

Walker Field Airport Authority

Minutes of the Regular Board Meeting

November 21, 2006

BOARD COMMISSIONERS PRESENT: F. Roger Little Denny Granum
Gregg Palmer John Stevens
Tom LaCroix Craig Springer

AIRPORT STAFF PRESENT: Rex Tippetts, A.A.E.
Eddie Storer

ALSO PRESENT: Derrick Perron and Dan Holicross of Mesa Maintenance

I. CALL TO ORDER

The meeting was called to order at 5:15 p.m.

II. APPROVAL OF AGENDA

Commissioner Granum moved to approve the Agenda. Vice Chairman LaCroix seconded. Voice vote: all ayes. Motion carried.

III. PUBLIC COMMENTS AND COMMUNICATIONS

Derrick Perron and Dan Holicross of Mesa Maintenance introduced themselves. Mr. Perron expressed concern regarding water issues that have occurred at their hangar. He attributed the problems to summer construction that took place at the Airport. He explained that during recent rains water has created a trough in the hangar door tracks and if water freezes in the tracks during winter, the hangar doors would not open or close. He stated also that water leaks into the hangar. He added that he had approached Staff with his concerns but was uncertain as to the status.

Mr. Storer responded that he is aware of the situation and explained the steps that would be taken to eliminate the water leakage into the hangar. He stated also that measures would be taken to remedy the hangar door situation as soon as possible.

IV. CONSENT AGENDA

- A. Minutes: October 17, 2006 Regular Board Meeting
- B. Approval October Financial Statements

Commissioner Springer noted that Allegiant numbers were low. He stated that he has heard nothing but positive comments about Allegiant's flights.

Manager Tippetts agreed the numbers are low and added that when the market hit Mesa County and the Grand Junction area it was expected there would be a draw from outside the immediate area as well. He stated that he was uncertain if this was due to marketing techniques. He commented that the Airport has had great reviews and that loads for November and December look good. He commented, however, that Allegiant needs a three flight a week schedule to make everything work.

Commissioner Springer noted also that military aircraft figures were down. Manager Tippetts explained that this was due to a mandate stipulating that Navy aircraft cannot stay overnight at an unsecured non-military base airport. He added that Staff and West Star are researching some alternatives.

Vice Chairman LaCroix moved to approve the Consent Agenda. Commissioner Granum seconded. Voice vote: all ayes. Motion carried.

V. ACTION ITEMS

A. Approval of FAA Tower Lease

Our lease agreement with the Federal Aviation Administration (FAA) expired at the end of September 2006. The attached lease agreement is for a new term of October 1, 2006 to September 30, 2011. The lease rate has been increased to \$96,819 per year from \$42,000 per year. The increase is due in part to a change in responsibility of maintenance items. The Airport will be totally responsible for most maintenance on and in the building; in the past those costs were split between both parties.

Staff recommended approval of the Lease for Real Property, FAA Lease Number DTFANM-07-L-0001.

Commissioner Springer moved to approve the new FAA Lease on the Control Tower, Number DTFANM-07-L-0001. Commissioner Palmer seconded. Voice vote: all ayes. Motion carried.

B. Approval of Supplemental Agreement No. 2 to the TSA Terminal Lease

This supplemental agreement removes 152 square feet of leased space on the 1st floor of the terminal and adds Suite 301 to the existing agreement. Suite 302 is the space currently occupied by Grand Junction Economic Partnership (GJEP). The new lease rate from the space is \$71,469 per year; up from \$6,900 per year paid by GJEP.

Staff recommended approval of the Supplemental Agreement No. 2 to the TSA Lease for Real Property, Lease Number GS-08P-13761.

Vice Chairman LaCroix moved to approve the Supplemental Agreement No. 2 to the TSA Lease for Real Property, Lease Number GS-08P-13761. Commissioner Stevens seconded. Voice vote: all ayes. Motion carried.

C. **Approval of Assignment of Lease Agreement from John C. Beeson to Twin Otter International.**

This assignment of lease agreement will transfer our current lease with John C. Beeson to Twin Otter International. No changes in the lease are proposed.

Staff recommended approval of the Assignment of Lease Agreement between John C. Beeson and Twin Otter International.

Commissioner Granum moved to approve the Assignment of Lease Agreement between John C. Beeson and Twin Otter International. Commissioner Springer seconded. Voice vote: all ayes. Motion carried.

VI. **DISCUSSION ITEMS**

A. **Walker Field Drive Update**

Manager Tippetts reported that the City has reviewed the plans and if all goes as planned bid opening is scheduled for December 19, 2006.

Mr. Storer pointed out that the bid package represents the entire design of all work planned but only a portion of the work would be awarded at this time. He commented that everyone involved in putting together the bid package was to be commended and that the engineering firm has done an excellent job.

B. **Frontier Airlines Request for Proposal**

The attached RFP was received from Frontier Airlines last month. Staff along with our consultant is working on the proposal and will have a draft ready for the December meeting.

No action is needed at this time. Information is provided to receive Board input on preparation of the proposal.

After some discussion it was concluded that the Airport should not participate in subsidies or guarantees. It was decided also to spend time during a future workshop to look into additional marketing avenues.

C. **Airport Equipment Replacement Schedule**

As discussed during the Budget Workshop, Staff has formulated the attached spreadsheet within the Board Packet, for Vehicle Replacement. The spreadsheet outlines a comprehensive combination of annual procurement and timed replacement of the Airport's rolling stock. Our belief is that there is tremendous saving by purchasing equipment that the dealer can quickly resell, purchased under the government pricing assistance program. By turning the equipment over annually, we provide the dealer with a high value popular low mileage vehicle and our cost of trade becomes very low. The spreadsheet outlines our plan through 2020 and will be updated and presented to the Board within the budget annually.

Staff recommended the Board adopt this method and approve the annual expenses during the budget adoption process.

Manager Tippetts provided an overview of the schedule and he and Mr. Storer responded to questions presented by the Board.

Vice Chairman LaCroix reported that he had received a phone call from an individual who questioned whether or not the Airport would be interested in allowing a developer to come in and develop and build hangars for rent.

Manager Tippetts instructed Vice Chairman LaCroix to have the individual contact him.

VII. OTHER ITEMS

A. December Board Workshop – December 5, 2006

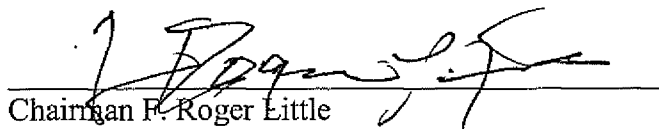
Chairman Little suggested that marketing be a topic for the December 5th Board Workshop. Manager Tippetts stated that the January Board Workshop would be a better time to discuss marketing since he already had agenda items in place for December.

VII. ADJOURNMENT

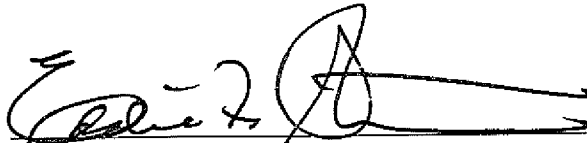
Commissioner Stevens moved to adjourn the meeting. Commissioner Springer seconded. Voice vote: all ayes. Motion carried.

The meeting adjourned at 6:12 p.m.

APPROVED AND ADOPTED THE _____ DAY OF _____, 2006.


Chairman F. Roger Little

ATTEST:



Eddie F. Storer, Clerk