

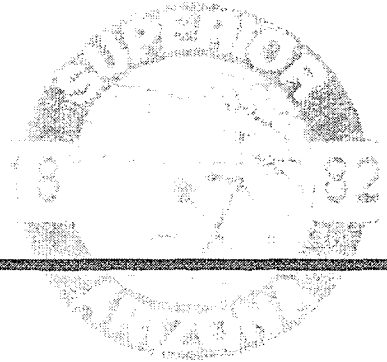
**APPENDIX 1
MEETINGS**

SUPERIOR AIRPORT MASTER PLAN - 2001



MEETING NOTES

SUPERIOR AIRPORT MASTER PLAN - 2001



PAC MEETING #1 - JULY 18, 2000

<u>Participants:</u>	Nicholas J. Pela	Gannett Fleming, Inc.
	Michael O. Hing	Superior Council Member (PAC Member)
	J. Howard Downs	PAC Member
	Manny Ruiz	Superior Council Member, Inc. (PAC Member)
	Kenneth J. Cook	PAC Member
	Doris Warcola	President, Superstition Foothills (PAC Member)
	Yolanda Najera Ewing	Superior Council Member (PAC Member)
	Peter C. Loan	Counsel, Superstition Foothills, Inc.
	Roy Chavez	Town Manager - Superior, Arizona

1. R. Chavez convened the meeting.
2. Introductions of participants were made.
3. N. Pela distributed the PAC Workbooks to each PAC member. The PAC Workbooks included a preliminary project schedule and a Preface section that describes the scope of the planning work and the Planning Advisory Committee (PAC) process.
4. N. Pela described the scope of work that will be undertaken, and the work elements of the Feasibility Study, Site Selection Study and Master Plan that will be prepared. It was emphasized that the Town will have the option of continuing with the project or canceling the work at key points within the program.
5. N. Pela described the PAC process, as presented in the Preface of the PAC Workbook.
6. D. Warcola requested that she be given time to make a presentation regarding the position of her corporation, Superstition Foothills. Superstition Foothills has a 25 year lease on the present airport

property. The lease was entered into 11 years ago and will run for another 14 years. Ms. Warcola indicated that she and her corporation have a desire to cooperate with the Town and work with the PAC to determine the best direction for airport development. Superstition Foothills intends to develop an immediate plan to attract aviation interest in the present site in order to protect the financial interests of the firm, and within the terms of the present lease.

7. It was suggested that the existing building on the airport is in very poor and potentially hazardous condition, and should be removed.
8. R. Chavez suggested that an option for the Town might be to keep the existing airport in operation and to facilitate development of a larger facility in cooperation with other interested communities. N. Pela indicated that the PAC will need to know early in the planning process what type and size of airport facilities could be accommodated on the present site.

Action Item: N. Pela will develop a layout showing the maximum development that could occur at the present site, including length of paved runway, type of aircraft that could use the runway, and type of approaches that are feasible (visual vs. instrument).

9. The preliminary project schedule was discussed. It was determined that PAC meetings should be scheduled to occur on Tuesday evenings, instead of as presented originally.

Action Item: N. Pela will revise the Project Schedule and distribute it to the PAC.

10. PAC Meeting #2 was scheduled for Tuesday, September 26, 2000 at 7:00 PM.

*** END ***

MEETING NOTES

SUPERIOR AIRPORT MASTER PLAN - 2001



PAC MEETING #6 - OCTOBER 29, 2001

<u>Participants:</u>	Nicholas J. Pela	Gannett Fleming, Inc.
	R.C. Chavez	Town Manager - Superior, Arizona
	Manny Ruiz	Superior Council Member (PAC Member)
	Yolanda Najera Ewing	Superior Council Member (PAC Member)
	Kenneth J. Cook	PAC Member
	J. Howard Downs	PAC Member
	Michael O. Hing	Superior Council Member (PAC Member)

