

AIRPORT AUTHORITY MINUTES
November 4, 1976

Those Present: Vice Chairman Larry Brown, Members Howard Roland, Maxine Albers, Robert Van Houten, Airport Manager Jim Spelman, Clerk T.M. Ford

Mr. Brown acted as Chairman of the meeting in the absence of Chairman Lawrence Aubert. This is a reconvened meeting from October 28, 1976.

The Board informally okayed the Minutes of the September 23, 1976 meeting. Mr. Spelman gave a Treasurer's Report, saying that total cash accumulation now amounts to \$34,443.29, but this money will be used up in the terminal electrical project. Mr. Spelman also gave the Board a report on cash investments and accounts receivable. He explained an accounts receivable from the FAA in the amount of \$214,908.93 represents the 1971 ADAP Project and that an application has been filed with the FAA for these funds. Mr. Brown expressed concern about an accounts receivable for Walt Hall in the amount of about \$5,400. Mr. Spelman explained that a suit has been filed against Hall for the receivable, and he will propose a settlement before going to trial. Mr. Brown said he would feel better about the debt if Mr. Hall were paying something on a regular basis. Mr. Roland asked about the Pond receivable in the amount of \$7,323.29. Mr. Spelman said he was not pressing for collection, but would have a proposal regarding a remodeling project at the restaurant.

The Authority then discussed what action, if any, to take regarding the Hall debt, and Mr. Van Houten made a motion that whatever the rent space payment is, he wants it paid. Mr. Roland seconded the motion. Mr. Spelman suggested he tell Hall to pay the rent, or vacate the space. Following further discussion Mr. VanHouten amended his motion to include not only the rent debt, but debt owed for landing fees. Mr.

Roland seconded the motion. Mr. Spelman suggested the Authority give him another month, and then take some firm action. Mr. VanHouten withdrew his motion, with the stipulation that Mr. Spelman demand that all Hall's debt be paid by the next meeting of the Authority. Mr. Roland also withdrew his second of the earlier motion.

Mr. Spelman said he planned renegotiating the Aeroplane Restaurant Lease with Mr. Pond. He suggested the rate be 4% with some added rates for lights and rent, and that Pond preferred a 6% rate for the catering service. The Authority discussed this possibility, after which Mr. VanHouten moved that Mr. Spelman negotiate a three year extension of the restaurant lease at the same rate now in existence. Mrs. Albers seconded the motion which passed. Mr. VanHouten also said he would like to see the past due debt in the amount of \$7,323.29 paid within the next three years. Mr. Spelman said he would like to have the Authority do some remodeling at the restaurant and he pays for this in lieu of the debt. The Authority members discussed this and it was informally decided to let Mr. Spelman work this out and report at the next meeting.

Mr. Spelman presented the accounts payable which covered 2½ months, including December Revenue Bond Payment. Mr. VanHouten moved these bills be paid. Mrs. Albers seconded the motion which passed. (List attached and incorporated herein)

Mr. Spelman outlined his proposed budget for 1977, which calls for additional personnel including an Assistant Airport Manager, and two more maintenance people. He said the airport is now self sufficient and he would need no revenue sharing or other money from outside sources. It was decided the Budget would be considered at a special advertised budget hearing to be held on December 6 at 7:30 p.m.

Mr. Spelman presented the revised Rules and Regulations setting rates and charges with changes made as requested at the last meeting, Mr. Van Houten moved for adoption of the Resolution and the Rules and Regulations, which will be effective 20 days after adoption. Mr. Roland seconded the motion. The vote was as follows: Mr. Roland, yes; Mrs. Albers, yes; Mr. Brown, yes; Mr. Van Houten, yes; (copy of the Resolution is attached). Mr. Spelman reported that two car rental agencies want to use the reservation board and he recommended approval. Mrs. Albers wondered if they would pay the 10% fee, the same as the others. Mr. Spelman said they would on the basis of the uniform rates just adopted but Mr. Spelman said he also recommended a use agreement be drawn up and accounting procedures be set up for these two car rental agencies. Mr. Van Houten moved for approval of this, Mrs. Albers seconded the motion which passed.

Mr. Spelman said he wrote a letter to all airport tenants asking their help with the parking problem under the canopy and that so far it has worked very well. He said he did not feel the parking problems can be solved by towing away vehicles. Mrs. Albers suggested Jim write a letter to the tenants thanking them for their assistance.

Mr. Spelman reported to the Authority the FAA did not give the Authority a Grant Agreement by the September 30, 1976 deadline, so the discretionary funds probably won't be available for the airport, but that the projects have been given approval. He said bids have been taken on these projects. The low bids were: For the fencing, Taylor Fence Company in the amount of \$45,715; for the fire bay, Price Construction in the amount of \$146,671, and the low bid on the taxiway paving was Corn Construction in the amount of \$427,375. He said the FAA has okayed the fencing and paving projects but suggested a redesign

of the fire bay. Mr. Spelman said this was done and the project was rebid with Sperber-Gray the lowest firm submitting a bid in the amount of \$127,700. The Board discussed the bids and the fact that two county projects done by Sperber-Gray ran very long.

Mr. Roland moved the three low bids be accepted, and contracts awarded for the projects. Mr. Van Houten seconded the motion which passed.

Mr. Spelman said the Grant Application may be delayed due to three difficult conditions being sought by the FAA, one condition concerned a layout plan submitted earlier that the Authority would not sign, the second condition is in regard to the land use plan and whether it qualifies, and the third condition is whether the airport meets FAA accounting procedures. Mr. Spelman said the Application has been submitted for the payment. Mr. Spelman also said the Airport is entitled to just under one million dollars in ADAP funds, but that there may be difficulty in getting it.

He also reported the airport crash truck won a parade trophy, and that he had been appointed to a State Bar Association Committee for Administrative Law. Also pictures of the Denver Fire School were shown.

The Authority discussed briefly a written proposal from the Chamber of Commerce that an aviation oriented Board be set up to run the airport. No decisions were made on this matter.

The Authority adjourned at 5:45 p.m.