

## AIRPORT BOARD MINUTES

March 17, 1969, 2:00 P.M.

Those Present were: County Commissioners Ed Lamm, Jack Wadlow, Lawrence Aubert, City Councilmen Herb Wright and Richard Youngerman, City-County Attorney Gerald Ashby, Mesa County Budget Officer Ted Ford, Airport Manager Gus Byrom, City Manager Dick Gray, and Dan Halvorson and Bryan Kenyon, Rent-A-Car Agency representatives

Airport Manager Byrom told the Board they needed to resolve the W. R. Hall lease with a provision that W. R. Hall will do all the improvements. Byrom said Hall proposed a one-quarter million dollar project. Byrom suggested a lease price of \$25 an acre for the unimproved land. This would be \$100 a month for Hall since he wants to lease four acres.

Member Wright suggested the contract be written so the Board would be able to renegotiate the contract at the end of the first five years. Attorney Ashby suggested some protection is needed on both sides, and he said compulsory arbitration should be provided in case the two parties do not agree on the lease price at the end of the five-year period.

Member Lamm asked that a performance clause be put into the contract. Member Wright agreed. Following some discussion, it was decided that the phrase "reasonable time" would be put into the contract rather than a definite time limit on the performance clause.

Some discussion by the Board centered on the future land acquisition price at the airport, and the consensus was that this would be a definite factor in all future arrangements at the airport. The Board also agreed by consensus to the \$25 an acre lease with W. R. Hall.

Some discussion was held on whose responsibility it would be to put in a water line to W. R. Hall, which would run some 2000 feet. Member Wright suggested that the cost of the tap fee could be credited back to Hall's lease fee, but that anything above the tap fee for the line would be his responsibility. Attorney Ashby will draw up a lease and bring it back to the Board for final approval.

Airport Manager Byrom outlined a proposal from Air Photo Survey for a topographical survey of the airport land. A small area which would include the present terminal and a future terminal area as well as W. R. Hall's lease area would cost \$800. A larger area located between the two runways would cost \$2750, and a full survey of the airport including an area 4000 feet west of the end of the main runway at a cost of \$3300. Following a discussion on the matter, Member Wright made a motion that the Board enter into an agreement with Air Photo Survey for the full \$3300 survey. Member Youngerman seconded the motion and it passed unanimously.

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Rent-A-Car representatives Dan Halvorson and Bryan Kenyon urged the Board to have APCO provide more parking space for the Rent-A-Car Agency near the terminal building. They said the present APCO plan does not provide enough space and certainly not enough space for future growth. The Board agreed to a suggestion by Airport Manager Byrom that APCO be requested to provide a total of 30 spaces for ready-to-go rent-a-cars.

The Board agreed to hold a study session on the up-and-coming renewal of landing fee contracts with both Frontier and United Airlines, which expire June 30. The study sessions will be held the week of March 31, 1969.

Byrom also indicated enough information has been received to formulate a proposal to collect a fee on persons using the Continental Trailways Buses. Byrom said the PUC would allow the bus company to almost automatically add these fees to their bus prices.

The Board adjourned at 3:01 P.M.

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T. M. Ford, Secretary