

AIRPORT AUTHORITY MINUTES - SEPTEMBER 9, 1974

Those Present: Chairman Harry Colescott, Members Edwin S. Lamm, Stanley Anderson, Lawrence Aubert, Maxine Albers, Larry Kozisek. Airport Manager Jim Spelman, Clerk T.M. Ford, City Manager Harvey Rose.

The Clerk reported the following Resolution was proposed, as adopted by the Mesa County Commissioners at their regular meeting today:

"WHEREAS: through the untimely death of Jack Wadlow, County Commissioner, a vacancy has occurred on the Board of Commissioners for the Walker Field, Colorado, Public Airport Authority; and

WHEREAS: Maxine Albers, a resident of Mesa County and tax paying elector thereof as defined in Section 49-1-4 (6), C.R.S. 1963, as amended has been duly appointed Commissioner.

NOW THEREFORE, BE IT RESOLVED that as directed by ARTICLE II., Section 8 of the By-Laws of the Walker Field, Colorado, Public Airport Authority and by operation of said By-Laws, Maxine Albers is hereby appointed to the Board of Commissioners of the Walker Field, Colorado, Public Airport Authority."

Member Lamm moved for the adoption of the Resolution. Mr. Aubert seconded the motion which passed.

Manager Spelman reported a balance of \$338.52 of receipts over expenditures although he said some \$7,000.00 in funds for the month were received after the end of the month. He had the following check payments for approval: \$833.33 to the Bond Reserve Fund, \$15,673.00 to the City of Grand Junction for expenses of the Airport paid, \$38,550.00 for debt service. Spelman said Revenue Bonds are being paid from Airport revenues. Mr. Lamm moved the checks be paid. Mr. Kozisek seconded the motion which passed.

Mr. Spelman made a report on a number of matters. He reviewed an FAA letter on inspection which, in his words, "faulted everything." He said from this letter he would recommend expenditures for a better I.D. system, the second letter referred to an

inspection on Airport certification, and said the east end of the runway needs renovation. Spelman said this would cost about one million dollars. He said he would discuss the two FAA letters with the FAA officials in Denver.

Mr. Spelman reviewed the proposed construction and renovation of the terminal, and the following bids or cost factors were reviewed: Construction for Western Air Stages, enlargement and glass for deplaning passengers, \$22,622.00, from Price K Corporation, door installation on west side for security, \$250.00 also from Price K Corporation, electrical installation from the City of Grand Junction, \$1,000, Architectural fees from Van Deusen/Porter for \$2,500.00, Frontier Airlines for purchase of the Security Building for \$10,260, move the building by W.R. Hall \$850, hookup utilities with airport crews \$300.00, fence materials and signs \$2,000.00, blue taxi-way lights from National Airport Equipment Company \$2,457.00, rental of ditcher for project \$300.00, new Photo I.D.System \$1,129.50.

With the new space arrangement, Member Anderson wondered if Hall had agreed to rental terms for the new area. Spelman indicated they had not, and Anderson said he wanted the Lease signed for this before the construction begins. Mr. Hall, of Western Air Stages, indicated he would agree to this arrangement.

Architect Porter explained the plan for renovation in detail. He said a new future expansion could be accomplished as what he termed the second phase of his plans at a cost of about \$50,000, providing additional passenger check out-ticket area, and additional waiting space. The plan was thoroughly discussed. Member Lamm was in favor of extending the latest terminal addition to the west to provide more space.

Mr. Spelman reviewed an additional proposal to change the

APCOA Parking Lot, at an estimated cost of \$6,720.00. He reported APCOA wants to increase rates to .35¢ for the first two hours, and 15¢ for each additional hour, with a maximum for 24 hours of \$1.50. Spelman said all the projects he outlined would come to \$50,388.85, which is within the Contingency Budget. Member Anderson then moved that Mr. Spelman be authorized to negotiate with the City on the electrical work. Mr. Lamm seconded the motion which passed. Mr. Anderson then moved the architect fees of \$2,500.00 be approved. Mr. Kozisek seconded the motion which passed. Mr. Anderson then moved approval of purchase of the Frontier Security Building. This motion was contingent on receiving a letter of agreement from Frontier to lease the security area in the terminal. Mr. Lamm seconded the motion which passed.

