

AIRPORT AUTHORITY MINUTES
November 22, 1977

Members Present: Chairman Larry Brown, Members Maxine Albers, Larry Kozisek, Howard Roland, and Errol Snider. Airport Manager Jim Spelman, Clerk T. M. Ford. Also Mr. Tom Fisk of APCOA Parking, Dennis Lowery - Chairman of the Chamber Aviation Committee, and Mr. Greg Hoskin.

The Minutes of the last meeting were approved with one correction. On page one, paragraph 3, line 12 should read as follows: "Minutes to one (1) hour 35¢, 20¢ for each additional hour, with a". Making the motion for approval of the Minutes was Mr. Roland and Mrs. Albers seconded the motion which passed unanimously.

Mr. Greg Hoskin appeared to discuss the proposed lease extension for Bynums, operated by Mr. Richard Smith. Two areas of the proposed lease remained in question, the space situation and a paragraph that dealt with the Authority purchasing reading material it did not deem suitable for the Airport. Mr. Brown said the Authority had visited the area and had talked of the possibility of moving the gift shop to the west and relocating the main doorway to the east, so the restrooms could be remodeled and expanded, and the gift shop would have about the same space it now has. Mr. Hoskin said this would be no problem as long as the space remains the same. Mr. Spelman said there were three possible new space arrangements that had been outlined by the Architect, and all would provide about the same space as the gift shop now had, plus or minus 10 percent. Mr. Roland moved the Authority approve the space portion of the lease, providing the same space as now for the gift shop, plus or minus 10 percent.

Mr. Snider seconded the motion which passed.

The disputed clause regarding buy back of possible unsuitable reading material was then discussed. Mr. Snider said he was concerned this might happen and the same material might appear again in the store. Following a brief discussion Mr. Kozisek moved the clause be approved as it now is written. Mr. Snider seconded the motion, explaining that the Authority will assume that if the material is removed and purchased by the Authority because it cannot be returned to the supplier, the material will not reappear in the store. The vote on the motion was unanimous. Mr. Snider then moved for approval of the lease in its amended form. Authorizing the Chairman to sign the lease. Mrs. Albers seconded the motion which passed. Mr. Spelman suggested the length of the lease be two years and four months, so it ends at the end of a ski season, as before, and all agreed.

Mr. Tom Fisk appeared to discuss his new proposal to renovate the parking lot and extend the APCOA Lease for five additional years, which has two years yet to run. Mr. Kozisek said he was reluctant to grant a seven year lease on parking at this time, that the Airport Authority needed as much flexibility and as many options as possible. Mr. Roland said he felt the lot should be moved to the South and East, making it larger. Mr. Brown asked Mr. Fisk if APCOA would cooperate with the Authority if the Airport renovated the lot at airport expense, and Mr. Fisk indicated they would. Mr. Kozisek then moved that the Authority not consider the APCOA proposal, but that the Authority do consider additional improved parking at the Airport. Mr. Roland

suggested an engineer look at possible renovated parking, but that he did not want to fully eliminate APCOA. Mrs. Albers suggested cost figures be arrived at before a decision is reached. Mr. Kozisek said he was most against a five year lease extension. Mr. Roland then seconded the motion, with the idea that APCOA would not be eliminated from further consideration in the parking renovation. Mr. Snider suggested that he agreed with Mrs. Albers that cost figures should be available before making a decision. The motion then passed 3-2 with Mr. Roland, Mr. Kozisek and Mr. Brown voting yes and Mrs. Albers and Mr. Snider voted no. Mr. Brown suggested that Mr. Spelman come up with some plans for additional and improved parking, and that Mr. Spelman work with Mr. Fisk on the plans.

Mr. Fisk then asked the Authority for approval to adjust the rates upward, effective January 1, 1978. He said operating costs are way up, and the new minimum wage will also add to the costs. Mr. Brown suggested this be considered in the Spring and Mr. Fisk agreed.

The Board then reviewed the proposed preliminary 1978 Budget. Mr. Spelman explained the landing fees will have to be renegotiated in 1978, and he said the Airport revenue has gone from \$282,000 in 1973 to an expected \$443,000 in 1977, but further revenues will be needed to handle expected capital projects over the next few years. He said the present landing fee of 29¢ per thousand pounds should probably be raised to 39¢ if the Airport is to have adequate funding to accomplish these projects. He said a cost center analysis shows the airfield is

not paying its way and he could justify 41¢ as a landing fee for the certificated air carriers. Mr. Roland wondered if there was any justification for charging both a landing fee and fuel flowage fee of 4¢ per gallon, and Mr. Spelman said he felt probably not under the current prorating formula. The Board discussed the need for the higher landing fees, what other airports charged, the airports revenue from fuel flowage fees and then agreed informally that Mr. Spelman should use the 39¢ charge as a starting point in the airline negotiations.

The Board then reviewed the preliminary budget by line items. Mr. Brown wondered if the Security Policeman could not be near the baggage check out area when not needed for passenger check ins, and this was discussed. Mr. Spelman was to check with Police Chief Vander Took on deciding what duties could be assigned to the Security Policeman. The Budget will be considered once again on December 22, when it will be up for final adoption.

Mr. Spelman said he had a proposed contract with Vanderwood and Henry, Architects, for the remodeling of the restroom and restaurant and relocation of the Bynums Gift Shop, with a fee not to exceed \$3,000.00. Mr. Snider moved the Authority enter into the Contract, not to exceed \$3,000.00. Mr. Albers seconded the motion which passed.

Mr. Spelman said the Colorado Attorney General has entered the law suit against the FAA as a friend of the Court, and will join with the Airport in arguments. He said this was a good thing to have the Attorney General's help, and the Authority would have to reimburse the Attorney General for time spent

preparing briefs, at a cost of between \$1,000 - \$2,000.

The Accounts Payable were discussed, and several were questioned. Mr. Snider suggested that future Accounts Payable listing show what the payment is for as well as the vendor name. Mr. Roland moved for payment of the bills. Mr. Kozisek seconded the motion which passed.

Mr. Spelman reported the Passenger Enplanements probably will match last year, even with a slow ski season, and filled the Board in on what is termed the Colorado Ski Points Investigation with the Civil Aeronautics Board which involves ski flights from Denver to ski areas, and may well involve other areas if Aspen Airways is granted its wish to do so, including Grand Junction. Mr. Spelman said Walker Field could be affected, and asked for permission to prepare a motion to enter the case, and wait for further developments. Mr. Brown wondered what might be at stake, and what affect this might have and Mr. Spelman said at this early stage it would be difficult to tell.

Mr. Spelman said the selection committee for an Assistant Airport Manager interviewed three new applicants, and he felt a Mr. Paul Bower, now with the CAB as a Staff Analyst, should be offered the position at \$15,260.00 per year, as a Management Trainee, with a promotion to the position of Assistant Manager if all works out. There was discussion of whether to offer a higher salary and get a trained Assistant Manager, or go with Mr. Bower as outlined by Mr. Spelman. It was informally decided to hire someone that Mr. Spelman feels comfortable with.

Mr. Spelman also reported the Airport continues to make