurtz, Planning & Development  
Mr. Guy C. Pepoy, Neighbor  
Ms. Lori Quan, Economic Development  
Mr. John Irvine, Chandler Resident  
Mr. Doug Ballard, Planning & Development  
Ms. Missy Palrang, Quantum Helicopters

Others Present:

Mr. R.J. Zeder, Public Works Director  
Mr. Dan Cook, Deputy Public Works Director  
Mr. Greg Chenoweth, Airport Manager

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

2. APPROVAL OF MINUTES:

It was MOVED by COMMISSIONER MIKE WIGFIELD and SECONDED by VICE-CHAIRMAN DAVID CHURCH that the Meeting Minutes of January 9, 2008 for the CHANDLER MUNICIPAL AIRPORT be approved. MOTION CARRIED UNANIMOUSLY.

3. UNSCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

MR. GUY PEPOY inquired if there are plans to extend the runway and the Commission's position is on this issue. He also asked about Silverstate, a helicopter business that was operating out of Phoenix Mesa Gateway Airport and recently declared bankruptcy. MR. PEPOY wondered if this would increase helicopter at this airport from the former students. CHAIRMAN OLIVIER replied he does not have the answers and COMMISSIONER CHELLE DALY asked staff to follow up on the inquiries.

4. SCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

There were no scheduled public appearances.

5. ACTION AGENDA:

A. Airport Conflict Evaluation – AZ-202 Commerce Park at the southwest corner of Willis Road and Future Hamilton Street

MR. CHENOWETH presented the Airport Conflict Evaluation for AZ-202 Commerce Park at the southwest corner of Willis Road and Future Hamilton St. within the Chandler Business Park area. The proposed uses are for light industrial with office uses. The use complies with the Airpark Land Use Plan. The plan calls for a maximum building height of 34 feet to the top of parapet, well below structural concerns for airport activity. The planned uses do not present any conflict with current or proposed airport uses. A neighborhood meeting was held on January 24, 2008 and no neighbors attended. Staff recommends that the Commission present an Airport Conflict Evaluation report to the Zoning Administrator and City Council with findings of no conflict with airport uses for the proposed AZ-202 Commerce Park development as presented by MR. CHENOWETH. COMMISSIONER

SCHUYLER MCCORCKLE asked if there were any indications as to who the tenant would be. MR. CHENOWETH replied to his knowledge, none were known at this time. COMMISSIONER CHELLE DALY asked what the property directly to the east is. MRS. CHRIS MACKAY responded it is a dairy. COMMISSIONER MCCORCKLE asked if it was operational. MRS. MACKAY replied in the affirmative.

IT WAS MOVED by COMMISSIONER JIM CULLUMBER and SECONDED by COMMISSIONER SCHUYLER MCCORCKLE the Commission to approve and forward the Airport Conflicts Evaluation for the 202 Commerce park at the southwest corner of Willis Road and Future Hamilton Street to the Zoning Administrator and City Council with findings of no conflict with airport uses as presented by MR. CHENOWETH MOTION CARRIED UNANIMOUSLY.

B. Airport Area Land Use Plan and City General Plan Updates (follow up to December 2007 meeting)

MR. CHENOWETH presented the Airport Area Land Use Plan and the City General Plan Updates, a follow up to the December 2007 meeting. The Commission asked that Planning and Development to attend a future meeting to answer the Commission's questions regarding the General Plan update, possibly adding language regarding the airport to it and the potential of amending the Airpark Area Land Use Plan. Costs to do a total overhaul were estimated at \$150,000. VICE-CHAIRMAN DAVID CHURCH asked how the cost was determined. MR. CHENOWETH responded it was an approximation from Planning and Development. MR. DOUG BALLARD explained the process that is required to update the Cities General Plan and how the Airpark Area Plan is incorporated into the General Plan. MR. DAVID DE LA TORRE spoke to the specifics of what an Airpark Area Plan would entail. MRS. MACKAY gave a presentation on the developments within the Airpark Area. COMMISSIONER SCHUYLER MCCORCKLE inquired what it would entail to amend the Airport Area Plan and what role the Commission would take in this plan. MR. JEFF KURTZ responded the Commission would be involved and their concerns taken under consideration but it is the purview of Planning Commission and Council for decisions regarding the land surrounding the airport. COMMISSIONER GARY DEHOFF remarked the Commission would look for professional recommendations whether the plan should be rewritten or refined and what the standards would be. MR. BALLARD responded he would look into this but felt redoing the whole plan no longer made sense as it is a land use document and most of the area is developed or developing but that it did not mean changes or improvements even made by staff, were out of the question. COMMISSIONER MCCORCKLE would like to be advised of plans for this document. He requested the Commission be given advance notice of changes in order to give an informed recommendation to City Council. MR. BALLARD responded he would do that. COMMISSIONER DALY expressed her concern that the current General Plan only points to the Airpark Area Plan regarding development. She feels the timing is crucial since the Airpark Area is expected to be the largest economic generator and likes the idea of doing the changes internally since it should proceed quicker. MR. BALLARD responded that the process does not happen that. COMMISSIONER CULLUMBER remarked that it is important the community knows that the purpose of the airport is for economic benefit and that there is a significant commitment to the 9 square mile area. COMMISSIONER MCCORCKLE proposed to have this item on the agenda each month to continue further discussions and get input from citizens. COMMISSIONER DEHOFF concurred and would like updates. MRS. MACKAY replied she would be glad to do this. MR. CHENOWETH asked the Commission based on COMMISSIONER MCCORCKLE'S recommendation, does the Commission want this to be a briefing or an action item for future meetings and when enough information has been collected, make a motion on it at a later date. COMMISSIONER DALY chose to leave it as an action item. COMMISSIONER MCCORCKLE suggested the Commission table this item, leave it as an action item and continue further discussion at future meetings. COMMISSIONER DEHOFF inquired if it is left as an action item, can it still be discussed. MR. R.J. ZEDER replied in the affirmative and explained the appropriate protocol.

