

AIRPORT BOARD MINUTES
March 7, 1969, 2:00 P.M.

Those Present Were: County Commissioners Jack Wadlow and Ed Lamm, City Councilmen Richard Youngerman, Cecil Walt, Stanley Anderson, and Herb Wright, City-County Attorney Gerald Ashby, Airport Manager Gus Byrom, City Manager Dick Gray, Mesa County Budget Officer Ted Ford, Mr. W. R. Hall and Tom Hall.

Airport Manager Byrom told the Board Mr. Hall wanted to lease property large enough for a ramp and hanger at the airport and that he is also interested in hauling freight. Mr. W. R. Hall explained he desired to have storage facilities and possibly a hanger to handle larger planes for repair. He said the facility would provide storage for air transport and be large enough to stock many items for the western United States. He termed it an expansion of his present line of work.

In answer to a question by Mr. Byrom, Mr. Hall said the only service offered would be on an emergency basis for planes too large for present hangers. He also stated his planes would not be in competition with Monarch service and that he felt his would be new service for the area. Mr. Tom Hall stated that their plans would not call for them to be a fixed base operator; however, he said, "we wouldn't want to be limited to service in the future."

Mr. W. R. Hall explained that they might get into the freight business eventually. He pointed out the air freight business would grow in the future. Mr. Hall, in an answer to a question by Councilman Walt, said the building they envisioned would be 120 feet wide and from 120 to 180 feet long and said this would be large enough for a jet.

Mr. Byrom stated if Hall had hanger space for rent that would be in competition with Monarch. Mr. Wright suggested as a common courtesy that it would be best to check with Monarch.

Mr. Byrom outlined the proposed location for lease to Hall which would be near the end of the present taxiway west of the terminal. Byrom said the initial lease would be 15 years, renewable in 5-year intervals after that, and the building would be the property of the leasee.

Byrom also suggested that a topographical survey be made of the future terminal ramp area so that the proper grades could be set. Byrom said he would check with Air Photo Survey and get an estimate. Mr. Hall acknowledged that he would build the ramp which would lead from the end of the present taxiway to his proposed structure and build it to FAA specifications.

Several of the board members including Mr. Wright and Mr. Wadlow said they favored the Hall proposal. The lease to Mr. Hall and the terms of the lease are to be discussed at the next meeting of the Airport Board, March 17, at 2 P.M.

Mr. Byrom told the Board there were three or four areas in the proposed APCO lease where there was strange language and the lease contained several items not mentioned by the APCO representative at the last Airport Board meeting. Byrom said Colorado Springs had been contacted for a copy of their APCO contract and a clarification was being sought with APCO on the wording of the lease.

Member Youngerman suggested that perhaps it would be best for the Airport Board to run the parking lot rather than APCO. Mr. Byrom suggested a discussion with city officials in other locations who have operated their own lots and then changed over to private enterprise such as APCO.

Councilman Walt also told the Board that he felt, if there was money to be made on parking at the airport, it should all go to the taxpayers. Walt also said the Downtown Parking Corporation is earning enough money to purchase new lots. And of the APCO proposal he said, "I would have trouble voting for it." Mr. Byrom said the Board could operate the lot in the same fashion APCO proposes. Byrom said the problem is that it takes money to make money in this field.

The Board further discussed the pros and cons of APCO's proposal, and the final consensus was that the Board will wait to hear from APCO and Colorado Springs on the wording of the proposed lease before taking any further action.

The Board recessed at 3:10 P.M.

T. M. Ford, Secretary