

AIRPORT AUTHORITY MINUTES  
December 29, 1977

Members Present: Chairman Larry Brown, Members Errol Snider, Howard Roland, Maxine Albers, and Robert Holmes. Airport Manager Jim Spelman, Clerk T. M. Ford. Chamber Representatives D. S. Dykstra, and Dennis Lowery.

The Minutes of the last meeting were approved on a motion by Mr. Roland, seconded by Mr. Snider and a unanimous vote. Mr. Roland did ask for a clarification of the statement found on line 2, page 4. Mr. Roland said he intended to ask if the landing fee and 4¢ per gallon gas flowage fee would be equivalent in revenue for a commercial plane landing at Walker Field, not whether there was justification for charging both the landing fee and fuel flowage fee, as the minutes stated. The proposed 1978 Budget was reviewed. Mr. Spelman explained the salary increases for all personnel were equivalent to what the city had granted. Mr. Brown indicated this was true but that City Department Heads had received separate consideration. Mr. Roland said he felt Mr. Spelman should be granted a higher raise. Following a short discussion, Mr. Roland moved that Mr. Spelman be granted an 11 percent salary increase and that the Budget be changed, as necessary, to reflect this increase. Mr. Holmes seconded the motion which passed unanimously.

Mr. Brown then opened a public advertised hearing on the proposed 1978 Budget. Mr. Dennis Lowery, Chairman of the Chamber Aviation Committee, inquired as to whether this Budget still had some \$70,000.00 in revenues over expenditures. Mr. Spelman said the latest figure was slightly over \$88,000.00, but this would depend on the final landing fee arrived at with the Airlines. Mr. Lowery inquired if there were any funds in the Budget for a new Terminal, and Mr. Spelman answered that present plans call for the new Terminal to be built by

1983. Mr. D. S. Dykstra, President of the Chamber, said the past Saturday had been most chaotic at the Airport, that parking was a tremendous problem, the Terminal was jammed, and he said he believes the Terminal should be built much sooner than 1983. Mr. Dykstra urged the Authority to begin making plans for a new Terminal now, and said the Chamber would do everything possible to help. This was followed by a lengthy discussion in which the two Chamber Representatives urged faster consideration of a new Terminal...stating it should be the number one priority. Mr. Dykstra said the Terminal would fill up with tenants if constructed soon and help pay for itself.

Mr. Spelman said there are other priorities that are more pressing than a new Terminal, including more ramp space. Mr. Roland said he questioned whether the Airlines would rent and pay for additional space if a new Terminal was built at this time. Mrs. Albers said she felt some method could be found to build a new Terminal sooner than 1983, and suggested the business community be canvassed to see who might wish to rent terminal space. Mr. Spelman cautioned that the Airport should not compete with others in the rental business, but rent only to Airport oriented businesses. Mr. Snider also indicated he felt the Terminal might be started and completed sooner than 1983, and Mr. Holmes said he felt the Authority was committed to a new Terminal as soon as possible. Mr. Brown said he felt it was up to the Authority to determine the timetable for a new Terminal. It was decided the Authority would meet soon in a special session to discuss the timetable for a new Terminal.

Mr. Brown then asked for other Budget comments. Mr. Spelman explained that \$40,000.00 was in the Budget to pay for parking

improvements, and that he planned to ask APCOA to submit some new plans for parking improvements and expansion.

Mr. Snider moved the Budget, as amended, be adopted. Mrs. Albers seconded the motion which passed unanimously. The Budget calls for expenditures of \$2,777,496.00, with a breakdown as follows: Administration \$88,136.00; Maintenance \$105,825.00; Utilities, Insurance and Security \$99,839.00; Debt Service \$159,776.00; and Capital Acquisitions \$2,323,920.00. (You will have to make correction to Administration for Jim Spelman's salary.)

The Board then further discussed possible improved parking, including the possibility of expanding the lot to the south, and the placing of a culvert along the west roadway for bus parking, but decided against short range solutions.

Mr. Spelman reported the signed new Gift Shop Lease has been mailed to tenant, but not returned. He also presented an Agreement with Architects Vanderwood and Henry for the restrooms, Restaurant kitchen, and Gift Shop remodeling. Mr. Roland moved for approval of this Agreement, which will cost a top of \$3,000.00 Mr. Snider seconded the motion which passed. Mr. Spelman then presented a Re-Imbursal Contract with the Attorney General's Office with a maximum expenditure of \$2,000.00 for legal services in the Authority's suit against the F.A.A. Mr. Holmes moved for approval of this Agreement. Mr. Roland seconded the motion which passed.

