

Regular Meeting of the Airport Advisory Commission
Held in Meeting Room A at the Roswell Convention & Civic Center – 912 North Main Street
Thursday, April 23, 2020, at 10:00 a.m.

**Notice of this meeting given to the public in compliance with Section 10-15-1 through 10-15-4
NMSA 1978 and Resolution 19-37.**

ROLL CALL

2. The meeting convened at 10:02 a.m. with Chair Kintigh presiding, Vice-Chair Armstrong, Commissioner Coll, Commissioner Burress, and Commissioner Kunkel being present.

City Councilors present: Judy Stubbs and Jason Perry

Staff present: Scott Stark, Mark Bleth, Aaron Holloman, Parker Patterson, Bill Morris, Evangelina Guerrero, Jeff Bechtel, and Steven Colacchio

Guests present: Randy Phelps and Jordan Creel

Via conference call: Larry Erickson

APPROVAL OF AGENDA

3. Commissioner Burress moved to approve the Thursday, April 23, 2020, Airport Advisory Commission agenda. Commissioner Kunkel was the second. A voice vote was 5-0, and the motion passed unanimously.

APPROVAL OF MINUTES

4. Commissioner Coll moved to approve the Thursday, March 19, 2020, Airport Advisory Commission minutes. Vice-Chair Armstrong was the second. A voice vote was 5-0, and the motion passed unanimously.

NON-ACTION ITEMS

5. Air Center Director Status Report Update – Scott Stark, Air Center Director, discussed the following: grounded aircraft, parking capacity, employment creation, out-of-state mechanics, storage program, aircraft maintenance, airfield maintenance, FAA, asphalt, RWY 17, AerSale, air service, load factors, Phoenix AZ flight cancelled, Dallas TX flight's, May arrivals and departures, Texas wildfire, DC-10 Air Tanker, MD80, Big Bend, BLM, British Aerospace 146, supplemental discretionary grants, TWY A and J Rehabilitation (bid, construction, FAA, negotiations, design), MAP Grant, and Terminal Parking.

NEW BUSINESS/REGULAR ITEMS

6. Discuss and consider sale of City of Roswell property to Ergon Asphalt & Emulsions, Inc. (webinar) presentation – Mark Bleth, Air Center Manager, and Larry Erickson, VP Sales & Marketing discussed the following: Roswell Land Acquisition Proposal, Ergon company introduction, Ergon Roswell, NM operations, deal structure, appraised value, lease payments, purchase land, title insurance commitment, rail line maintenance cost, easement,

infrastructure improvements, Railroad Avenue and SE Wells Street, construction time frame, value proposition (asphalt tank construction, landscaping, irrigation), WT Appraisal, rail spur value, aeronautical requirements, Airport Layout Plan, FAA, legal review, Ergon Asphalt & Emulsions, Inc. offer to purchase property letter, City Council, ordinance approval, and real estate agreement. No action taken at this time.

7. Discuss and consider amendment to the City of Roswell Code of Ordinance Chapter 5 Aviation – Aaron Holloman, City Attorney, discussed the following: draft ordinance amending Chapter 5 of the Roswell City Code relating to aviation, draft ordinance amending the Roswell City Zoning Code relating airport hazards and airport obstructions, enforcement, April 15, 2020 updates, redline revisions, highlighted revisions, definition sections, FAA regulations and enforcement, policy documents (minimum standards, rules and regulations), legal review, council review, planning and zoning review, May and June AAC review, and July council action. Commissioner Kunkel made a motion to forward draft ordinance amending Chapter 5 of the Roswell City Code relating to aviation to the City Legal Committee and forward draft ordinance amending the Roswell City Zoning Code relating airport hazards and airport obstructions to the Planning and Zoning Commission for consideration. Commissioner Burress was the second. A voice vote was 5-0 and the motion passed unanimously.
8. Discuss and consider options for additional Teardown Pad – Mark Bleth, Air Center Manager, discussed the following: Armstrong Concept Layout Plan of Crunch Pad Sites, 3 Crunch Pad Sites (250' x 250'), Existing AerSale teardown pad, closure of AerSale teardown pad January 1, 2021, land lease agreement for 9 acres, improvement cost, crunch pad operators, negotiations, CAVU, AerSale, RFI, RFP, EPA compliance, bidding, rental agreement, equipment, liability, risk management, monopoly, vendors, legal language, teardown pad completion, and RFP draft. No action taken at this time.
9. Discuss and consider options for Federal Government surplus property at 57 G Street, Roswell, NM - Scott Stark, Air Center Director, discussed the following: Job Corps Center property, declared surplus, Step 1: Federal screening, Step 2: Public body screening, Step 3: Public sale, 30-day period, Mayor's letter, City of Roswell funds, Air Center Enterprise funds, FAA, property use (hotel, warehouse), plat, tract of land, surveying the land, and streets. Commissioner Kunkel made a motion directing staff to enter into negotiation with GSA to acquire the property at 57 G Street, Roswell, NM. Commissioner Burress was the second. A voice vote was 5-0 and the motion passed unanimously.
10. Discuss and consider options for use of FAA 2020 CARES Act Grant Airport Program funding – Scott Stark, Air Center Director, discussed the following: Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748, Public Law 116-136), signed into law by President on March 27, 2020, \$1,233,016 funds for the Air Center, sustainability, operational cost, expenditures, reserves, landing & parking fees, MAP Grant, and four years to spend money. No action taken at this time.

Commission comments for future agenda items

11. Discuss potential agenda items for the May 2020 meeting – Chair Kintigh discussed potentially presenting the following agenda items: “Teardown Pad,” “Land Platting,” “2020 CARES Act Grant funding,” “Policy Documents,” “Draft Ordinances,” “Draft Resolutions,” “Property Acquisition,” “Chair and Vice Chair Nominees,”

Reports/Announcements – Members, Council, Staff – Councilor Judy Stubbs discussed council meeting.

Public Participation – Randy Phelps and Jordan Creel discussed aviation business concerning AerSale.

Adjourn

The meeting adjourned at 12:22 p.m.

Next Meeting Date

Next meeting scheduled for Thursday, May 21, 2020 at 10:00 a.m. at the Roswell Convention & Civic Center meeting room.