

MINUTES OF THE REGULAR MEETING OF THE CITY OF CHANDLER MUNICIPAL AIRPORT COMMISSION, on Wednesday, September 10, 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 David Church	Commissioner Frank Nechvatal
Vice-Chair Chelle Daly	Commissioner Richard Parker
Commissioner Schuyler McCorkle	Council Member Jeff Weninger
Commissioner Gary DeHoff	

B. Acknowledgement of Audience

CHAIRMAN DAVID CHURCH acknowledged the audience and the following people were recognized:

Mr. John Walkup, Chandler Air Service	Mr. Mike Wigfield, Chandler Resident
Mrs. Renate Wigfield, Chandler Resident	Mr. Darrel Downing, Downing Aviation Associates
Mr. Jim Cullumber, Central Construction Co.	Mr. Guy Pepoy, Neighbor

Others Present:

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

C. Commission Service Recognition ,

CHAIRMAN CHURCH thanked VICE-CHAIR CHELLE DALY for standing in for him at the last airport commission meeting. CHAIRMAN CHURCH introduced and welcomed COMMISSIONERS FRANK NECHVATAL and RICHARD PARKER. CHAIRMAN CHURCH recognized former COMMISSIONERS JIM CULLUMBER and MIKE WIGFIELD for their dedicated service to the Airport Commission and their support of the airport. MR. CULLUMBER commented the reason he volunteered was his belief that the airport is a top economic engine and he enjoyed serving on the commission. MR. WIGFIELD thanked airport staff and airport businesses for their efforts.

2. APPROVAL OF MINUTES:

VICE-CHAIR DALY remarked when she was reviewing the minutes she noticed her discussion regarding the sound wall and sound engineer was not included and asked MR. GREG CHENOWETH to insert her discussion. MR. CHENOWETH responded that staff would correct it.

It was MOVED by COMMISSIONER NECHVATAL and SECONDED by VICE-CHAIR DALY that the Meeting Minutes of August 6, 2008 for the CHANDLER MUNICIPAL AIRPORT be approved as amended. MOTION CARRIED UNANIMOUSLY.

3. UNSCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

MR. JOHN WALKUP commented on a newspaper article he read by a resident complaining about the noise and airport expansion. He brought this to the commission's attention and encourages them to respond. MR. WALKUP also noted an article in the Arizona Republic regarding immigration. This person that is running for a council seat mentioned that terrorists were trained at this airport and it was unfortunate the city inadvertently contributed to the 9-11 event. MR. WALKUP stated he did not train any terrorist. CHAIRMAN CHURCH asked what the date of the article was. MR. WALKUP responded it was in the paper dated September 10, 2008. COUNCIL MEMBER JEFF WENINGER commented that it is unfortunate you cannot access the editorials on line.

4. SCHEDULED PUBLIC APPEARANCES:

A. CALL TO PUBLIC

There were no scheduled public appearances.

5. ACTION AGENDA:

A. Airport Conflict Evaluation – Three Airport Parcels from AG-1 to AP-1 for Future Aviation Related Development on the Southeast and Northeast Portions of the Airport

MR. CHENOWETH presented the Airport Conflict Evaluation for Three Airport Parcels from AG-1 to AP-1 for Future Aviation Related Development on the Southeast and Northeast Portions of the Airport. MR. CHENOWETH advised these parcels were purchased in the late eighties, early nineties as part of the second runway project. The three parcels total seventy acres and was purchased through federal grants. As such, they fall within the grant assurances and must be used for aviation projects. He stated the rezoning action would designate this property as AP-1, which is the only city zoning designation approval for this type of airport. On August 28, 2008 a neighborhood meeting was held with no neighbors attending the meeting. The current uses of the property include the Heliport and the Quantum Helicopter Facility. Future planned uses include a large hanger facility for Arizona Pacific Aviation, a lease with Southwest Aircraft Charter and a potential lease for an Engine Overhaul and FBO operation. MR. CHENOWETH also noted that design is underway on the perimeter road project in parts of these parcels that will provide a paved link between the north and south sides of the airport. This will maintain aviation safety by providing a paved road service for fuel trucks to access both sides of the airport. He reminded the commission of the Airport Conflict Evaluation Process. He noted staffs opinion there is no conflict and that staff recommends the commission present an Airport Conflict Evaluation Report to the zoning administrator and city council advising them that there is no conflict. VICE-CHAIR DALY asked how much more Airport property was zoned AG-1. MR. CHENOWETH answered this will put all airport property into the AP-1 zoning status.

IT WAS MOVED by VICE-CHAIR DALY and SECONDED by COMMISSIONER SCHUYLER MCCORKLE the Commission approve and forward the Airport Conflicts Evaluation for the proposed zoning changes for Three Airport Parcels from AG-1 to AP-1 for Future Aviation Related Development on the Southeast and Northeast Portions of the Airport to the Zoning Administrator and City Council with a finding of no conflict with airport uses as presented by MR. CHENOWETH MOTION CARRIED UNANIMOUSLY.

