



**SCOTTSDALE AIRPORT ADVISORY
COMMISSION PUBLIC MEETING
Scottsdale Airport Operations Center
15255 N. Airport Drive, Scottsdale, AZ
Wednesday, May 16, 2018**

MINUTES

PRESENT: John Celigoy, Chair (telephonic)
Cory Little, Vice Chair
Brad Berry
John Berry
Larry Bernosky
Kevin Maxwell
Liz Kaplan

STAFF: Greg Bloemberg, Senior Planner
Gary Mascaro, Aviation Director
Carmen Williams, Management Analyst
Chris Read, Airport Operations Manager
Sarah Ferrara, Aviation Planning and Outreach Coordinator

GUESTS: John Berry, for Wolff Companies
Derek Cayton, Wolff Companies
Mead & Hunt representative

CALL TO ORDER

Chair Celigoy called the meeting to order at 5:00 p.m. He appeared telephonically and noted that Vice Chair Little would be running the meeting at the physical location.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

PLEDGE OF ALLEGIANCE

Vice Chair Little led the meeting in the pledge of allegiance.

AVIATION DIRECTOR'S REPORT

Gary Mascaro, Aviation Director, provided an update with a short video on the terminal area redevelopment project. The hangars are nearly completed. Scottsdale is the first hangar to have the fire suppression system in Arizona. Final punch list items and walk-through will take place this week with substantial completion and keys presented to Gemini early next week. The Business Center is on schedule to open at the end of July for the restaurant and U.S. Customs.

APPROVAL OF MINUTES

1. Regular Meeting: April 18, 2018

Commissioner John Berry made a motion to approve the regular meeting minutes of April 18, 2018 as presented. Commissioner Brad Berry seconded the motion, which carried by a vote of six (6) to zero (0). Commissioner Kaplan had not yet arrived.

PUBLIC COMMENTS

There were no public comments.

REGULAR AGENDA ITEMS 1 - 8

1. Discussion and Possible Action to recommend approval of 7-GP-2017 & 23-ZN-2017 (Wolff Legacy Scottsdale), a non-major General Plan Amendment to change the City of Scottsdale 2001 General Plan land use designation from Commercial and Employment to Office and a Zoning District Map Amendment from Central Business, Environmentally Sensitive Lands, Hillside District (C-2, ESL, HD) zoning and Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1, ESL, HD) zoning to Commercial Office, environmentally Sensitive Lands (C-O ESL) zoning to amend stipulations and the land use budget of case 47-Z-87 to increase the number of dwelling units for the development of a minimal residential health care facility, on a +/- 14-acre site located on the northwest corner of E. Legacy Blvd and N. Pima Rd.

Greg Bloemberg, Senior Planner, presented the agenda item, identifying the development location. The main building complex is centrally located on the site with cottages on the west side. Two main entry points are off of Pima and Union Hills. The original units allowed for the Ironwood Master Plan was 786 units, approved previously. So far, 726 units have been developed, leaving a balance of 60 dwelling units. The application is not requesting a multifamily development, but rather a residential healthcare facility. However, it does count toward the density requirement. The balance of 60 dwelling units does not meet the density requirement. Therefore, 115 additional dwelling units must be added to the land use budget.

Commissioner Bernosky requested a definition of minimal healthcare facility. Mr. Bloemberg stated that such facilities usually consist of independent living, perhaps central dining facility and other senior facilities.

Vice Chair Little asked whether the villas are fee simple properties. Mr. Bloemberg replied that they are all rentals.

Mr. Bloemberg noted that the site is located within the Airport's Influence Area on the border and within AC-2. He reviewed a summary of the proposal:

- Proposed land use minimal residential healthcare facility
- Total number of units 175
- Overall increase of units based on the previous land use budget of 115 units
- Maximum building height 48 feet allowed
- FAA height analysis, avigation easement and fair disclosure required
- Sound attenuation will be provided for residents

Commissioner Brad Berry commented that 14 acres with 175 is a fairly low density and he inquired as to whether there was no a request for more.

Mr. John Berry introduced himself, noting that he and Commissioner John Berry do have the exact same name. The Wolff Companies feel this is an aging in place facility for a high income demographic. They want the ability to have one-story cottages in a development with high quality amenities. Some buildings will be three stories. It is a great location for aging seniors to access services. Amenities include centralized dining, transportation, wellness and healthcare. The location is outside the 55 DNL line, approximately 1-3/4 mile from the end of the runway. The use, other residential, is allowable in AC-2.

Commissioner Bernosky said he assumes as part of the leasing arrangement, that residents will be notified regarding their proximity to the Airport. Mr. Berry confirmed that such disclosures are required.

