

Airport Board Meeting
April 7, 1969
1:30 P.M.

Those Present: Commissioners Ed Lamm, Jack Wadlow, and Lawrence Aubert, City Councilmen Ray Meacham and Richard Youngerman, Airport Manager Gus Byrom, Budget Officer Ted Ford, Attorney Gerald Ashby, W. R. Hall and Tom Hall.

Airport Manager Byrom opened the meeting at 1:30 P.M. by explaining to the Board the results of his conversations with Airport Consultant Greg Isbel and Mr. Henry Kimball of the FAA concerning the location of the proposed W. R. Hall lease.

Mr. Byrom said it is all right to lease the area to the Halls. He said it is feasible to fill the area and not disrupt the future fill needed for a new terminal building and ramp. He said it was suggested by Mr. Isbel that fill material for the Hall lease be obtained from near the west end of the runway. Byrom said fill material needed for the new terminal and ramp could be obtained from the other side of the main runway. He said proper controls would allow the transporting of the materials across the runway when it is needed.

Byrom also said the FAA asked that the master plan for the airport be updated to indicate the Hall lease. He said they would also like a copy of the lease, and they request the location of the terminal area on the master plan be moved back 200 feet. Byrom said the master plan has been revised and a copy of it has been forwarded to the FAA Denver Office. He told the Board the Hall lease would still be subject to approval from the FAA Los Angeles office.

Byrom explained to the Board the Hall lease has brought forth many problems and is forcing the Board to make many decisions earlier than anticipated. Councilman Meacham suggested that it might be better to forget the Hall lease if it interferes with future plans at the airport or if the Hall improvements might have to be moved at a later date.

Byrom also explained getting water to the Hall lease area would represent an expenditure of \$2,000 to \$3,000. He also pointed out the water line would have to go across the area now designated for the future ramp and terminal. Byrom suggested the best alternative for Hall would be a cistern.

Councilman Meacham suggested that perhaps the area east of Monarch Aviation would be more suitable for the Halls than the present location. Member Lamm also expressed favoritism to the area east of Monarch.

Tom Hall told the Board that they felt the area west of the terminal is more desirable since there would be more room for expansion. The possibility of moving the Game, Fish and Parks hanger for future expansion of Hall was discussed briefly. This would apply only in the event Hall were placed in the area east of Monarch Aviation.

Mr. W. R. Hall told the Board his company would be glad to help pay for the water line by digging the ditch, but he stated they would not pay for the piping or the actual laying of the pipe.

Byrom again told the Board he was not in favor of putting in a permanent pipe across the area where the terminal and ramp will be located in the future. He suggested an inexpensive plastic pipe. Byrom explained that if the pipe were laid across the future terminal area at a depth of four feet now, the depth of the pipe could be as much as 12 to 15 feet after fill material is put in the area.

Member Meacham informed the Board he must leave for an appointment, and he told the Board his policy on this matter would be to lease the property to the Halls and leave all the improvements up to them. Member Aubert agreed with Meacham that Hall should improve the land, but he felt some consideration should be given to Hall. Aubert suggested the same consideration be given Hall that was given Mr. Bynum--that is, three to four years of free rent in exchange for improvements to the land.

Member Lamm said the Board should forget the rent and look at the matter in a different light. Lamm suggested that the Hall improvements would provide increased valuation. Lamm said he could not see the difference in the Hall lease and the recently completed Bynum lease. Lamm Also suggested the lease should indicate the improvements proposed by Hall.

Byrom said Mr. Herb Wright who was unable to attend the meeting has suggested a term of five years for free rent on the Hall lease. The term of the lease was then discussed by the Board. It was generally agreed that the length of the lease should be for fifteen years. There was no agreement as to the length of the rent-free period. Mr. Hall wanted the rent-free period to be ten years. Byrom suggested a five-year rent-free period.

Also discussed was a possible letter from Byrom that would state the Board's intent to approve the Hall lease. Board Attorney Gerald Ashby suggested a letter could not be binding since this airport lease must be approved by the City Council, the County Commissioners and the FAA.

It was informally determined that the period of free rent and the matter of the Hall lease would be taken up at a proposed joint meeting of the City Council and County Commissioners scheduled for Thursday, April 10. Under this arrangement the lease would then be ready for approval by both the County Commissioners and City Council at their next regular meetings on April 16.

The Board adjourned at 2:40 P.M.