



**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
SPECIAL MEETING  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
Second floor 15000 N. Airport Drive  
Scottsdale, Arizona  
MEETING HELD ELECTRONICALLY  
Wednesday, April 7, 2021**

**MINUTES**

**PRESENT:** John Berry, Chair  
Charles McDermott, Vice Chair  
Larry Bernosky  
Ken Casey  
Cory Little  
Peter Mier  
Rick Milburn

**STAFF:** Gary Mascaro, Aviation Director  
Carmen Williams, Aviation Finance & Administration Manager  
Chris Read, Assistant Aviation Director-Operations  
Tiffany Domingo, Staff Coordinator  
Katie Posler, Senior Planner

**GUESTS:** John B. Berry

**CALL TO ORDER**

Chair Berry called the meeting to order at 5:00 p.m.

**ROLL CALL**

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

1. Regular Meeting: March 17, 2021

COMMISSIONER MIER MADE A MOTION TO APPROVE THE REGULAR MINUTES OF MARCH 17, 2021. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

## **REGULAR AGENDA            ITEMS 1-3**

1. Discussion and Possible Action for Recommendation to the Planning Commission and City Council regarding case 16-ZN-2020 (Zoning District Map Amendment) to rezone Single-Family Residential (R1-35) to Commercial Office (C-O) zoning to allow for the development of a minimal residential health care facility on a +/-4.5-acre site located approximately 1,000 feet northwest of the East Raintree Drive and North 90th Street intersection.

Katie Posler, Senior Planner, provided a brief overview of the property and surrounding development. The site has been vacant since annexation in the 1960's. The General Plan designates the area as a mixed use neighborhood. The site is located in the greater Airpark Character Area, which was adopted by City Council in 2010. Within the Airpark Character Area is Airpark Mixed Use (AMU), which serves as a transition between employment and Airpark Mixed Use Residential (AMUR), providing a variety of uses, such as hotel, office and commercial. The property is inside area AC-1 and outside the 55 DNL noise contours. Design details were reviewed for the proposed Greystar Active Independent Living development at 90th Street and Raintree Drive. There are a total of 155 proposed units with an allowed increase to 200 units with the rezoning. Rezoning also allows an increased building height from 36 feet to 48 feet. Requirements include an aviation easement and FAA height approval prior to permit issuance. The rezoning request is from single family to commercial office to allow for the development of the minimal residential healthcare facility.

John B. Berry, the applicant (unrelated to Chair Berry or former Commissioner Brad Berry) was present to answer questions. He provided a brief presentation on the project details, stressing the fact that being located with AC-3 means that the property is farthest away from the runway. The matrix allows for the type of development being proposed. Two requirements include an aviation easement over the property and a public disclosure. They are going above and beyond by also including sound attenuation for buildings. The development meets the needs for the aging population in terms of independent living. It is well located in proximity to medical facilities.

In response to a question from Commissioner Bernosky, Mr. Berry stated that the desired time frame for development is as soon as possible.

COMMISSIONER BERNOSKY MADE A MOTION FOR RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASE 16-ZN-2020. VICE CHAIR MCDERMOTT SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

2. Discussion and Possible Action to Recommend to City Council, Adoption of Resolution No. 12097, authorizing Construction Manager at Risk (CMAR) Contract 2021-026-COS

with J. Banicki Construction, Inc., in the amount of \$10,755,539.09 for the Runway Rehabilitation Project at Scottsdale Airport

Chris Read, Assistant Aviation Director-Operations, stated that the project involves removal and replacement of 3 to 5 inches of existing surface placement, reconstructing the runway shoulders and blast pads, relocating existing runway lighting to meet new FAA spacing requirements and restriping runway markings. The project will be funded 100 percent by a grant from the FAA. The runway will be completely closed during construction, with the schedule to begin on July 6th and ending in mid-August. Public outreach requirements have been completed.

In response to a question from Commissioner Bernosky, Mr. Read stated that final grant approval is expected any day.

Commissioner Mier asked whether the Airport has ever had a closure of this duration in the past and if so, what ramifications resulted. Mr. Read said there was a nine-day closure in 1999 for an overlay. A similar process occurred in 2010. Widening was also done in 2000 with a 21-day closure. There were no complaints.

Commissioner Mier inquired whether other projects will be completed to take advantage of the closure. Gary Mascaro, Aviation Director, stated that they are reviewing the possibility of a seal coat on Taxiway Alpha. The major FBO operators will be using the time for major housecleaning, painting and upgrading.

Commissioner Casey asked how long the new surface will last. Mr. Read said the intent is for the work to last 20 years. They are fortunate to have funding for a very aggressive pavement preservation program.

