

WALKER FIELD AIRPORT AUTHORITY
REGULAR MEETING
May 25, 1978

Members Present: Chairman Brown; Commissioners Robert Holmes, Larry Kozisek and Maxine Albers. Airport Manager Jim Spelman, Assistant Manager Paul Bowers, Acting Clerk Mary Ann Harms

The meeting was called to order by Chairman Brown. The Minutes of the April 27 meeting were corrected then approved on a Motion by Larry Kozisek and seconded by Maxine Albers and passed unanimously.

Jim Spelman reviewed a letter from COG regarding the granting of State Trust Fund Monies to fund the 18" water line. It was suggested that the Board be kept informed to insure that the line runs into the airport meter vault. \$198,000 was appropriated to fund a transportation study through the State Highway Department and it was recommended that through the COG representative on the Board, Larry Kozisek and Maxine Albers, the Walker Field Staff should be put at the disposal of the Highway Department so they are included in the study. Larry Kozisek suggested that Mr. Spelman contact John Fernandez, who will write the contract with the State Highway Department, and let him know that Walker Field would like to be included in the study.

Chairman Brown said that the research and writing of a presentation of the Walker Field position in needing oil shale impact monies should be put together and he would like a report on the progress at the next regular meeting. The time to begin going after money for 1980 is now. Larry Kozisek said the Oil Shale Trust Fund monies should be sought after and Mr. Bowers said he would prepare a report for the next meeting and a presentation

for the oil shale committee in the fall. Commissioner Albers said she felt the only real chance Mesa County had for Oil Shale Impact monies would come from the Airport. The other oil shale impacted counties were far outstripping Mesa County in receiving appropriations of funds and the airport should go all out in their bid for some of these monies.

City Engineer, Ron Rish, in conjunction with Frank Brown, from Air Photo Surveys, presented Plan 1 on the frontside renovation as requested by the Commissioners at the last meeting. The plan provided 127 units for rental car parking, 449 units for public parking, close to terminal parking for the elderly and handicapped, and removable chained areas for expanded winter parking. After lengthy explanation of the plan the dollar amounts were placed on the various areas with the total cost being approximately \$570,000, of which the largest single item was \$234,000 for the paving. Various phases and costs were discussed and the dollar amount of \$70,000 was placed on the project. The engineers are to meet with Maxine Albers and Larry Kozisek and see if a compromise plan or pared down version of Plan 1 could be presented at the next meeting to be held the second week in June.

Mr. Spelman said that he had met with Jack Pepper and Mr. Wallace and a full disclosure letter on the bonds would be sent along with the proposals for the indentures. They are in the process of rewriting them and would be resubmitting them for Mr. Spelman's approval. It also appears that June 13th will be the date for signing the indentures. Advertisement for the Special Meeting should be made. The meeting is set for 7:30 p.m. on June 13,

1978.

Mr. Spelman reported on the meeting with John Pabst, President of Monarch Aviation, and said that Mr. Pabst had suggested the Authority pay 2/3 and Monarch 1/3 and Mr. Spelman countered with a 50/50 split. After some discussion regarding the ability of the Authority to enforce their own rules and regulations and the responsibility of the tenants to the landlord Authority, Commissioner Kozisek moved that the Authority accept the 1/3 offered by Monarch and Commissioner Albers seconded the motion. The motion failed due to a tie vote. Comm. Kozisek then moved that Mr. Spelman be directed by the Authority to tell Mr. Pabst that only 50/50 would be acceptable. Mr. Holmes seconded the motion. Mr. Kozisek asked that a report on this be made at the next meeting. The motion passed with one nay vote by Commissioner Albers.