Commissioner Little asked whether Wolff expects to exceed sound attenuation requirements. Derek Cayton, Wolff Company, spoke from the audience, stating there have been some discussions on this. It is expected that they would be above these requirements, however it is still early in the process. Commissioner Little noted that it has been a typical request from the Commission that developers perhaps exceed the noise attenuation requirements. Commissioner Bernosky noted that while noise attenuation will be in effect for indoor situations, residents sitting outdoors will be directly in the funnel of everything coming in and out of Scottsdale. Mr. Berry noted that Scottsdale's Part 150 sets the sound standard at 55 DNL. The FAA and other airports have a requirement of 65 DNL.

Commissioner Maxwell asked about the rental terms. Mr. Cayton stated that the leases would be on at least an annual renewal basis, however he did not know whether there terms were 15 or 18 months.

In response to a question from Commissioner Bernosky, Mr. Cayton said there would not a be a homeowners association, but typically such facilities have a resident's council-type body run by the operators.

Commissioner Bernosky made a motion to recommend to the Planning Commission approval of 7-GP-2017 & 23-ZN-2017. Commissioner Maxwell seconded the motion, which carried by a vote of seven (7) to zero (0).

2. Discussion and possible action to recommend to City Council approval of Resolution No. 11144 for Construction Contract No. 18PB021 to Combs Construction Company, Inc. in the amount of \$2,230,591 for the Delta Apron Reconstruction project if a grant is received from the Federal Aviation Administration.

Chris Read, Airport Operations Manager, stated that the Delta Apron is on the south end of the Airport and is currently designed to handle light aircraft of 12,500 pounds or less. The new pavement will allow heavier aircraft up to 75,000 pounds to operate. The project duration will be 182 days in four phases. Six hangars face the project area and will not be usable during construction of the phase that occurs in that location. Commissioner Brad Berry asked whether the tenants are compensated for lost revenue. Mr. Read stated that typically, tenants have not been compensated during instances of closures. The tenants are Southwest Flight Center and Universal Helicopters. The remaining four are jet tenants. The project is anticipated to be funded via grant from the FAA at 91.06 percent of the budget. The matching grant from ADOT is typically 4.47 percent. The Airport matches the remaining 4.47 percent, approximately \$100,000. If the grant is not received from the FAA, the project will not proceed.

Vice Chair Little asked for the expected timeline for the FAA to make its decision on the grant. Mr. Read stated that grants are typically received in August, which is the period of time that City Council is on break. The grant manager indicated the possibility of accessing some grant money on an earlier timeline.

Commissioner Bernosky made a motion to recommend City Council approval Resolution No. 11144. Commissioner Brad Berry seconded the motion, which carried by a vote of seven (7) to zero (0).

3. Discussion and possible action to recommend to City Council approval of Resolution 11131 authorizing engineering contract No. 2018-055-COS to Mead & Hunt, Inc.

Mr. Read explained that when the Airport hires Airport engineers, this must be done by qualification, so the process is done via an RFQ in conjunction with the City's procurement department. Four firms submitted statements. There was a selection committee of three people, including two staff members and an airport manager from another airport in the state. Mead & Hunt was unanimously selected as the most qualified firm, using a ranking system. They have already been working for the Airport since 2015, doing excellent work. When they were first hired in 2015, there was a third party independent fee estimate, based on their hourly rates. Since 2015, they have had an opportunity to receive wage increases, based on the consumer price index, which has been slightly more than 2 percent over the last few years. Mead & Hunt has agreed to continue working at the hourly rates that are in place currently. In order to monitor pricing for individual jobs, each time an authorization for service is given, staff conducts an independent fee estimate.

Commissioner Bernosky asked for confirmation that the contract is for engineering support, but not the actual construction. Mr. Read said it will be mostly design work and construction administration. Bids will be solicited for the construction.

Commissioner Little asked whether the 9 specific federally funded projects all have funding. Mr. Read said those projects are in the five-year plan and there is no funding as of yet. Vice Chair Little inquired as to whether the contract guarantees Mead & Hunt a certain minimal amount of billable hours. Mr. Read stated that the contract does not provide this guarantee.

In response to a question from Commissioner Bernosky, Mr. Read confirmed that subcontractors may be working for Mead & Hunt on the project related to testing and surveys.

Brad Berry asked about the firm's location. A representative from Mead & Hunt indicated that the local office is in Scottsdale, however they are a national firm with approximately 30 offices. The main office is based in Madison, Wisconsin.

Commissioner Brad Berry made a motion to recommend City Council approval of Resolution No. 11131. Commissioner Bernosky seconded the motion, which carried by a vote of seven (7) to zero (0).

4. Discussion and Input Regarding the Monthly Construction Report

Mr. Read stated that the terminal area redevelopment project is at approximately 56 percent complete, based on invoicing. He reviewed photographs of the progress.