6. BRIEFING ITEMS:

A. Chandler Airport Alliance (CAA) – John Walkup

MR. WALKUP updated the commission on membership status

- i. Membership status update – MR. WALKUP reported the alliance discussed a group planning development east of the armory and north of the airport. This group had called the alliance requesting updates with the development of the airport. A representative will attend the alliance meetings so they can constantly know the status.

Berge Properties that owns property immediately south of the airport, also contacted the alliance and had a representative attend the last meeting. MS. CHRISTINE MCCOCKY advised the alliance several months ago that the Berge family did not have a desire to do anything with the property for at least four to five years. However, their representative stated recently that it is looking at development closer to three years out.

MR. WALKUP also related a recent incident in which the City Manger was at a restaurant and overheard a customer who was moving his business to Arizona and had not decided on an airport at which to locate. MR. MARK PENTZ referred the customer to MR. WALKUP. MR. WALKUP has since corresponded with the gentleman and has made arrangements for him to move his airplane to the airport while he sets up his business in the Chandler area. He has since joined the alliance and gives his full support and assistance.

The alliance is being set up as a 501(c)(6) non-profit business or corporation and the next meeting will be to work on establishing officers and the board of directors. This group would be of assistance to the Chandler Airport Alliance supporting the commission and the council.

CHAIRMAN CHURCH thanked MR. WALKUP for an informative report.

B. Lease Status

MR. CHENOWETH briefed the Commission on the lease status

- i. RFP's – Staff are still working on a lease with Southwest Aircraft Charter. This lease may not be initiated until at least October 2008.
- ii. Direct Lease – Currently working with an engine overhaul company. This should be ready for presentation after October 2008.

C. Airport Improvements and Construction Projects

Construction:

- *Airfield Signage Project* – Final sign faces are installed and warranty items have been identified for tracking. This project is completed.

Design and Planning:

- *Airport Noise Study* – The first public meeting was held in August 2008. There was a large amount of public input. This input is very important to this study so staff knows what concerns to address and what alternatives to craft. The Technical Advisory Committee met the next day to discuss the issues brought up at the public meeting. The issues brought forward in the public meeting were discussed and will be forwarded to the consultants. The next study meeting will be in October 2008.
- *Perimeter Road Design* – The project is undergoing the final review process with the city. Construction is contingent upon FAA and ADOT grant funding. If the grant funding is offered, it will likely not be until the early part of the 2009 – at best.
- *Light Vault Renovation* – The design is nearing completion. A meeting is scheduled next week with the design engineers. New Airport Operations and Maintenance Supervisor, MR. DOUG WHITTNEY has provided valuable information and recommendations to the engineers and consultants in reference to the design. Construction funding is still in place and will move to bid once design is complete.
- *Airport Boulevard Design* – The project is still moving forward and is currently in the early design stages. Design should be complete sometime in December.
- *NW Apron Design* - Staff advised that ADOT has terminated a grant identified for the design funding of this project. Staff believes they currently have adequate apron to address customer demand for the short term. As the Airport Boulevard Project progresses, it will open the area immediately south of its alignment for new leasing opportunities and the NW Apron may be needed at that time. MRS. DALY questioned if a lack of access to the apron will hurt potential business and help slow the development down. MR. CHENOWETH replies this is always a possibility as businesses have concerns when having to put down extra asphalt. COMMISSIONER MCCORKLE inquires if the area just north of the T-shades will be paved as well. MR. CHENOWETH answers this area is available for leasing and due to its location at the base of the tower, has the potential to be a top lease spot on the airport. COMMISSIONER MCCORKLE questions if the apron is going to be for only businesses or will parking be available for based aircraft as well. MR. CHENOWETH replied the apron will be for public use.
- *Storm Drain Project* – Staff advised this project has also lost funding through state grant terminations. VICE-CHAIR DALY asks if there is an appeal process. MR. CHENOWETH answers there is an appeal process and staff will be working on the issue. VICE-CHAIR DALY commented this is a high priority item over all the other federal grants. MR. CHENOWETH agrees and noted he has already met with ADOT and FAA and has made them aware of how important this item is. He advised ADOT and FAA officials that water is sitting under the pavement in the unfinished storm drain system. This has caused the pavement in this area to fail requiring a number of repairs. This is all resulting from not getting grant funding to complete phase two of the drainage project. He is confident that if the FAA does not provide funding ADOT will as soon as funding becomes available. CHAIRMAN CHURCH inquired how much money is needed for this project. MR. CHENOWETH indicated approximately \$886,000. The grants that were rescinded total \$2.6 million dollars to the airport out of \$3.6 million that were previously awarded. CHAIRMAN CHURCH questioned what other projects have lost funding. MR. CHENOWETH replied the Northwest Apron Design, The Storm Drain Project, part of the Airport Boulevard project. However, ADOT has agreed to leave half a million dollars to the Airport Boulevard project

