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## Northern Colorado Regional Commission Minutes

January 21, 2016

**Call to Order:** Commission Chair Cecil Gutierrez, called the meeting to order at 3:34 p.m.

**Roll Call:** Roll was called and the following responded: Gutierrez, Atteberry, McKean, and Stooksbury. Commissioner Burgener arrived at 3:42 p.m. by teleconference and Vice Chair Troxell arrived at 3:43 p.m.

**Public Comments:** None

### **Introductions:**

Jason Licon (Airport Director), Shawn Battmer (Airport), Deb Montgomery (FNL JetCenter Manager), Steve Wolf (FNL Pilot's Association President), Moses Garcia (Airport Counsel), Jim Eddy (Formation Group), Bob Hau (Formation Group), Mike Hoffman (Formation Group), Bill Cahill (Loveland City Manager), Mike Beckstead (City of Fort Collins), Noelle Currell (City of Fort Collins), Howard Abraham (FNL Pilots Association), Dan Betts (Senator Cory Gardener's Office)

Anyone in the audience will be given time to speak to any item on the Consent Agenda. Please ask for that item to be removed from the Consent Agenda. Items pulled will be heard at the beginning of the Regular Agenda. You will be given an opportunity to speak to the item before the Commission acts upon it.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption of the staff recommendation for those items.

Anyone making a comment during any portion of today's meeting should come forward state your name and address for the record before being recognized by the Chair. Please do not interrupt other speakers. Side conversations should be moved outside the meeting room. Please limit your comments to no more than three minutes.

**Chair Gutierrez asked if anyone would like to remove anything from the Consent Agenda. None were removed. Commissioner Stooksbury made a motion to approve the Consent Agenda. The motion, seconded by Commissioner Atteberry, carried with all commissioners present voting in favor thereof.**

**Public Comments:** None

### **Consent Agenda**

#### **1. Approval of Meeting Minutes**

This is an administrative action to approve the December 17, 2015 Regular Meeting minutes.



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- 2. Planning Calendar** A planning calendar to prepare Commission members for upcoming topics of discussion.
- 3. Airport Director's Report** This report prepared by the Airport Director, Jason Licon, are an overview of what occurred at the Airport during the month of December.
- 4. Monthly Financial Report** This report is an overview of all revenues and expenditures through December 31, 2015.
- 5. Amended Meeting Schedule 2016** This is an amended 2016 regular meeting schedule for the Commission.

**END OF CONSENT AGENDA**

**Public Comments:** None

**Motion passed unanimously**

**Regular Agenda**

**6. Staff Update**

The Commission directed legal staff at the last meeting to further research two items:

1. Legal constraints for accepting volunteer work for tasks that are normally compensated for
2. How open meeting laws impact sub groups, like committees

Commissioner Burgener connected at 3:42 p.m.

Vice Chair Troxell arrived at 3:43 p.m.

**Direction**

Legal staff will amend the bylaws to give the Airport Commission the authority to form issue groups and work groups.

**Public Comments:** None

**Commissioner McKean made a motion to direct Legal staff to amend the bylaws. The motion seconded by Vice Chair Troxell, carried with all commissioners present voting in favor thereof.**

**7. Strategic Planning Item:  
Protect against residential  
encroachment**

The adopted Airport Strategic Plan includes an action item that identified a potential threat to the future for the Fort Collins – Loveland Airport (FNL). The item specifically states the Airport should work to ensure it was adequately protected against residential encroachment or from incompatible land use.

Developments near airports, especially residential, can create unfavorable public perception of airports as it relates to noise, safety, pollution, and reduced property values. While noise



abatement and outreach programs exist at many airports, these are a reaction to the issue; whereas proper preventative planning for an airport much like ours, can work well to limit future negative impacts in an effective and efficient manner.

The attached white paper provides a great level of detail on the issue of land use and how it has impacted other airports and communities. It also outlines what research has uncovered regarding existing protections. The paper also identifies regulations from the Federal Aviation Administration (FAA) used to guide planning for compatible development around airports and to reduce noise impacts from older turbine powered aircraft.

The conclusion of the document states the Airport has protective measures in place through existing adopted land use and zoning plans. The following are three recommendations resulting from this White Paper:

1. Maintain continuous vigilance in both planning and development reviews within the Airport Influence Area to ensure land use compatibility
2. Reevaluate land use compatibility with the Cities and the County during critical updates to the Airport Master Plan and the Cities' and County's Comprehensive land use plans
3. Continue to promote compatible land use within the approach and departure corridors as identified on the Airport Master Plan

**Public Comments:** None

**Commissioner McKean made a motion to accept the recommendations of the White paper with the addition of adding “and monitoring of activity of adjacent property” to the third recommendation. The motion seconded by Vice Chair Troxell, carried with all commissioners present voting in favor thereof.**

### **8. Business From Members**

This is an opportunity for Commissioners to report on recent activities or introduce new business for discussion at this time or on a future Commission agenda.

**Licon:** Reported he would be attending the CAO Winter Conference and Legislative Reception as a CAO executive board member in the last week of January. Then will be attending a meeting with the FAA in Washington D.C. for the Virtual Air Traffic Control Tower (VATCT) project in the first week of February.

**Troxell:** Attended the Advanced Demonstration Technology conference hosted by NASA last week. Related to how blended airspace will work. Applicable to blended airspace and VATCT project.



**9. Executive Session**

The Airport Commission plans to discuss the proposal from Water Valley that will include: (§24-6-402(4)(a), C.R.S.), the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest and (§24-6-402(4)(e), C.R.S.), developing strategy for negotiations, instructing negotiators, and determining positions relative to matters that may be subject to negotiations.

Vice Chair Troxell made a motion that the Northern Colorado Regional Airport Commission go into executive session as authorized under (§24-6-402(4)(a), C.R.S.) and (§24-6-402(4)(e), C.R.S.) concerning the Water Valley Proposal for on Airport development with matter involves the purchase, acquisition, lease, transfer, or sale of real personal or other property and subject to negotiation and related to this matter to receive reports from City staff concerning the progress and status of related negotiations to develop Cities' negotiation positions and strategies to instruct the Cities' negotiators concerning those positions and strategies and to receive advice from the Cities' attorney's office as authorized under (§24-6-402(4)(b), C.R.S.). The motion seconded by Commissioner Stooksbury, carried with all commissioners present voting in favor thereof.

**Direction**

Staff was given three pieces of direction:

1. Have Water Valley provide the missing detailed proforma and business modeling
2. Determine solutions for the four identified gaps in the current proposal:
  - Proposed lease rates are challenging compared to existing competitive leases
  - Capital investment needed for this development is unfunded
  - Metro district details need clarification
  - Phasing of the project, FBO in phase one, is problematic for revenue streams
3. Use this evaluation to create the template for evaluating future proposals

**Adjournment:**

The meeting was adjourned at 6:19 p.m.

**Public Comments:** None

Respectfully Submitted,

  
Chair, Cecil A. Gutierrez

  
Vice Chair, Wade Troxell