



Glenwood Springs City Airport Board
Regular Monthly Meeting Minutes
Thursday, November 17, 2016
7:30 a.m. – Community Development Conference Room

1. Attendance, Introductions:

Commissioners present: Gregg Rippy, David Brown, Ginger Golden, Fred Gerbaz

Council Members present: Todd Leahy

City Staff present: Dick Weinberg, Airport Manager; Tanya Allen, Transportation Manager; Jenn Ooton, Assistant to the City Manager

Guests: Amy Helm, Chuck Knuth, Njord Rota

2. Acceptance of October Minutes

The October meeting minutes were accepted without changes or amendments.

3. Airport Fees

The Commission discussed whether to increase airport fees for 2017. Mr. Rippy explained that the Commission had decided not to increase fees the previous year after considering the Airport's current financial position. The Airport was in a decent financial position and it was better to save a fee increase for when it was truly necessary. Mr. Rippy suggested that a current financial report would be useful in considering this review. The Transportation Manager said that the report was not yet ready but that fuel sales appeared to be slightly up for the year where leases/tie downs were slightly down. Mr. Rippy requested to see both a copy of the revenue/expense spreadsheet and the Airport budget as adopted by Council at the next meeting. The Transportation Manager agreed to prepare and bring these items.

Mr. Brown added that this had been a low maintenance year and everything seemed to be in order so it made sense to hold fees steady. There were still tie-down spaces available and keeping fees low might encourage additional planes to come to the Airport. Mr. Gerbaz agreed that there were still many spaces available and keeping fees low might help entice additional aircraft. Mr. Rippy said that the primary reason for maintaining a large reserve was for use as grant matching funds. Since no grant applications were currently in the works this was not necessary. Others agreed. Mr. Brown made a motion to maintain 2017 fees at 2016 levels. Mr. Gerbaz seconded the motion. The motion carried unanimously.

4. Airport Development/Helicopter Operations

Mr. Rota briefed the Commission on his interest in consolidating his growing helicopter business operations at the Glenwood Springs Airport. He said he was looking to lease land from the City to

build a new hangar and office at the Airport. His operation was currently based in Leadville, but there were difficulties with expanding at this location. Rifle was an option, but he preferred Glenwood if possible. The building would be approximately 6,000-10,000 feet in size and provide a base for maintenance and other operations.

Mr. Weinberg noted that many proposals had come and gone over the years, most of which required the lease of land from the City. In his view, this represented an opportunity to bring industry to Glenwood that the City should take advantage of.

Commissioners reviewed a map of the current airport boundary with Mr. Rota and discussed possible locations for a new hangar including the north tie-down area and the vacant areas on the south end of the runway. They reviewed the associated pros and cons of various areas including issues with Park East and other neighboring development, aviation easements, and the proposed South Bridge routing. Mr. Brown suggested the current boneyard area remained a good location in the event equipment and material stored there could be moved elsewhere. Others agreed but added this would be a hard sell with the City given its current use as an important storage area for the Public Works department. They also discussed the possibility that private landowners adjacent to the Airport might have suitable land that they may be willing to sell. Mr. Leahy said that the Council was considering a development moratorium for South Glenwood and that would potentially complicate the process as well.

After a lengthy conversation, the Commission agreed that there were several areas that might be suitable and that Mr. Rota's business would be an asset to the Airport and community. They strongly endorsed Mr. Rota's business plan and encouraged him to continue his conversation with the City.

5. Airport Code Update

Discussion of the Airport Code revisions was deferred to the December meeting as Commissioners had not yet had time to review the City Attorney's draft revision.

6. Airport Manager's Report

Mr. Weinberg asked for an update on the Airport crack seal. Mr. Rippey said that the project had gone well and outlined the areas of the Airport where work had been done. Materials and labor for the work were donated by Grand River Construction.

Mr. Weinberg explained that there were some volume discrepancies in the recent fuel delivery due to significant differences in temperature at the origin and destination. These were normal and tended to even out over time.

9. Adjournment:

The meeting was adjourned at 8:15.