

AIRPORT AUTHORITY MINUTES - SEPTEMBER 26, 1974

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

The Minutes of the meeting of September 9th were approved un-animously as mailed on a motion by Mr. Lamm, seconded by Mr. Kozisek.

Airport Consultant, Greg Isbill, outlined his recommendation as contained in the Preliminary Master Plan. He said airline boardings should increase from the present 200,000 per year to 350,000 by 1984 and 500,000 by 1994, with General Aviation also expected to increase it's activities. He said the Airport is so located to allow orderly growth to meet these demands. He recommended the following future projects . . . lowering and rebuilding the east end of the main runway along with the secondary runway, extension of the main runway to 12,500 feet, location of a new terminal between the tower and Hall's Hanger. He did indicated an alternative to the terminal location might be expansion of the present terminal, with ramp parking on the North, West and East sides of the present terminal. He also cited needs for increased ramp space, extension of the parallel taxi-way, and re-location of General Aviation to the East and South. He also said some future land purchases would be necessary. He put the total cost figure for these improvements at between 14 and 16 million dollars, with the local share between 6 and 7 million dollars. Isbill said he felt the Airport should be termed "Regional" in nature with funds coming elsewhere than Mesa County.

Isbill also unveiled a land use map and plan for the Airport, which recommends areas to be zoned as a protection. He said his

firm recommends no residential housing north of the Interstate, unless what is termed "Avigation" easements are signed. The control zones around the Airport extend beyond the end of each runway to two miles, and are 3/4 mile wide.

The Plan will be brought up at the next meeting of the Authority for acceptance or non-acceptance of the Preliminary Plan before the Final Plan is complete.

Manager Spelman passed out copies of the Preliminary Budget for 1975. The operating budget was shown at \$268,822 compared to expenditures of \$273,060 in 1974. The Capital Outlay Budget, which includes Bond and Interest was shown at \$638,987 compared to \$285,260 this year.

Mr. Spelman said sufficient revenues are available for continuing projects, that with Federal matches the Authority has a spending capacity of \$500,000. He recommended a 29¢ per thousand pound landing fee, and an increase in the gas flowage fees from 4¢ to 5¢ per gallon. He also said the increase in the Budget has his salary the same, with a 5% increase for his secretary and a \$100.00 per month increase for custodians. He said he wished to accelerate the Maintenance Program around the Airport. He also said there was no program shown for Revenue Sharing Funds. The Authority will look over the Budget and act on it at a later date.

Mr. Spelman also reported an Issue to Proceed has been given the Contractor on the Terminal Remodeling . . . he understands a letter of agreement to a lease rental rate of \$8.00 per square foot is forthcoming from Frontier, with the condition that United pay it's fair share. He said he talked with Mr. Aubert and the County Road Department people who now agree the parking

lot paving price is fair.

Mr. Spelman said he and Mr. Pond's attorney, Gary Cowan, have ironed out an agreement for the Aeroplane Restaurant, provided the Authority agree to a rental rate of six percent, rather than 7 percent. The Lease will have a three year review clause, with the first review due in November of 1976. Following a brief discussion Mr. Lamm moved the Authority approve the Lease and Mr. Anderson seconded the motion which passed.

Mr. Spelman said he had received a Contract from Western Air Stages which meets the Authority criteria. Mr. Anderson moved the Lease Contract be approved and Mr. Lamm seconded the motion which passed.

Mr. Lamm recommended the Authority meet in the County Commissioners Room in the Courthouse where there is more room. An informal okay was given this suggestion.

Grand Junction City Finance Director, Vic Vance, said he had been asked by the City Manager to bring up the matter of annexation of the Airport again. Member Lamm recommended more facts and figures, pros and cons, be assembled for the Authority Members before a decision is made. Mr. Colescott said Mr. Rose, Grand Junction City Manager, and Clerk Ford could work up some facts for the Authority.

The Authority adjourned at 5:08 P.M.