Mr. Spelman reported he met with representatives of Boettcher and Company, and that they have selected Greg Isbell to draw up a Bond prospectus for the next three to five years, so the planned ramp extension, taxiway extension and other projects can be financed. He

explained the Airport must have 130% of Principal and Interest plus O & M revenue to qualify for any new Bond issue. The cost for the prospectus would be a lump sum of \$3,000.00. Mr. Snider moved approval to proceed, and to have the Agreement ready for the next meeting. Mr. Roland seconded the motion which passed.

The Board reviewed bids for a new dump truck, opened November 29, 1977, and in which Fuoco Motor Company was the low bidder in the amount of \$15,076.00, with the total expenditure of \$17,038.00 expected with sander and hydrolic attachments. Mr. Spelman explained the truck would be used for sanding, blading snow, and to carry dirt for edge control in the summer months. Mrs. Albers moved for acceptance of the Fuoco Bid. Mr. Roland seconded the motion which passed.

The Accounts Payable list was discussed and several items questioned. Mr. Brown wondered if some of the items couldn't be bid out and better prices received for some services. Mr. Spelman said he felt they could and when the Assistant Manager is on Board, about mid-January, this will be done. Mr. Roland moved for approval of the Accounts Payable in the amount of \$82,815.22. Mr. Snider seconded the motion which passed. (Copy attached)

The next Agenda item pertained to the possible purchase of an annuity with the funds received for the B.L.M. Lease, in the amount of \$37,544.00. Mr. Spelman said the Airport would have to invest an additional \$5,900.00 of its funds to assure the annuity would bring in the desired \$3,531.00 for a 20-year period. Several of the Authority members questioned whether the annuity would bring in the most dollars over the period of the investment. Mr. Roland moved the matter be tabled until an opinion is received from Attorney

Gerald Ashby on where these funds could legally be invested.

Mr. Snider seconded the motion, adding he would like to have Mr. Ashby discuss some other investment alternatives. Following some more discussion, a vote on the motion was taken. Mr. Snider, Mr. Roland, and Mr. Holmes voted in favor of the motion. Mrs. Albers voted against the motion, which passed. It was decided informally that the Board would discuss this in more detail at a Special Meeting.

Mr. Spelman said the Colorado Ski Points Investigation by the C-A-B has been expanded to include Grand Junction, and he planned to attend a pre-hearing conference on January 11, 1978.

Mr. Spelman requested permission to write a letter to the F.A.A. Real Estate Section telling them the Authority would not grant permission to use Room 301 for a training room. This would be in answer to a letter from Mrs. Thomas Guerts, that requested the space for the F.A.A. for that purpose. Mr. Snider moved Mr. Spelman be authorized to send the letter denying the space to the F.A.A. Mrs. Albers seconded the motion which passed.

Mr. Spelman next presented a Letter of Agreement with the Police Department on security. He said the exact amount of the Agreement has not yet been set. Mrs. Albers moved for ratification of the Agreement, with the corrected amount. Mr. Roland seconded the motion which passed.

The Board next discussed a letter from the F.A.A. Security Branch Chief Don Blazer, which advised the Board a gate near Monarch Aviation had been observed open and in violation of the Security Regulations. It was decided that Board members Howard Roland and Larry Brown would visit with Monarch Owner John Pabst to see if

Monarch would cooperate and make certain the gate is kept closed or guarded.

Mr. Spelman reported that the B.L.M. wants a Gas Line Easement. Mr. Roland moved this be granted. Mr. Snider seconded the motion which passed.

Mr. Spelman reported passenger boardings will surpass last year, and that the Authority is expected to end the year with a surplus of so far \$87,864.00, which will be invested.

The Authority decided to meet for lunch and an afternoon meeting on January 25th, to discuss the timetable for the Terminal, parking problems, and other matters, including investment of the B.L.M. funds. All tenants will be invited to the meeting.

Mr. Roland wondered about the 1041 Area of Influence around the Airport as adopted by the County Commissioners, and it was decided this would also be discussed at the January 25th meeting.

Mr. Spelman said he wished to draw money from the Reserve Fund and allow Mr. Jim Hill of Boettcher and Company to purchase government securities with the money, so appropriate withdrawal cards need to be signed. Mr. Snider moved for approval of appropriate signatures. Mr. Holmes seconded the motion which passed.

The Authority adjourned at 10:50 P.M.