Commissioner Casey inquired about the possibility of rain during the construction. Mr. Read acknowledged that paving cannot occur during rain and this could affect the schedule.

Vice Chair McDermott asked whether the grant covers just the GMP amount or also covers the project contingency amount. Mr. Read said it covers everything from design, GMP, contingency and construction administration. The total grant amount is \$11.5 million. In response to an additional Vice Chair question, Mr. Read stated that inspections fall under the purview of the consultant.

Commissioner Mier asked about measures taken in regards to the after hours light and noise condition effects on neighboring properties. Mr. Read said this is taken into consideration, however for all past similar projects, they have not received complaints about construction noise.

Commissioner Bernosky inquired as to whether the FAA has authority for approval and inspections of the project. Mr. Read confirmed that FAA has approved the plans at 30 percent, plans and specifications at 100 percent, construction safety plans and various other aspects.

In response to a question from Commissioner Casey, Aviation Director Mascaro stated that it is too late to make changes that would increase the runway aircraft weight capacity. It is virtually impossible to accommodate anything larger at the airport now or in the future.

VICE CHAIR MCDERMOTT MADE A MOTION TO RECOMMEND TO CITY COUNCIL ADOPTION OF RESOLUTION NO. 12097, AUTHORIZING CONSTRUCTION MANAGER AT

RISK (CMAR) CONTRACT 2021-026-COS WITH J. BANICKI CONSTRUCTION. COMMISSIONER. CASEY SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and Possible Action of the Proposed Aviation Enterprise Fund Five-Year Financial Plan for FY 21/22-FY 25/26.

Carmen Williams, Aviation Finance and Administration Manager, stated that the Airport takes a conservative approach in terms of budgeting revenues and expenses to ensure that actual costs do not exceed legal appropriations. Last year at this time, COVID restrictions were beginning and the budget process was underway. There was opportunity, however, to look at revenues before the budget was adopted. Cuts were made in several areas totaling approximately \$411,000. The Five-Year Plan requires Airport Advisory Commission recommendation and City Council approval. Highlights for the budget for the next fiscal year beginning July 1st were reviewed. The total annual budget is \$3.45 million, representing an 8.48 percent increase from FY 2021, primarily due to out of budget packages. These out of budget items require the City Manager's Approval. Included this year is an increase to trade show displays at \$29,000. The U.S. Customs budget was increased by \$100,000, as the agency increased its labor rates last year. A truck replacement is programmed. There is also increased budget for additional electrical on-call contractor services at \$20,000 for troubleshooting on a taxiway segment.

The Five-Year Plan includes a line for debt service at \$1.72 million annually for the Aviation Business Center Project. This began in 2017 and will continue for 20 years. There is also a CIP transfer out at \$671,000. This includes the Airport's share of grant matches for Airport projects as well as City technology projects. Revenues include a 7.24 percent increase and a budget of \$6.3 million. Increases are derived from the new box hangar leases for Phase 1 and Phase 2, CPI increases, U.S. Customs transactions, rental cars, transient parking and landing fees. The financial impact for the upcoming runway closure are estimated at \$170,000. This year, there are no proposed changes to rates and fees. Revenue sources were reviewed. The budget will be presented to City Council on April 20th with tentative adoption on May 18th and final adoption on June 8th. The Airport's financial plan meets the City financial policy with a 120-day operating reserve as well as emergency reserves to cover fleet repair and replacement.

Chair Berry asked about the amount of the fee increase necessary to cover the U.S. Customs increase in office and salary increases. Ms. Williams stated that the increase was \$100,000 for labor fees.

Commissioner Little inquired as to the impacts for adding the third FBO. Ms. Williams stated that they were conservative in factoring in the third FBO in terms of fuel flowage. Commissioner Little asked if they utilize industry benchmarking when determining fuel flow fees. Ms. Williams said staff factors in any changing conditions.

In response to a question from Commissioner Mier, Ms. Williams stated that no full-time employees were lost during COVID and they remain with 15 full-time staff. Mr. Mascaro added a half FTE for an intern is on hold at this time.

COMMISSIONER MIER MADE A MOTION TO APPROVE THE PROPOSED AVIATION ENTERPRISE FUND FIVE-YEAR FINANCIAL PLAN FOR FY 21/22 - FY 25/26. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 7 (SEVEN) TO 0 (ZERO) WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE, MIER AND MILBURN VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

## **ADJOURNMENT**

With no further business to discuss, Chair Berry adjourned the special meeting at 5:55 p.m.

SUBMITTED BY:

eScribers, LLC