

# Springbank Airport Annual Tenant and Stakeholder Meeting

June 16, 2010 7:00pm

**Meeting Facilitator:** Larry Stock, Springbank Airport General Manager

## On the Agenda:

### 2010 Investment Program

Two major investment projects for YBW in 2010:

#### Expansion to the existing maintenance garage

- 2 new bays plus an administrative office facility
- Canada customs to remain in its current location
- The old office trailer will be decommissioned and removed while the NAV Canada trailers will remain for the contracted weather personnel

#### Taxiway Charlie Overlay

- The overlay will run from the threshold of Runway 25 to the Tower Apron
- The work will be split into 3 phases:
  - Threshold 25 to Taxiway Delta
  - Short Delta
  - Taxiway Delta to the Tower Apron
- All surfaces will receive 2 lifts of asphalt
- The work will result in required closures of:
  - Runway 07/25
  - Taxiway Echo
  - Taxiway Delta
  - Sections of Taxiway Charlie
- Parking can be made available during such closures
- The work is expected to take 3 weeks beginning after Stampede (mid July)
- Work will begin in the early morning to accommodate late day westerly winds
- The attendees were requested to choose which days would be ideal for the closure of Taxiway Echo and Delta, it was determined weekday closures would be ideal
- Drawings will be posted on [www.ybw.ca](http://www.ybw.ca) and in the Flying Club advising when the work will be occurring

### Survey Results

The survey was made available to all airport users via email, poster in the Flying club and online at ybw.ca. There were 71 participants in the survey; there were 6 common areas of concern:

#### 1. Lack of Public Waiting Areas

- A 24 hour public waiting area/CANPASS has been designated in the new office facility

## **2. Aircraft restrictions**

- Code C aircraft restrictions will be re-assessed strictly for maintenance operators who currently provide maintenance on Code B aircraft, on a case by case basis
- Jet restrictions will not be lifted without community consultation. It is recommended that those seeking these restrictions be lifted gather statistics that can be shared with the Springbank Airport Community Noise Consultative Committee so we can quantify the impact
- Military Aircraft Restrictions will not be lifted; operators with these types of aircraft must provide documentation that the engines in their aircraft conform to the Chapter 3 noise requirement for YBW before they will be permitted

## **3. Hangar Usage**

- Concerns have been raised that hangars being used for non-aviation purposes are driving up the costs for hangars
- A hangar use clause audit will be conducted to understand the number of hangars and the impact they may have as well as help develop a policy regarding such hangars

## **4. Fuel and FBO Service**

- There is a demand for self serve fuel at YBW
- The RFP for an FBO east of taxiway Echo has been awarded and the proponent is looking into providing self serve fuel

## **5. Lease Rates**

- A new rent strategy has been developed well below market value
- As of 2010 tenants will pay \$0.45/sq.ft. per annum with a set 2% annual increase for the lease term (40% of YYC rates)
- Commercial operators that require extended ramp space will be assessed a reduced rate on the additional ramp
- There is an option for tenants on the 5 year rent review system to convert to the new strategy at their rent review date
- By 2020 all tenants will be on the adjusted normalized rate
- New tenants that signed on at a higher rate will be adjusted to the new rates

### **Questions on Lease Rates:**

**Q:** Why sign on now if you're on the rent review?

**A:** Some incentives to sign on now include:

- Your rent will be known until the end of your lease
- A 5 year rent review is assessed at market value

**Q:** How was market value determined?

**A:** A third party assessment was completed last year that found market value in this area equivalent to \$0.55/sq.ft. per annum. That number was compared to similar airports around the country including:

- Boundary Bay
- Pitt Meadows
- Buttonville
- Red Deer
- St. Andrews
- St. Hubert

**Q:** Why do tenants pay taxes to the County for leased land?

**A:** According to the Municipal Government act the County is able to collect tax on federal land that falls in their County. Currently the only service provided to the residents at YBW by the County is emergency services.

## **6. Snow Removal**

- Complaints of secondary taxiways and areas South of Taxiway Charlie were not receiving timely snow clearing
- The authority tried a new system for snow removal where the groundside and secondary areas were cleared while the runways were being cleared
- A new sweeper was delivered this year which will reduce the time it takes to clear the runways and adjacent taxiways
- Very few aircraft use YBW during snow events and the Authority choose to wait until the snow event has ended to commence snow removal; exceptions will be made if known in advance that traffic is expected
- For commercial operators and IFR traffic, it is recommended that you contact the Authority office in advance of a departure/arrival in inclement weather

## **Emergency Mock Exercise**

- There is a Transport Canada regulatory requirement to conduct a live emergency exercise every 3 years.
- Exercise Raptor will be occurring on September 09, 2010
- A full response from Station 71, Alberta EMS, and RCMP is expected
- We will make every effort to ensure that the exercise is non disruptive to normal operations

## **24 hour Hangar Access**

A few months ago at around 0200 local, an ELT was transmitting from a hangar at YBW. NAV Canada was able to locate the specific hangar but the Authority was unable to provide a contact number or a means to access the hangar and turn it off. The ELT signal was so strong, NAV Canada and Trenton were concerned that if another aircraft was to have an emergency in the vicinity South of Red Deer and North of Lethbridge they might be unable to locate it.

- As a result of this incident we will be gathering a 24 hour contact number from each hangar bay during our summer lease audit.
- It was also proposed that a Lock Box system be put in place in a hangar complex as a simplified approach

## **Tenant Construction Process**

- All construction on airport property require a Construction Installation Permit (CIP)
- The CIP pamphlet explaining the process can be found on [www.ybw.ca](http://www.ybw.ca) under "planning construction at YBW?"
- The CIP program was designed to ensure installations and improvements have building permits, meet code, and as-built drawings are available

## **Springbank Airport Community Noise Consultative Committee Meeting (SACNCC)**

- Annual meeting with members of the community is June 30<sup>th</sup> at the Calgary Flying Club 19:00
- Discussions around aircraft movements and noise complaints including 2009 noise study
- The majority of our phoned complaints this year have been rotary wing noise issues
- Airport users are urged to attend as their operations do affect the community

## **New Business**

### **Tenant Stub Speed Bumps on Delta**

- These bumps will be removed June 23<sup>rd</sup> and 24<sup>th</sup>
- Work will be on a pullback basis and should have minimum impact to operations

### **Rocky View County Petition**

- A group of Rocky View residents from several divisions have begun a petition to remove themselves from Rocky View County and form a separate municipal district. Will this have an effect on the Airport's emergency services?
- A tenant advised that from their understanding of the process, the likelihood of this type of petition succeeding is very slim

### **Staff Change YBW**

- Larry Stock advised the committee that Bernadette Kirsh has accepted a position at YYC as Duty Manager with effect June 29<sup>th</sup>. Larry wished to recognize Bernadette for her valuable efforts and contributions to YBW during her tenure, and to advise that she will be missed.