1. Mr. Hing convened the meeting.
2. Mr. Pela summarized the recommendation letter dated October 29, 2001, regarding completion of the project (letter is attached). The comments by the Arizona State Land Department regarding land acquisition and airport location were also presented along with a revised Airport Layout Drawing that reflects their recommendations.
3. Mr. Chavez reported on the recent meeting with the Arizona State Land Department regarding the U.S. 60 corridor development. Agencies and County have expressed an interest in the airport plans, suggesting that it be called the "Superstition Regional Airpark".
4. Mr. Ruiz suggested that the PAC should develop an alternate plan for development of the existing airport site. Ms. Ewing and Hing concurred with this.
5. Ms. Ewing said that the existing lease issue should be worked out. If the lessee will not comply with the lease requirements, the Town should cancel the lease. Ms. Ewing indicated that at this point, she is opposed to development of the new site unless the Town can get 100% funding from other sources. She indicated that she is opposed to closing the existing airport.
6. Mr. Hing indicated that although the Town Council had directed the Consultant to focus the planning project on the new site, we should now come up with a plan to improve the existing airfield, and that the lease problems should be addressed. Mr. Hing cautioned the PAC that promoting the new airport development will cost the Town money, and advised that the Council should be advised of this.

7. Mr. Downs indicated that the new site should be developed and that the existing airport closed.
8. Mr. Hing indicated that his preference would be to keep the existing airport and develop the new site when economically feasible.
9. Ms. Ewing made a motion to recommend to Council that the Consultant be directed to add an improvement plan for the existing airport to the Master Plan, and to complete the study of the new site (second by Mr. Ruiz). The motion carried unanimously.
10. Mr. Chavez indicated that Mr. Pela would attend the November 1st Town Council meeting to provide a status report and recommendation for project completion.

*** END ***

Note: *The Superior Town Council, in regular session on November 1, 2001, directed the Consultant to complete the Master Plan study for the new regional site development according to the scope of their original contract, but did not direct the addition of a development plan for the existing site.*



Gannett Fleming

Airport Development

GANNETT FLEMING, INC.
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3001 East Camelback Road,
Phoenix, AZ 85016-4498
Telephone: (602) 553-8817
FAX: (602) 553-8816

October 29, 2001

Mr. Roy Chavez, Manager
Town of Superior
734 Main Street
Superior, AZ 85273

RE: Superior Airport
Master Plan - 2001
GF #37776

Dear Mr. Chavez:

As of this date, the Draft Airport Master Plan and Airport Layout Plan (ALP) for the proposed new Superior Airport have been completed, reviewed and approved by the Planning Advisory Committee, and reviewed by the ADOT-Aeronautics Division. A copy of the draft documents have also been provided to the FAA Western-Pacific Region Airports District Office for their information. This was done at the request of the FAA after review of the latest 5-year Airport Capital Improvement Plan (ACIP). The ACIP was based on the recommendations of the draft Master Plan.

The draft ALP layout was also recently reviewed by the Arizona State Land Department, who recommended a change in the airport's location in relation to State Route 79, and a change in the extent of the proposed land acquisition (a copy of their letter is attached).

Our recommendations for completion of this project are as follows:

1. We recommend that the Town direct Gannett Fleming to complete the Airport Master Plan and ALP, based on the approved draft documents and all existing review comments by ADOT-Aeronautics Division and the Arizona State Land Department. The remaining work consists of the following four elements:
 - Address all review comments by ADOT-Aeronautics Division and Arizona State Land Department on the Draft Master Plan and ALP (revise/correct plans).
 - Final printing of Master Plan reports, and delivery to Town, ADOT and FAA.
 - Request FAA review of the final ALP, and request for inclusion on National Plan of Integrated Airport Systems (NPIAS). Only airports included on the NPIAS are eligible for FAA grant funds.
 - Agency and Sponsor approval of the completed ALP set. The original mylars will be sent to the Town for approval signatures, then copies will be sent to FAA Western-Pacific Region Airports District Office for their approval.

