

AIRPORT AUTHORITY MINUTES
February 23, 1978

Members Present: Chairman Larry Brown, Members Robert Holmes, Howard Roland, Mrs. Maxine Albers, Errol Snider, Airport Manager Jim Spelman, Clerk T.M. Ford, Assistant Manager Paul Bowers.

Mrs. Albers moved for approval of the Minutes of the last meeting on January 26, 1978, with one minor spelling correction. Mr. Roland seconded the motion which passed.

Mr. Spelman reported airline passenger boardings for the month of January 1978 were up 2,410 over 1977, and increase of 21%. Mr. Brown suggested future reports include 1976, 1977, and 1978, or the current year plus the past two years. Mr. Spelman also indicated passenger boardings the past several years have followed the national average.

The Accounts Payable for January were reviewed, and several individual bills were questioned. Mr. Roland suggested utility bills might be the subject of a conservation program similar to the State of Colorado. Mr. Spelman indicated that with Mr. Bowers aboard that measures will be taken to do so. Mr. Roland moved for payment of the bills in the amount of \$25,362.51. Mr. Holmes seconded the motion which passed.

A letter from Auditor Toft, DeGrassi and Company was discussed. The letter indicated if the Board wished to retain their services for the 1977 audit, an engagement letter would be submitted. Mr. Snider moved the auditor be asked to submit a letter of engagement, including a fee estimate, to the Authority for review, and possible approval if the fee is in line. Mrs. Albers seconded the motion which passed.

The Board reviewed a Deed to the Curriers, which would

end a long standing land exchange between the Authority and the Curriers. Mr. Spelman said one aspect of the Deed did not meet the approval of the Curriers attorney. This clause would allow any hazard on the land to be removed at the Curriers expense. Spelman said the land in question would not be in a landing path, and probably would never constitute a hazard. He said the Deed could be changed to satisfy the Curriers attorney, but it would not be favored by the F.A.A. and the Authority could see what action the F.A.A. then would take. Mr. Brown suggested that Authority Attorney Gerald Ashby take the Deed to the Curriers, and see if they will accept. Mr. Holmes so moved and added the Chairman be authorized to sign the Deed if the Curriers accept it. Mrs. Albers seconded the motion which passed.

Mr. Spelman presented a telephone easement for the BLM, which he said had no conflict or problems. Mr. Roland moved for approval of the easement, and to authorize the Chairman to sign. Mrs. Albers seconded the motion which passed.

Mr. Spelman then brought up an F.A.A. notice that the fence near Monarch Aviation has been found open on two occasions, which is in violation of the security regulations that a \$750.00 fine has been imposed on the first violation, while the second violation is being investigated.

Mr. Brown and Mr. Roland reported on their meeting with Mr. John Pabst of Monarch, in which they advised Monarch the gate must be closed. They said they felt there might be a misunderstanding as to ^why Monarch did not close the gate, and

showed a letter he had written to Monarch last October urging the gate be closed at all times. Mr. Spelman said the Authority could decline to pay the fine and force Monarch into Civil Court so they would have to pay the fine. He said there is evidence the Authority took measures to keep the gate closed. Mr. Brown said he did not feel it was worth the fine figure, \$1,750.00 (for both violations), to go to Court. He said he'd rather try to show the F.A.A. that the airport had taken measures to close the gate, and try to collect the fine from Monarch. Mr. Snider said he agreed with this approach. Mr. Roland said he agreed except he felt the Authority might have to go to Court to force Monarch to pay the fine. Mr. Brown said he felt the Authority should pay the fine, then get the money from Monarch.

Mr. Roland wondered the seriousness of the perimeter gate being open frequently, and Mr. Spelman said this is not as serious a violation.

Mr. Holmes said he agreed with Mr. Brown and that the fine eventually should be paid by Monarch. Mr. Brown said he would suggest that Mr. Spelman write the F.A.A. a letter asking for leniency on the fines since the Airport did try to take measures to keep the gate closed. Mr. Snider said he would make that into a motion, adding that the Airport pay the fine, if levied. Mrs. Albers seconded the motion and it passed.

Mr. Roland then moved that Monarch be notified of this action, and that Monarch be told the airport will take what-

ever action is necessary to collect the fine from them if it is levied. Mr. Holmes seconded the motion. The vote failed with Mr. Holmes and Mr. Roland voting yes, Mrs. Albers, Mr. Snider and Mr. Brown voting no.

A short discussion followed, then Mr. Snider moved that the Authority adopt a policy to pass along fines assessed for security violations to tenants if they are actually responsible, and put this into future leases, as well as notify all tenants of this fact. Mrs. Albers seconded the motion which passed.

