

1V6 FREMONT COUNTY AIRPORT

MINUTES

Airport Advisory Board Meeting

Wednesday, December 5, 2018 at 8:00am
Annex Unit #2, Fremont County Airport, CO 81240

PRESENT:

Board Members:

- Leonard G. Mino
- Dan Meeks
- Skip Moreau
- Lu Toxvard
- Tom Schilf
- Rich LeDoux
- Jim Wick
- Dick Baker - Airport Manager

Others Present:

- Bruce Claremont - Past Board Member
- Jesse Fabula with Armstrong Consulting
- Jason Dawson - Hangar Developer
- Athen Dawson - Hangar Developer

1. NEW BOARD POSITIONS FILLED:

- Chairman - Jim Wick
- Vic. Chair - Lu Toxvard
- Secretary - Dan Meeks
- Vic. Secretary - <OPEN>
- Safety - Skip Moreau

2. PREVIOUS MEETING MINUTES:

Previous (9-10-2018) Meeting Minutes were not available but Bruce Claremont provided notes from that meeting. These notes were read and approved.

3. NEW BOARD MEMBERS INTRODUCED:

Len Mino asked if the new board members would introduce themselves with a quick bio. Both Dan Meeks and Skip Moreau shared their aviation backgrounds and their interest in the Advisory Board.

4. NEW DEVELOPMENT:

Discussion concerning proposed a **RV Park & “Tiny House” subdivision** to be constructed off the approach end of Runway 11.

- This information was provided by Dick Baker, Airport Manager.
- Aerial photos of the airport area and proposed project drawings were presented.

Developer:

- Scot Embry, Five Stones Properties, LLC
2845 High St, Canon City, CO 81212
719-766-0015
719-784-2010 (Office)

Jurisdiction:

- **Florence City Council**, 600 W. 3rd, Florence, CO
 - The City of Florence annexed the land involved but not the Airport property.
- **Florence Department of Planning and Zoning**, 600 W. 3rd, Florence, CO
 - Responsible for zoning requirements
- **Fremont County**
 - District 2, Commissioner **Debbie Bell**
 - Commissioner **Tim Payne** (Fremont Airport Advisory Board)

Zoning:

- Presently zoned as Agricultural
- Requesting change to Commercial
 - Question: Does “Commercial zoning” allow for a “Tiny House” Subdivision?

Airport Conflict Issues:

- **SAFETY**
 - The property is located along the Approach end of Runway 11.
 - There have been past aircraft crashes off the ends of the runway.
- **NOISE**
 - Army Helicopters practice multiple approaches at night.
 - Concern that resident noise complaints might restrict future use of airport.
- **COMPATIBLE LAND USE**
 - Concerned that the proposed development is not compatible with airport operational environment.
- **LIABILITY**
 - Concerns about liability for City, County, or Airport.

Recommendation:

- Len Mino proposed that a letter be written expression issues / concerns regarding this development.
- A motion was made and vote approved.

A **second reading** of the proposal will be on **Dec 13th** at the **Florence City Planning & Development Meeting**. (This meeting was postponed until January.)

5. CDOT ECONOMIC IMPACT STUDY FOR COLORADO AIRPORTS:

- Last accomplished in 2013
 - A PDF copy of this study is available at:
https://www.codot.gov/programs/aeronautics/PDF_Files/2013EIS_TECHRPT
 - Fremont County Airport is specifically mentioned on pages: 77, 82, 85, 88, 91, 94, 97, 101, 107, 108, 113
- Kimberly Horne is working on an update to include:
 - Hangar Information
 - Businesses
 - UPS Flights
 - Fire Fighting Flight Operations

6. 2019 BUDGET:

- Capital Improvement will be cut back due to a reduced budget.

7. FINANCIAL:

- Dick Baker, Airport Manager, presented the Fremont County Airport **Income Statement**, 2018 Jan thru Oct 31

8. FIRE SEASON:

- The number of Fire Fighting Aircraft flights were provided at the last board meeting.
- Fuel sales are boosted by this activity with about 80,000 gallons sold.
- A Final Report is available.

9. ELECTRICAL SERVICE:

- Mentioned was the quality of the service provided (i.e., power surges) which may effect the availability of AWOS weather reporting.

10. NEW PROPOSED HANGAR:

- Jason Dawson proposed building a new hanger (100' x 100') just east of existing Hanger #1.
- Jesse Fabula of Armstrong Consultants proved an aerial photo with proposed hangar drawn in.

11. ADDITIONAL NEW HANGARS ARE NEEDED:

- Taxiways will need to be built.
- Dick Baker, Airport Manager, is trying to inform Sunny Bryant, County Manager.
- There is a waiting list of aircraft owners needing hangar space.
- New building issues deal with Income Revenue vs. Construction Debt Retirement
- Some airports are receiving \$250+ per month for hangar lease.

12. TAXIWAY A1 & A2 RESURFACE:

- Federal Funding has been applied for and should know availability early 2019.

13. AIRPORT ACCESS THROUGH-THE-GATE:

- The airport still has a lock on the gate to restrict use.

14. SAFETY:

- Skip Moreau
- No known issues.

15. OTHER AIRPORT DEVELOPMENT:

- Lu Toxvard asked about other airport development.
- Dick Baker, Airport Manager, said that future airport hangar development may be 5-10 year out due to cost of materials.

16. FINANCE

- Jim Wick said that fuel sales have increased.

17. AIRPORT OPERATIONAL / SAFETY PROCEDURES:

- Nothing discussed.

18. 2019 Sep 21 (Saturday) AIRSHOW:

- Finances and Profits were discussed.
- Dick Baker discussed possible performers.
- Breakfast could be provided by local Pueblo EAA Chapter.
- Airshow board members:
 - Lu Toxvard
 - Skip Moreau
 - Dan Meeks
- Recommended first Airshow Preparation meeting should be by mid-January.

19. MEETING ADJURNED