Mr. Roy Chavez, Manager
Town of Superior
October 29, 2001

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2. We further recommend that the Town Council appoint an individual or committee to provide continuity through the next phases of planning for the airport, and to promote its development as a regional facility. Initial tasks should include seeking the involvement of Pinal County, Apache Junction and Florence, and other communities that may be interested.

If you require additional information, please contact the undersigned.

Sincerely,

GANNETT FLEMING, INC.



Nicholas J. Pela
Manager of Airport Development Services

Attachment

cc: Michael O. Hing, PAC Chairman
J. Howard Downs, PAC Member
Manny Ruiz, PAC Member
Kenneth J. Cook, PAC Member
Doris Warcola, PAC Member
Yolanda Najera Ewing, PAC Member
Kevin Flynn, FAA Western-Pacific Region Airports District Office
Ray Boucher, ADOT-Aeronautics Division

Jane Dee Hull
Governor

Michael E. Anable
State Land
Commissioner

Arizona
State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

August 10, 2001

Nicholas J. Pela, Senior Airport Planner
GANNETT FLEMING INC.
3001 East Camelback, Suite 130
Phoenix, Arizona 85016-4498

RE: *Superior Municipal Airport - GF Job No. 37776*

Dear Mr. Pela:

Land Department staff have reviewed the preliminary master plan for the relocated Superior airport south of Florence Junction. The preferred site for the proposed regional airport is on State Trust land in Sections 29 & 30 (Township 2 South, Range 10 East). This site is west of State Route 79 and is immediately north of the Magma Arizona Railroad right-of-way. Additionally, it is totally surrounded by Trust land. The intent of this correspondence is to describe some basic policy regarding the use and/or acquisition of Trust land and to comment on the preferred site (Site #11).

Please be informed that only the Trust land needed for placement of facilities that are directly related and necessary to airport function will be considered appropriate for disposition. These elements consist of approach easements, the clear zone, the runway and apron, the hangars, the terminal, and vehicle parking. Except for the hangars, these are all within the BRZ (building restriction zone) shown on the airport layout. There are other components within the "ultimate airport boundary" that are not critical to airport function. These are the areas in plan depicted as "future airport development area" or "future industrial park". Any additional State land desired for airport-related commercial and industrial development will be retained by the Trust but could be leased in the future for commercial uses.

Department staff also suggests that the site (in its entirety) be moved at least one-quarter mile west/southwest to create future commercial development opportunities on State Trust land in proximity to the airport entrance. There appears to be no physical constraints that would prevent such a change. This adjustment has the net effect of decreasing the likelihood of potential conflict between the new airport and the State's long-term military lease to the east of AZ 79 and accommodates any future changes to right-of-way for highway improvements.

Thank you for considering this information as you complete your site analysis and airport master plan. The Department's Planning Section will maintain the project file. Please direct any additional correspondence to my attention. I also may be reached at 602-364-0483 or <cbwill@land.state.az.us>.

Sincerely,

A handwritten signature in cursive script that reads "Catherine B. Williams".

Catherine Balzano Williams
Planning Section, Real Estate Division

CC: Roy Chavez, Superior Town Manager
Ray Boucher, ADOT Aeronautics



Town of Superior

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To: Superior Airport Planning Advisory Committee (PAC)

From: Roy Chavez, Town Manager *RCC*

Subject: PAC Meeting

Date: October 24, 2001

Please be advised that the Superior Town Council has directed me to provide a presentation to them at the November 1, 2001, council meeting, referencing a review, update and finalization of the Superior Airport Feasibility Study. Mr. Hing, PAC Chairman, has further directed me to schedule a PAC team meeting as soon as possible.

Staff has planned to conduct this PAC Meeting on Monday, October 29, 2001, 7:00pm, at the Superior Senior Center. Mr. Nick Pela, PAC Consultant, will be available and it is anticipated that information from this meeting will be prepared for Town Council direction at the November 1, council meeting.

