

WALKER FIELD AIRPORT AUTHORITY MINUTES - MARCH 25, 1974

Those Present: Chairman Harry Colecott, Members Edwin S. Lamm, Stanley Anderson, Larry Kozisek, Jack Hadlow, and Lawrence Aubert. Airport Manager Jim Spelman, Clerk T. M. Ford.

Lamm moved the reading of the minutes be waived and that minutes of the last meeting be approved as mailed. Aubert seconded the motion which passed.

Airport Manager Spelman delivered a financial report, and said a checking account has been opened in the First National Bank in the amount of \$35,083.87. He said the Cash Fund Balance at the end of February was minus -\$31,825.34, the Runway Extension Fund Balance is \$208,139.41, minus a \$17,000.00 payment made for a land purchase. The Revenue Sharing Fund Balance is \$11,561.13. Spelman said the Airport appears presently solvent. He also reported one seriously past due account will be pursued. Spelman said operations are running about the same as one year ago.

Airport Consultant Greg Isbell reported on the status of the Master Plan, which he said was scheduled for completion by June. Isbell said it appears operations will increase from 150,000 yearly now, to 500,000 by 1975. He said the air carrier operations will show the greatest growth. He noted the critical need for additional apron space, and outlined six different concepts for the future location of the terminal. Isbell said the runway might have to be extended in the future ... that the secondary runway should be improved, and extended. He discussed the acquisition of future land, said that a zoning proposal around the Airport would be part of the plan, and opined that "user" rent and fees probably would not cover needed improvements even if they were "doubled or tripled".

In answer to several questions from the Board and audience Isbell also said he felt the Airport was "regional" in nature ... that large competitive airports nearby, such as Rifle, would probably never come to pass. He also said the final report could be delayed from six months to eighteen months for environmental factors. One audience member, Don Conn of United Airlines, said he hoped that future financing would come from the Federal Government, State, and the region or from a mill levy.

Manager Spelman reported that he was ready to apply to the F. A. A. for funds to finish the security fencing at a cost of about \$50,000.00 ... and acquire fire equipment at about \$100,000.00 and housing for trucks needs further review.

He reported he reviewed the police set up with the new Police Chief, who felt the Airport needed five men, rather than the present 3.33 men. He said the Chief agreed to 4.1 men, which is an increase of two-thirds of one man.

A proposed new lease for the Aeroplane Restaurant was discussed. Spelman recommended a least rate of at least 7% of gross, with a \$15,000.00 minimum, if his could be re-negotiated in two years. Spelman said Pond has not agreed with this proposed minimum rate, which Commissioner Anderson figured out at about \$3.67 per square foot. Restaurant owner Attorney Warren Reams said he would like to have a session with the Board to fully explore the situation, but preferably not today since he was ill. The lease proposal was discussed then Aubert moved the matter be taken up at a special work session Monday, April 1, 1974 at 4:00 P. M. Hadlow seconded the motion which passed. The meeting will be held at the Airport.

The Board approved the hiring of auditors Dalby Wendland and Jensen at a rate between \$1,000.00 and \$1,200.00, and okayed an agreement with the Agriculture Department.

Walt Hall said he had a need for additional space. Spelman said he planned to meet with all tenants in March to discuss space problems.

The Authority also approved an agreement with the Air Force to use the Airport in the time of a national crisis.

The Authority adjourned at 5:19 P. M.

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T. M. Ford, Clerk