

AIRPORT BOARD MINUTES, FEBRUARY 28, 1969

Those Present Were: Commissioners Lawrence Aubert and Jack Wadlow, City Councilmen Herb Wright, Richard Youngerman, and Ray Meacham, Airport Manager Gus Byrom, City-County Attorney Gerald Ashby, Mesa County Budget Officer Ted Ford, and Michael Griffin, Airport Parking Corporation of America.

Lawrence Aubert was appointed temporary chairman in the absence of Ed Lamm who was ill.

Mr. Griffin of the Airport Parking Corporation of America (APCO) presented the board with a revised proposal whereby his company would take over the operation of parking facilities at Walker Field. Mr. Griffin explained the revision which included an increase in the improvements for the parking area from \$25,000 to \$30,000.

He said space for rental cars would be provided immediately south and east of the terminal building, and eight metered stalls would be placed in front of the terminal. He said the road would be paved, graded and lighted and that his personnel would be on duty 24 hours a day.

He said the emphasis would be on courtesy and that all people would be hired locally including the manager who would be trained by the firm. He also showed the Board a general layout of the parking area. He said the facilities would be kept clean at all times and that snow would be removed. A loading and unloading area would be provided in front of the terminal. He said no rate changes would be made without approval of the Airport Board.

Under the proposal APCO agrees to pay the Airport Board a guaranteed minimum as follows:

First year	\$ 4,500
Second year	5,000
Third year	5,500
Fourth year	6,500
Fifth year	7,500
Sixth year	8,500
Seventh & eighth years	10,000
Ninth & tenth years	15,000

This is a total of \$87,500. His prior proposal called for \$68,800 over the same period. The proposed rate schedule would be 25 cents up to one hour, 10 cents for each additional hour or part thereof, or a maximum of \$1.25 for 24 hours. The eight meters would be a rate of 25 cents for 30 minutes.

Mr. Griffin also explained the restaurant validation so that people who spent a certain amount of money in the restaurant will not have to pay for the parking facilities. Mr. Griffin also said he believed the percentage at the end of the second year would be higher than the minimum guaranteed.

He also suggested that an area be provided for sightseers where picnic tables, litter barrels and signs be placed so that sightseers would not have to pay for the parking facilities. Airport Manager Byrom explained a suitable area for sightseers might be the location of the former Game and Fish hanger. Byrom said the area should be fenced in for the sightseers.

The Board discussed the possible public reaction to the parking charges and the need for improved enforcement. Mr. Wright said people might complain for a while, but the providing of a place for spectators might help. Mr. Aubert said the Board will receive a better reception from the people if they realize we are trying to make the airport self-sustaining. Mr. Meacham said that it is a fact, in the past we have taxed people, but now the people who use the facility will pay over a period of time instead of taxes.

Board Member Wright made a motion that the Board approve APCO's proposal and Jack Wadlow seconded the motion, which passed unanimously. Under the motion, APCO will submit the lease to the Board Attorney, Gerald Ashby. The lease will then go to the City Council and the Board of County Commissioners for formal approval.

Mr. Griffin said hopefully the parking lot will be in operation June 1st; and he also reminded the Board that if the lot is not operated properly, the Board can cancel the agreement within 30 days. He also said that at the end of a 10-year period the contract will expire and the Board will not be bound to renew it.

Airport Manager Byrom said Mr. L. R. Bynum found the construction of his new shop in the airport terminal will cost closer to \$7200 than an earlier estimate of \$6300. He asked for an amended agreement that would extend the term from three to four years. The Board agreed to the arrangement.

Mr. Byrom reported on a meeting with Mr. Currier on the possible purchase of land near the airport. He said Mr. Currier would not put a price on the land. Byrom said the FAA will provide 50 percent of the funds for purchasing land, providing the Airport has a master plan showing the need for additional land. Byrom said that Airport Consultant Greg Isbel suggested the airport acquire a minimum of 1500 feet of land from the centerline of the runway.

The Board meeting was recessed at 2:38 P.M.

T. M. Ford, Secretary