If you have any questions or concerns regarding the above matter, please contact me at (520) 689-5752. Thank You!



Gannett Fleming

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October 30, 2001

Mr. Roy Chavez, Manager
Town of Superior
734 Main Street
Superior, AZ 85273

RE: Superior Airport Master Plan - 2001
GF #37776

Dear Mr. Chavez:

Pursuant to the Planning Advisory Committee (PAC) meeting conducted last night, we understand the following:

1. The PAC recommended that the Town Council direct Gannett Fleming to complete the Airport Master Plan for the new airport site near Florence Junction. As detailed in our letter dated October 29, 2001, the following work items will be performed to complete our present scope of services:
 - Address all review comments by ADOT-Aeronautics Division and Arizona State Land Department on the Draft Master Plan and ALP (revise/correct plans for the new regional site).
 - Final printing of Master Plan reports, and delivery to Town, ADOT and FAA. This will include the additional work described below.
 - Request FAA review of the final ALP for the regional airport, and request for inclusion on National Plan of Integrated Airport Systems (NPIAS). Only airports included on the NPIAS are eligible for FAA grant funds.
 - The completed original ALP mylars will be sent to the Town for approval signatures, then copies will be sent to FAA Western-Pacific Region Airports District Office for their approval, with copies to ADOT-Aeronautics Division.
2. The PAC recommended that the Town Council proceed with the next phases of planning for the new regional airport, and to promote its development as a regional facility, based on the availability of funding for planning, coordination and promotion.
3. The PAC also recommended that the Town Council direct Gannett Fleming to add an alternate plan for improvement of the existing Superior Airport site. This work is outside of the scope of our current contract and will require a contract amendment. We propose that the additional work be included as an Appendix to the current report. The additional work will include the following services as well as attendance at up to two (2) additional meetings in Superior:
 - Provide recommended actions to the PAC concerning the existing lease on the airport property. These recommendations will not constitute legal opinions, but will be based on evaluation of obvious present situations as compared to the lease requirements (the present lease requirements and property encumbrances are summarized on pages 1-14 through 1-18).

Mr. Roy Chavez, Manager
Town of Superior
October 30, 2001

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- Edit the current report as necessary to direct the reader to the alternate development plan in the Appendix.
- Develop an Airport Layout Plan (ALP) set for the existing site. The proposed development will reflect the Existing Site Development schedule that was developed in Section 3 of the current report (see pages 3-18 through 3-21). This is based on the "Model" airport for Constrained Development at Existing Site, as presented in Figure 3-1.
- Prepare an Alternate Airport Layout and Development Phasing Plan for the existing site, similar to Section 6 of the current report.
- Prepare an Alternate Financial Plan for the existing site, similar to Section 7 of the current report. This will include estimated costs for improvement of the existing site, as well as a preliminary economic impact analysis.
- We recommend that the regional airport site be given another name in order to avoid confusion between the two development plans and to signify its regional role.
- The completed original ALP mylars will be sent to the Town for approval signatures, then copies will be sent to FAA Western-Pacific Region Airports District Office for their records, with copies to ADOT-Aeronautics Division.

We understand that the PAC recommendations will be presented to the Town Council at the regular meeting on Thursday, November 1st. We will be in attendance and will be prepared to present a summary of the planning work to date, including estimated comparative costs for development of both the existing airport site and the proposed regional airport site.

We propose to perform the additional services listed in item 3 above for a lump sum fee of \$ 13,000.00. If the Town Council approves of the PAC recommendations, a letter from your office referencing this correspondence and agreeing to the scope and fee will suffice as notice to proceed with the additional work.

If you require additional information, please contact the undersigned.

Sincerely,

GANNETT FLEMING, INC.



Nicholas J. Pela
Manager of Airport Development Services

cc: Kevin Flynn, FAA Western-Pacific Region Airports District Office
Ray Boucher, ADOT-Aeronautics Division

FAX and MAIL