IT WAS MOVED by COMMISSIONER MCCORCKLE and SECONDED by COMMISSIONER CULLUMBER that the Commission table the item and that it be included as an action item at future meetings. MOTION CARRIED with COMMISSIONER WIGFIELD opposing.

6. BRIEFING ITEMS:

A. Airport Traffic Patterns

MR. CHENOWETH briefed the Commission on the FAA defined Airport Traffic Patterns. CHAIRMAN OLIVIER inquired if this included the noise zones. MR. CHENOWETH noted the current noise contours are all within the Airport Traffic Pattern area. MR. WALKUP shared in detail with the Commission and the audience the components of Airport Traffic Patterns. The Commission was also provided with diagrams. COMMISSIONER

MCCORKLE asked MR. WALKUP to define a touch and go. MR. WALKUP replied it is a landing or take off as defined by the FAA that is equivalent to two operations. MR. WALKUP asked the Commission to take the initiative with airport staff to plan what can be done to make this airport better and stressed airport traffic patterns can not just be changed, safety should always be first and foremost.

B. Lease Status

MR. CHENOWETH briefed the Commission on the status of leasing activity. The lease for F&G is moving forward to Council on February 14, 2008 that is a private storage for Dr. Hatch. He may turn this into commercial aviation activity later. Southwest Aircraft Charter is still interested in leasing property. HDH System, LLC is reassessing their position. At this time, lease applications are being received and the Commission will be updated as the applications are successfully processed.

C. Airport improvements and construction projects

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

Construction:

- *Airfield Signage Project* – Completion is anticipated within a month.
- *Armory Apron Project* – This project is nearing completion with paving starting today. Tie downs and markings will be the final installations.
- *Old Terminal Demolition* – The asbestos reporting issues continue.

Design and Planning:

- *Airport Noise Study* – This project is moving forward. Mr. CHENOWETH will meet with the consultants and the first of the public meetings are planned for April or May 2008
- *Perimeter Road Design* – The Runway Safety Action Team, an FAA group makes recommendations that avoid potential for runway incursion, be it vehicle, pedestrian or airplane. Their recommendation was for a paved road the fuel trucks around the airport to the heliport. The road will go straight to the east following the airport property line, around the existing perimeter road. Construction dollars have not been determined and is anticipated for the next fiscal year.
- *Light Vault Renovation* – The data is coming together to start designs and drawings.
- *Airport Boulevard Design* – This is scheduled for Council approval on February 28, 2008 and is funded by grant and bond dollars.
- *NW Apron Design* – Work on the contract is in progress.
- *Storm Drain Project* – Plans need to be updated and staff is reviewing how to address it.
- *Fuel Tank Removal* – This project is under contract. Three tanks are being removed and one will remain.

D. December 2007 Financial Activity

MR. CHENOWETH briefed the Commission on the December 2007 financial activity. The cumulative year-to-date balance was \$-691,105. The goal is zero for the cumulative balance in June 2008. Detailed spreadsheets were provided to the Commission.

E. Air Traffic and Noise Abatement Activity for January 2008.

MR. GUY LENNON briefed the Commission on the Air Traffic and Noise Abatement for January 2008. There were 22,367 operations for January 2008, a little increase over December and a decrease over last year at this time when there were 270,00 operations. There were 264,106 for the last twelve months. Our ranking is still 44<sup>th</sup> busiest airport in the nation, last year at time, we were 45<sup>th</sup>. The airport is the 11<sup>th</sup> busiest in general aviation and last year we were the eighth busiest. There were eight noise calls, 5 for helicopters in the traffic pattern, 2 were fixed wing from the same household in the outermost reaches of the traffic pattern that staff was unable to identify. One call was regarding F-16's, flying west from the east at a very low altitude.

F. Airport Manager Comments

MR. CHENOWETH commented he came across the document titled "Elected and Appointed Officials Guide to Airport Issues" that he thought would be good reading for the Commission. MR. CHENOWETH mentioned Michael Griego, the airport Operations and maintenance Technician received a clean bill of health and will return to work February 25, 2008. COMMISSIONER DALY inquired about information regarding the Superbowl. MR. CHENOWETH asked MR. WALKUP for the information. MR. WALKUP commented there were two Challengers that are large Canadian aircraft, three Citations and about six Beechcraft King Airs. He sold approximately 6,000 of Jet A fuel. MR. CHENOWETH thanked the control tower, MR. WALKUP and the FAA for keeping the tower open two hours longer during Superbowl traffic.

7. COMMISSION MEMBERS COMMENTS

CHAIRMAN OLIVIER reminded everyone that this was leap year and wished everyone a happy Valentine's Day and Chinese New Year.

ADJOURNMENT

Noting no other comments from Commissioners, CHAIRMAN OLIVIER adjourned the meeting. The meeting of the Airport Commission adjourned at 9:00 p.m.

  
Stan Olivier  
Chairman

  
Greg Chenoweth, Airport Manager  
Recording Secretary