

AIRPORT AUTHORITY MINUTES APRIL 9, 1975

Those Present: Chairman Harry Colescott; Members Howard Roland, Lawrence Aubert, Maxine Albers, Larry Kozisek; Airport Manager Jim Spelman, Clerk T.M. Ford

Attorney William Nelson, representing Monarch Aviation, told the Authority an agreement has been reached on a new lease between Monarch and the Authority. He said the Lease is for twenty years with an additional ten year option, with the rental at \$60.00 per acre per month for the first five years, then it goes to \$75.00, with further five year rent adjustments possible. He said Monarch planned to put up a 15,000 square foot building, will retain the Wegner Aircraft Lease area temporarily, and take an option to what is know as Tract "C" to the south. Some other elements to the lease, described by Nelson, included the right of Monarch to discuss leasing the present terminal building if the Airport decides later to lease it to another Fixed Base Operator.

Airport Manager Spelman said the Lease provides a rent increase from \$575.00 a month to almost \$900.00 per month. Member Aubert wondered if the lease provisions would allow the Authority to live with the Master Plan. Mr. Spelman said a compromise was reached with Monarch on the location of their planned new building, and that the Authroity could live with the compromise. Mr. Kozisek moved the Lease with Monarch be approved, and that the Chairman be authorized to sign it. Mrs. Albers seconded the motion which was unanimously adopted.

The Minutes of the meeting of 3/24/75 were approved as mailed on a motion by Mr. Kozisek, seconded by Mr. Aubert and a unanimous vote.

Mr. Spelman said the City bill the past month was in the amount of \$25,323.30, and he also had a check for the Bond Reserve in the amount of \$833.33. Mr. Kozisek moved the paying of these two bills. Mr. Aubert seconded the motion which passed. Mr. Spelman said the first audited Cash and Investment Report was just completed, and it shows the Airport making slightly more than is being expended. Mr. Spelman said accounts receivable still remain an area of concern. Mr. Spelman in other reports to the Board said, passenger boardings are up about 4,000 this year compared to last year . . . efforts continue in the United States Congress through legislation to straighten out the land trade between the Authority and Mr. Bruce Currier, and the City Council and County Commissioners have written a letter to Senators and Congressmen supporting the legislation.

Mr. Jim Kyle, Mesa County Land Use Administrator, reported on preliminary Airport Regulations being drawn up in connection with the Land Use legislation. Mr. Kyle reviewed the critical areas around Walker Field, discussed the possibility of certain zoning to protect the critical areas, and said public hearings on the proposed regulations will be held in June or July.

Mr. Spelman reviewed the priorities in the Master Plan for the first five years, and asked that his reply letter to Member Stan Anderson concerning Anderson's recommendations for some

changes in the 1-5 year Master Plan, be included in the Minutes of this meeting.

Mr. Spelman continued with other reports to the Board. He said the security fencing project is virtually complete . . . the Quick Response C/F/R vehicle will be ready the first week of May . . . delivery on the large unit will be in late summer, and 4-6 persons will be trained to use the new units. Mr. Spelman also said he has hired a bookkeeper, Henry Ferguson, through the C.E.T.A. Program, and Mr. Ferguson was introduced to the Board. Mr. Spelman also said he has met with Four Corner Regional Commission representatives, and Bond Counselors to talk about Airport improvements.

Mr. Spelman also brought the Board up to date on legislation before Congress concerning aid to airports. He said Congress has five proposals before it, and Walker Field would receive about the same Federal Aid from the two major bills. Mr. Spelman said he did favor the A.O.C.I. sponsored Bill which would bring Walker Field about \$400,000.00 in yearly aid. He asked for Board approval to write Colorado's delegation to this effect. Mr. Kozisek moved the Board approve this action. Mrs. Albers seconded the motion which passed.

Mr. Spelman said the Airport is scheduled this summer for installation of the MALSR system, runway (11) approach lighting system. He said to secure this the Airport must give the FAA license to use the property on which this will be installed for a period of 30 years. Mr. Aubert moved the Board adopt a resolution granting this license. Mr. Kozisek seconded the motion which passed.

The Board adjourned at 4:35 P.M.