

# Walker Field Airport Authority

---

## Minutes of the Regular Board Meeting

February 27, 2007

**BOARD COMMISSIONERS PRESENT:** F. Roger Little Denny Granum  
Gregg Palmer John Stevens  
Tom LaCroix Doug Simons

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

**ALSO PRESENT:** Rodney Martinez, Jack Broughton, and Dennis Haberkorn of Grand Valley Power; Rick Brainard of West Star Aviation; Ron Smith of Colorado Security Professionals; Andy Johnson of 3D Systems; Sandra Stanley of Beckner, Achziger, Shaver & Stanley, LLC; P.J. McGovern of P&L Properties

### **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. Commissioner Palmer seconded. Voice vote: all ayes. Motion carried.

### **III. PUBLIC COMMENTS AND COMMUNICATIONS**

There were no public comments or communications.

### **IV. CONSENT AGENDA**

**A. Minutes: January 16, 2007 Regular Board Meeting**

**B. Minutes: February 13, 2007 Special Board Meeting**

Commissioner Palmer stated that although he had no additions or corrections to the Consent Agenda, he would like to discuss, in general, the rental car business at the Airport.

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

## V. ACTION ITEMS

### A. Services Agreement to Provide Security Services

Due to the Services Agreement for Security Services at Walker Field Airport with Colorado Security Services, Inc. expiring on February 15, 2007, staff advertised a Request for Proposals for the security checkpoint services and the roving patrol services.

Three (3) security service companies submitted bids for the service agreement. The three (3) companies are:

- First Line Security Services
- Foremost Response
- Colorado Security Professionals, Inc.

The Airport Authority has a Reimbursable Agreement with the Transportation Security Administration for \$25.46 per hour for the Checkpoint Security Services.

The lowest bids for Security Services at the Checkpoint and for the Roving Patrol were from Colorado Security Professionals, Inc. at \$29.50 per hour for the Checkpoint and \$18.00 per tour for Roving Patrol.

Staff recommended that Colorado Security Professionals, Inc. be awarded the Contract for Security Services.

Staff provided a brief synopsis of the three bid offerings and commented that Colorado Security Professionals' bid was the lowest of the three and at the same per hour rate that they currently charge. Staff added that their company has been providing security services at Walker Field Airport since 2003 and that the Airport, as well as Transportation Security Administration (TSA), has a very good working relationship with their organization.

Commissioner Granum moved to award Colorado Security Professionals, Inc. the Contract for Security Services. Commissioner Palmer seconded. Roll call: all ayes. Motion carried.

### B. Request for 3D Systems for New Permanent Easement

The Walker Field Drive Project revealed an issue with the access to the 3D building at 805 Falcon Way. The short version is; 3D never used the permanent easement granted by the Walker Field Airport Authority in 1996, but has continued to use a temporary construction easement granted on a month-to-month basis, and can be cancelled by the Walker Field Airport Authority upon 30 days' notice. The permanent easement provides for an access point on Landing View

Lane, not the current access on Falcon Way. The attached request from 3D summarizes the history.

3D is requesting a new permanent easement that aligns with the new Walker Field Drive Alignment (see attached).

Options:

1. Grant easement as requested in attached letter.
2. Grand easement with fee to the airport.
3. Reject request for easement.

The old easements were along property lines and used existing roads so impact to airport property was minimal. The new easement will occupy over 10,000 square feet of land, and render all of the land west of the new alignment useless for development.

Manager Tippetts introduced Sandra Stanley of Beckner, Achziger, Shaver & Stanley, LLC who was present represent 3D Systems Corporation. She provided an overview of a map prepared by High Desert Surveying outlining the existing and proposed easements.

Concerns presented during discussion consisted of traffic issues; i.e., the possible need and costs for a center lane due to traffic congestion; cost sharing for future road maintenance; easement width; i.e., 24 feet or wider, proposed easement fee; and plans for the portion of the easement that is deemed useless.