D. July 2008 Financial Activity

MR. CHENOWETH briefed the Commission on the July 2008 Financial Activity. Each fiscal year starts with a negative cumulative balance. This is due to the large amount of encumbrances for the entire year. Throughout the year, the cumulative balance should rise toward the revenue neutral point. Each year is budgeted to exactly a revenue neutral point. Some years there are less expenses and more revenue. The last few years' reports have shown a positive cumulative balance. However, the City Budget Department has expressed some concerns with our reporting process and staff is working with them in to improve translation of the reports.

D. Air Traffic and Noise Abatement Activity for August 2008

MR. GUY LENNON briefed the Commission on the Air Traffic and Noise Abatement for August 2008. In August 2008 there were 18,050 operations compared to 17,998 in July 2008 and 21,004 in August 2007. This made for a total of 257,137 for the last twelve months. This places the Airport as the forty-fifth busiest airport in the country. Due to changes in how FAA tracks GA activity, the airport's GA operations ranking is the 18<sup>th</sup> busiest airport compared to 24<sup>th</sup> last year at this time. However, under the old FAA reporting system, we were ranked 10<sup>th</sup> busiest. There were four noise complaints relating to the traffic pattern for helicopters. All operations were normal during observations. MR. CHENOWETH remarked the FAA reporting is a database query through the Internet. It is a very complicated report that may or may not be accurate since the report apparently only tracks one-half of the type of aircraft operations at this airport. Staff is working with the FAA website on producing a more accurate report.

E. Airport Manager Comments

MR. CHENOWETH noted this item was in response to a prior Commission request regarding the fuel pricing methodology. He handed out worksheets to the Commission that explain the pricing and formulas used to set the price of fuel. Commission is advised to call staff for any questions.

The Commission was also advised this would be MRS. GINA CASSUTO'S last Commission meeting as she is retiring. CHAIRMAN CHURCH thanks MRS. CASSUTO for her time and service to the Commission. MR. CHENOWETH invites the Commission to MRS. CASSUTO'S retirement celebration on Wednesday, September 24, 2008.

MR. CHENOWETH also advised the Commission that MRS. ROSENDA CONTRERAS-FIGUEROA will be replacing MRS. CASSUTO and is scheduled to start on September 15, 2008. This will give two weeks of overlap providing MRS CASSUTO an opportunity to share some duty information with MRS. CONTRERAS-FIGUEROA.

7. COMMISSION MEMBERS COMMENTS

COUNCILMEMBER WENINGER questioned how current the aerial photo in the conference room was. MR. CHENOWETH answers the map is from 2006. COUNCILMEMBER WENINGER noted that funds could be available to purchase current maps.

COMMISSIONER MCCORKLE thanked MR. WALKUP, MR. CULLUMBER AND MR. WIGFIELD for their service to the Commission.

VICE-CHAIR DALY commented she has concerns about the broken airplanes parked on the pavement. She requested this issue be placed as a briefing item for the next meeting. She asked if insurance is required and if so why is there a delay in repairing the plane. She asked what is the tenant's responsibility. MR. CHENOWETH replied there is no insurance requirement. VICE-CHAIR DALY commented she would like to open this up for public discussion and requested an update with this issue. MR. CHENOWETH advised staff is already looking into this issue.

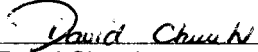
VICE-CHAIR DALY also noted that it is widely recognized the airport is understaffed. She requested a visual report showing what the airport staff resources are. She requested a second report detailing where they should be in the ideal world - for example if staff only worked on high priority projects. MR. CHENOWETH advised staff already has data on some of this. VICE-CHAIR DALY requested a third report showing what the staffing resources would be for the airport to complete high priority projects as well as other lower priority taskings. She requested the report be complete for the November or December Commission meeting. MR. CHENOWETH replied he will call her to discuss the issue for further information.

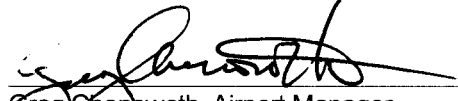
COMMISSIONER GARY DEHOFF noted his thanks to MR. WIGFIELD, MR. CULLUMBER AND MRS. CASSUTO for their dedication to the Airport. He also expressed concern regarding the derelict aircraft. He

would like to know the City's stance on the issue. MR. CHENOWETH replies there is some history behind the issue. VICE-CHAIR DALY commented customers are concerned this might drive potential business away from the airport. MR. CHENOWETH stated he will reconfirm this issue with city's attorney and will report on this at a later date.

ADJOURNMENT

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

  
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David Church  
Chairman

  
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Greg Chenoweth, Airport Manager  
Recording Secretary