Mr. Roland said he still felt Monarch should be made aware of the action taken by the Authority and let them know they expect to pay and he made this in the form of a motion, seconded by Mr. Holmes, with Mr. Brown, Mr. Roland and Mr. Holmes voting yes and Mr. Snider and Mrs. Albers voting no. The motion passed.

Mr. Brown suggested Mr. Spelman write a polite, firm letter to Monarch. Mr. Brown then suggested the Authority deal with what to do if Monarch continues to allow the gate to be left open. Mr. Holmes then moved that if this occurs that the Airport Manager take whatever action necessary to close the gate. Mr. Spelman said he would rather come back to the Board for action if this occurs. This motion died for lack of a second.

Mr. Spelman then reviewed a letter from the F.A.A. in which they urged adoption of a special resolution by the City and County indicating the two entities would accept

responsibility for the Authority in case of dissolution, or default. Spelman said this could be sent to the City and County for their action, and that it did not indicate co-sponsorship by the City and County of the ADAP grant for 1978. Mr. Brown said he was concerned that this got back to the point of the F.A.A. telling the Colorado Legislature and the City and County what they had to do to get a grant. Mr. Spelman said if these resolutions are passed the F.A.A. will have no excuse not to approve the Grant, and the Authority still has a good chance to win the court case that would void any need for City-County cosponsorship. The Board took no action other than to indicate that Mr. Ashby should take the Resolutions to the City and County.

Mr. Spelman gave a Treasurer's Report which indicated the Accounts Receivable at \$129,031.77, with much improvement of those over two months old.

Mr. Spelman also asked for approval of a supplemental tower lease which gives the Authority extra space they requested. Mr. Roland moved for approval of this lease. Mrs. Albers seconded the motion which passed.

A Resolution was presented that changes the meeting place to Mr. Spelman's office in the tower. Mr. Brown suggested an additional meeting per month . . . with the Authority meeting with the tenants one month, and having a work session the next month. It was decided to have this extra meeting the second Wednesday of each month. Mrs. Albers moved for adoption of the Resolution changing the meeting

place to the tower room. Mr. Snider seconded the motion. A roll call vote was taken. Mrs. Albers, Mr. Snider, Mr. Brown, Mr. Holmes and Mr. Roland all voted in favor of the Resolution.

Mr. Brown suggested the Authority talk about future development. He said he felt the Authority took a position some time ago to build a new terminal when funds became available. Mr. Snider said he felt with additional staff now on board that the Authority should take leadership, and look aggressively for funds to build a new terminal with construction hopefully to start by 1980.

Mr. Brown said the City has been looking to possible four lanes on Horizon Drive and that need arose through new construction on Horizon Drive by companies involved in energy development. He said he felt a case could be made to receive oil shale funds for this project, and also at the airport. He suggested data be collected from motels, and Horizon Drive businesses to prove that oil shale and other energy development is impacting Horizon Drive and the Airport. Mr. Snider agreed and said if proper homework is done then a request for oil shale funds would be in order. Mr. Brown said a number of sources are available for data including fixed base operators at the airport, motels, E.R.D.A., and others. Mrs. Albers said travel agencies could also provide information.

Mr. Roland wondered how long it might be before a second runway is needed and Mr. Spelman said this is not included in the 20 Year Master Plan. Mr. Brown also wondered if the present terminal could not be used as an overflow terminal

on busy days. He also asked if the Board is ready to commit to a program to try to begin terminal construction by 1980.

Mr. Spelman suggested inquiries be made with the National Energy Research Center on a possible solar heat pilot project for the terminal.

Mrs. Albers then made a motion that the Authority take a positive, aggressive approach to break ground on a new terminal in 1980, or sooner, and investigate a model solar energy building and look at all possible financial sources for funds, as well as document the energy impact. Mr. Snider seconded the motion. Mr. Holmes suggested adding to the motion that the Authority establish and maintain the Airport as a regional airport and the addition to the motion was okayed. The entire motion then passed unanimously.

Mr. Roland asked what progress is being made on parking improvements. Mr. Spelman said air photos have been received and he would be asking for help from the City Engineering Department for a large drawing of the parking area. Following a short discussion, Mr. Snider moved that plans be readied for parking improvements within 60 days. Mr. Roland seconded the motion which passed. It was hoped that the City Engineering Department and County Road Department could cooperate in doing the project to keep costs down.