It was the consensus that there were too many uncertainties for the Board to take action. Manager Tippetts stated that it was his plan to see that the issues in question are addressed, and that he would meet with 3D Systems and their attorneys to pursue options that will work for all concerned. He commented that this information would be gathered and disseminated to all parties involved and ready for presentation at a special Board Meeting set for March 13<sup>th</sup>.

Commissioner Little moved to table Action Item B. "3D Systems Request for Easement" and directed Staff to gather the information necessary for presentation to the Board for action at a special Board Meeting scheduled for March 13, 2007, and in the meantime disseminate all needed information to the parties involved. Commissioner Stevens seconded. Voice vote: all ayes. Motion carried.

### **C. Walker Field Drive Funding**

Manager Tippetts provided an overview of the latest version of funding and explained how debt service would affect Airport revenue and expenses over the next ten years. He added that a very conservative approach had been taken based on this year's budget.

Discussion ensued concerning upcoming terminal leases and rental car negotiations, possible increase in enplanements, and creative financing suggested by PJ McGovern.

Manager Tippetts stated that he wanted to ensure the Board was in agreement with the funding plan as presented, and that it was his intent to have resolutions ready at the next regular Board Meeting.

The Board directed Manager Tippetts to continue with the proposed funding plan.

D. **Resolution Authorizing Purchase of Land**

The Walker Field Airport Authority directed Staff to pursue the purchase of 80 acres east of the Airport. The property has been appraised, the appraisal was reviewed by a qualified review appraiser and the owners have agreed to the Board's offer to purchase the property. Resolution No. 2007-003 authorizes the Airport Manager to consummate the purchase and sign any and all necessary documentation to close the transaction.

Staff recommended the Board adopt Resolution 2007-003.

Commissioner Granum moved to adopt Resolution 2007-003. Vice Chairman Simons seconded. Roll call: Commissioner Stevens, aye; Commissioner Palmer, aye; Chairman LaCroix, aye; Chairman Little, aye; Vice Chairman Simons, aye; Commissioner Granum, aye. All ayes: Motion carried.

**VI. DISCUSSION ITEMS**

A. **Walker Field Drive Update**

Manager Tippetts stated that because of earlier discussion on this issue there was no need to include it as a discussion item.

B. Chairman LaCroix asked Commissioner Palmer if he wanted to address the rental car business at this time. Commissioner Palmer responded that it was his belief there is opportunity to increase rental car revenues and that at some point it needed to be addressed.

Manager Tippetts stated that rental car leases come due in May of 2008 and the Airport will bid the rental cars out six months prior to that time. He commented that many airports charge a facilities fee of \$1.00 per car per day based on actual car rentals. He explained that revenue from this charge is then applied towards facility improvements including parking lot pavement and curb and gutter upgrades. He added that this might be something to consider along with other suggestions for increase in rental car revenue prior to bidding out the car rental leases.

C. Manager Tippetts commented that Staff is gearing up to attend the NBAA conference this year to promote Walker Field as an alternative, and a fair weather airport.

He mentioned also that there may come a time in the near future when renaming of Walker Field Airport could be considered.

Discussion followed as to the reasonableness and possible support from the community and/or city and county agencies for a name change associated with the destination; i.e., Grand Junction Airport or Western Colorado Regional Airport.

**VII. OTHER ITEMS**

**A. March 6, 2007 Board Workshop**


Manager Tippetts stated that City Planners would be meeting with the Board at the March 6<sup>th</sup> work session to determine the Board's thoughts and direction with regard to the Walker Field Drive planning process.

**IX. ADJOURNMENT**

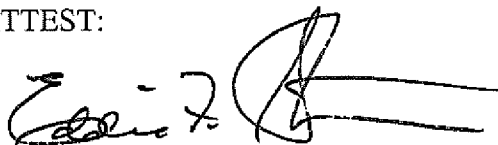
Vice Chairman Simons moved to adjourn the meeting. Commissioner Granum seconded. Voice vote: all ayes. Motion carried.

The meeting adjourned at 6:15 p.m.

APPROVED AND ADOPTED THE 20 DAY OF March, 2007.

  
\_\_\_\_\_  
Chairman Tom LaCroix

ATTEST:

  
\_\_\_\_\_  
Eddie F. Storer, Clerk