Vice Chair Little asked about the fuel capacity of the tank at the fuel farm. Mr. Read indicated that the one tank has a capacity of 25,000 gallons.

Commissioner Bernosky inquired about fail-safe systems in the hangars. Mr. Read noted that throughout the hangar, there are several activation stations, each clearly labeled as start foam system and stop foam system.

In response to a question from Commissioner Bernosky, Mr. Read stated that the capacity for the hangars are both 30,000 square feet.

Mr. Read stated that Taxiway A is approximately 40 percent complete, including completion of Phase 1, final grading and striping. Phase 2 is nearing completion and commencement of Phase 3 is expected by next Tuesday.

Commissioner Maxwell asked whether the building is LEED certified and whether ABC will also be LEED certified. Mr. Read confirmed that it will be. This current building is LEED Silver, however City ordinance wants LEED Gold on all City buildings, if possible. The ABC building will be LEED Gold.

Future projects include the Delta ramp reconstruction project for which grant funding is awaited.

5. Discussion and Input Regarding the Monthly Operations Report for April

Mr. Read noted that based aircraft counts are higher than last year. The IFR total overall year-to-date is up 2.7 percent. There were 5 alert 2s and 1 alert 3 for the period. The alert 3 related to the golf course crash after takeoff.

In response to a question from Commissioner Brad Berry, Mr. Read confirmed that cameras are operating on the runway 24/7. They did capture footage of the crash, however it will not be released, as the Airport camera footage is sensitive security information and cannot be released to the public. Final reports from the NTSB usually take approximately a year.

For U.S. Custom Revenue FYTD total \$547,750, total uses for the month of 132, total uses FYTD at 962 and U.S. visit uses were 22.

In terms of revenue comparison to last fiscal year, revenue is up approximately \$23,000. Total uses were also increased. PPRs for departing aircraft over 75,000 are 20 for the calendar year.

In response to a question from Commissioner Brad Berry, Mr. Read confirmed that military craft is counted as an operation.

6. Discussion and Input Regarding Financial Report for March

Carmen Williams, Management Analyst, stated that YTD revenues are \$2.9 million, slightly above budget. Expenses are at \$2.4 million, over budget by \$167,000, which relates to the \$500,000 invoice received from U.S. Customs. Despite this payment, there is \$542,000 net through the end of March. For the comparison to last year, expenses this year are \$165,000, slightly below last year. Revenues for the month were \$452,000, comparable to last year. As of March 31st, the Aviation Fund cash balance is \$3.5 million. In terms of fuel flowage for March, Airport Jet accounted for 69 percent, Avgas 2.6 percent and Airpark 28 percent. Compared to March of last year, fuel flowage is up 9 percent. YTD, they are ahead 2.5 percent over last year.

7. Discussion and input regarding Public Outreach Programs and Planning Projects

Sarah Ferrara, Aviation Planning & Outreach Coordinator, stated that there have been media inquiries related to the alerts for the recent accident. The Police Department has taken the lead role for media issues. There have also been inquiries related to the fire support suppression test. Listserv notices continue to be sent. Recently, they referenced construction updates for the terminal area redevelop project, other construction projects as well as the rehab project at Signature Flight Support. Brochures are being updated as new aerials and maps are developed. There was a meeting with residents from the SCANA organization. They are a group of residents that have formed to address noise impacts from flight path changes made at Phoenix Sky Harbor. There are three projects in the planning and zoning reports for April. Three voluntary curfew letters were sent in April. Ms. Ferrara played a brief video of the Water Salute event.

Vice Chair Little asked about the time frame for upcoming celebrations. Ms. Ferrara said they would likely occur in early fall. They are currently working on the budget in hopes to involve some partners.

8. Administrative report from the Aviation Director or designee regarding the status of pending aviation-related items

Ms. Ferrara said there were no significant changes. Discussion ensued about the Crossroads East project. Commissioner Maxwell commented that the Planning Commission voted 4 to 2 in favor. Commissioner Bernosky added that several people spoke individually with negative comments given. Ms. Ferrara said she would provide updates to Commission members upon confirmation of a City Council review date or any other developments.

9. Discussion and possible action to modify the Airport Advisory Commission meeting schedule and Commission item calendar

Mr. Read noted that the Commission was free to adjust the calendar if necessary.

Chair Celigoy made a motion to cancel the June and July meetings. Vice Chair Little seconded the motion, which carried by a vote of seven (7) to zero (0).

PUBLIC COMMENT

There were no public comments

FUTURE AGENDA ITEMS

No action taken.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the meeting adjourned at approximately 6:06 p.m.

SUBMITTED BY:

eScribers, LLC