The Board then discussed whether it would be wise to let the Architect go ahead with plans for restroom-restaurant remodeling, and then informally decided it would be okay, even if the project is not done this year since the plans could be used later and the project would definitely have to be done some-

ACCOUNTS PAYABLE
February 1978

Check No.	Description Of	Amount
1936	N.W. Chapter AAAE (1978 Membership)	\$ 7.50
1937	Arrow Glass	3.78
1938	Mesa Sanitary Supply (rugs and supplies)	407.98
1939	Whitewater Sand and Gravel	480.00
1940	Central Electrical Distributors	332.28
1941	Bill's Body Shop	22.50
1942	North American Reporting	11.32
1943	Avis (tire repair)	1.50
1944	Simmons Lock and Key	173.20
1945	Denning Lumber	25.44
1946	Independent Lumber	179.09
1947	APCOA (Jan. parking reimbursal - rest.)	106.35
1948	Kaman Bearing	23.64
1949	G. W. Arnold (paint solvent)	13.05
1950	Grand Valley Rural Power	1,967.03
1951	Millers Answering Service	35.00
1952	Arrow Refrigeration	20.00
1953	VOID (reissue Ck #1976)	
1954	Mt. Garfield	214.90
1955	Intermountain Office Supply	2.95
1956	U.S. Welding	23.37
1957	Gibsons	3.59
1958	Ratliff's (chair, office supplies)	181.67
1959	North Avenue Furniture (carpet)	789.66
1960	Eastgate Vacuum (Steamex)	817.00
1961	West-Col Paging	23.50
1962	NCR Corporation (check printing)	77.59
1963	Meridian Security	58.50
1964	Temporary Services	56.25
1965	Cordray	84.50
1966	Corn Construction (snow removal)	604.00
1967	Valley Refuse	78.65
1968	Public Service	1,009.07
1969	Slope Auto	30.98
1970	City of Grand Junction (water line repair)	154.09
1971	Mountain Bell	163.01
1972	City of Grand Junction - sewer	60.95
1973	Jim Spelman - Transportation Allowance	100.00
1974	Valley Federal - Bond Reserve	833.33
1975	Plateau Equipment	39.32
1977	City of Grand Junction - January Bill	15,556.85
1978	First National Bank - Petty Cash Account	205.48
1976	Lens Rent All	54.00
1979	Roberts Electric Motor	25.09
1980	Gibsons	13.88
1981	Montgomery Wards	71.14
1982	Ute Water	195.93
1983	Arrow Trophies	23.60
		\$25,362.51

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WALKER FIELD, COLORADO,
PUBLIC AIRPORT AUTHORITY

RESOLUTION

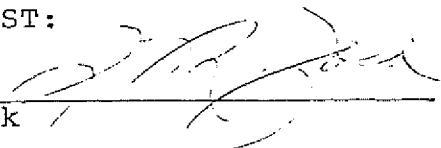
AMENDING BY-LAWS TO CHANGE MEETING PLACE FROM COUNTY COURT HOUSE ANNEX TO THE THIRD FLOOR OF THE TOWER BUILDING AT WALKER FIELD AIRPORT.

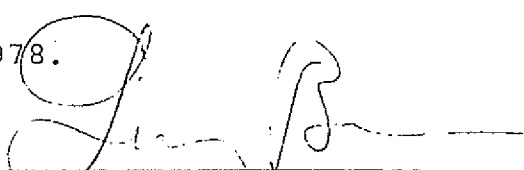
PURSUANT to Article IX. AMENDMENTS., of the By-Laws of the Walker Field, Colorado, Public Airport Authority, the following Amendment to the said By-Laws is submitted and RESOLVED by the affirmative majority vote of all the Board of Commissioners at Regular Meeting on date noted below to strike from the said By-Laws in its entirety "Section 3. REGULAR MEETING" and in its place substitute the following:

Section 3. REGULAR MEETING. Regular meetings of the Board of Commissioners shall be held at the Third Floor of the Tower Building at Walker Field Airport, in Grand Junction, Colorado, for the purpose of transacting any business that may come before the meeting. Unless cancelled, a meeting shall be held on the fourth Thursday of each calendar month commencing at 7:30 p.m. If the day fixed for such meeting shall be a legal holiday in the State of Colorado; such meeting shall be held on the next succeeding Thursday. If a quorum as defined by Section 6 below is not reached at a regular meeting any single member of the Board may recess such regular meeting to reconvene at a later time, which time of reconvening shall not be longer than a week plus one day from the time of recess.

All business of the Board shall be conducted only during such regular meetins or at special meetings hereinafter provided for, and all such regular, regular reconvened and special meetings shall be open to the public.

So amended this 23rd day of February, 1978.

ATTEST:

Clerk


Chairman