Mr. Aubert questioned the price quoted on asphalt of \$4.55 per square yard for the APCOA parking lot changes. The Manager will checkout these prices with the county.

Mr. Anderson then moved the following project expenditures be allowed: \$850.00 to move the Security Building; \$300.00 for the hookup of the building; \$2,457.00 for the blue taxi-way lights; \$300.00 for the ditcher rental; \$1,129.50 for the I.D. system, and Mr. Aubert seconded the motion which passed.

Mr. Spelman passed out an expenditure report as of 7-31-74, and said even though several line items would be over-expended, the Airport would be within the overall budget. Several line items over-expenditures were given informal approval by the Board, including expense account and additional furniture.

Mr. Spelman had applications for federal assistance for the following projects: fire fighting vehicles and security fences and security gating. Anderson moved for adoption of the Application

Resolution and Larry Kozisek seconded this motion which passed as follows:

"WHEREAS: The Board of Commissioners, as the governing body of the said Walker Field, Colorado, Public Airport Authority, have undertaken to provide new Crash/Fire/Rescue vehicles and accessories to assure compliance with the Federal Air Regulation, Part 139 and further to undertake a program of security and safety to meet the Standards required by Part 107 of the said Federal Air Regulation and in all such respects to develop and improve Walker Field Airport; and

WHEREAS: The said Board did on June 26, 1974, make request for Federal assistance under The Airport Development Aid Program and by Notice of Preapplication Review Action dated August 15, 1974, has been informed of eligibility for and availability of funds for portions of the said projects and said Board now desire to file formal Application For Federal Assistance

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Walker Field, Colorado, Public Airport Authority to authorize the Chairman to forthwith execute and file on behalf of said Board Application For Federal Assistance for the project Airport Development Aid Project - Crash/Fire/Rescue Vehicles (Quick Response and 1,000 Gallon) and Security Fence (chain link with gating) including all understandings and assurances contained therein and the said Board authorizes the person of its Airport Manager, James Spelman, as official representative of the applicant to act in connection with the application and to provide such additional information as may be required."

Blanket Security Bonds for Jim Spelman in the amount of \$100,000 and Secretary Mary Ann Goodnight in the amount of \$10,000 were okayed on a motion by Mr. Lamm and seconded by Mr. Anderson.

An Equal Opportunity Amendment for the Budget and Avis car rental leases was approved on a motion by Mr. Kozisek and seconded by Mr. Lamm.

Attorney Ashby reported the Hall Condemnation matter is about set and he is hopeful of a quick conclusion. He also reported an error in description on the Hamlin property, earlier acquired by the Authority, but said this would pose no problem. Ashby urged the Authority members to consider the possibility of buying all 30 acres from Hall, and leasing it back to Hall on a long term lease.

Gary Cowan, representing Aeroplane Restaurant owner, Dick Pond, reported he had been negotiating with Mr. Spelman on a new lease, and three of the five different issues had been resolved. He also urged the Board to take care of the public early in the meetings, rather than make them sit for hours towards the end of the meeting. Cowan said one remaining issue is that Pond cannot pay the proposed rate of 7 per cent. Cowan said he and Spelman will either be in agreement by the next Authority meeting on September 23, 1974, or "we'll be in court." Mr. Spelman was asked by Mr. Anderson to outline the five areas of difference, and he did so as follows:

1. Extension of the term of the lease
2. Rental Rate (But on a per cent basis)
3. Vending machine rights
4. Right to occupy the new terminal
5. Exclusive catering service

City Manager, Harvey Rose, spoke to the Authority about the possibility of allowing the Airport to be annexed to the City of Grand Junction. Chairman Colescott said could the fire and police protection be improved and could the controversy as to whether the City Sales Tax be collected at the Airport be cleared up. Mr. Aubert said he was against the annexation of the Airport . . . and he said it wouldn't be right to charge people at the Airport a one or two per cent sales tax.

City Manager Rose said the cost of providing fire protection for the Airport is about \$76,000.00 per year. He said the Airport could be charged on a "per call" basis. He said there are distinct advantages to annexation of the Airport to the City and little advantage to the City. Rose also answered a question from Member Lamm that Horizon Drive, a county road, would be taken into the City. Following a brief discussion Lamm moved the Authority adjourn. Mr. Anderson seconded the motion which passed.