Mr. Spelman next reported on the status of the Hall Lease, explaining that the standards for that lease had been based on Federal requirements and minimum standards for FBO operation and that the lease was identical to the one that Monrch is operating under. It was pointed out that the Halls are currently in violation of their existing lease by allowing an FBO operation on the leased area. Mr. Kozisek moved that the Airport Manager proceed with a 30 day eviction notice. Comm. Holmes asked that this notice reflect this action as a last resort after several years of attempted negotiation. Mr. Kozisek restated his motion as follows: Due to lack of response by the tenant , thirty day

notice is given to cancel the lease. The motion was seconded by Mrs. Albers and passed unanimously.

Mr. Spelman then reported on the status of the land trade with the Curriers and said that he had received a letter from Max Bard of the F.A.A. and that the F.A.A. will execute the Deed to Parcel E when they get a release for Parcel B. Mr. Spelman said Gerald Ashby is working on the release but there could be a problem with expediency since the owners of the said Parcel B reside in California. Chairman Brown asked that Mr. Spelman ask Att. Ashby to notify the Curriers through their Attorney Albin Anderson of the current status of the land trade.

The Airport Manager then reported on the June hearings that will be held by the Aviation Subcommittee of the Congress of the United States regarding revamping of the ADAP legislation. The purpose of the hearings is an information exchange between all interested and involved parties. Information such as our own case of the FAA's abuse of the Act by requiring non-participating political subdivisions of the State to sign the Grants should be entered into the official record of the hearings. Mr. Spelman said he had prepared an amendment to the Act which would clarify the offending section of the Act and prevent the above situation from reoccurring and would like to place this information in the hands of our Congressman to present to the Committee. Commissioner Robert Holmes moved that Mr. Spelman be given the authority to proceed with this endeavor. Commissioner Kozisek seconded the motion which passed unanimously.

Mr. Spelman announced that he had been appointed Chairman of

the Legal Committee of the AAAE.

Assistant Airport Manager, Paul Bowers, gave a brief update on the CAB's Ski-Points Investigation. Walker Field has made an additional comment to the CAB regarding the intent on the part of Aspen Airway to in fact service Walker Field.

The Accounts Payable were presented. Commissioner Kozisek moved the bills be paid and Commissioner Albers seconded the motion which passed unanimously.

Mr. Spelman reported briefly that enplaned passengers were still increasing and this appeared to be the best year on record. He also gave a brief report on the forthcoming Fire School to be held at Walker Field which would be participated in by the Airport Authority personnel, Monarch Aviation line crew and the Grand Junction Fire Department. An F.A.A. Certificate would be issued at the close of the school. A brief Treasurer's Report was given and at mid-point through the budget year all looks favorable.

Commissioner Kozisek said there is a move afoot to make Grand Junction a part of entry and a free trade warehouse (private industry) be located here.

The receivables were presented and due to the reoccurrent tardiness by Telemark on paying for their telephone advertising board located in the terminal, a letter should be written to them increasing the space rent from \$10.00 per occupied advertising space to \$12.00.

Chairman Brown said that Mr. Spelman should get with Ted Ford and Jim Wysocki and prepare the format for an analysis of the benefits and disadvantages to the annexation of the airport to the

City of Grand Junction. This report should consider security, police, fire, etc., and also tenants and companies using the facility, etc. The overall divisions should be City, County, Authority, Tenants, and Users.

After a brief reminder about the Chamber of Commerce Board Meeting the Authority adjourned at 10:02 p.m.

WALKER FIELD AIRPORT

ACCOUNTS PAYABLE
May 1978

Check No.	Description	Amount
2071	Steiner Corporation (2 mos.)	\$ 507.79
2072	First National Bank	7,750.00
2073	City of Grand Junction - April	15,440.32
2074	World Aviation Directory	45.00
2075	City of Grand Junction - Sewer	42.95
2076	Monarch Aviation	20.00
2077	Mountain Bell	238.70
2078	Dalby-Wendland-Jensen	115.00
2079	Bynums Western Wear	16.00
2080	Miller's Answering Service	35.00
2081	Xerox	175.00
2082	Valley Refuse - April	85.40
2083	CED	53.89
2084	Meridian Security	58.50
2085	Chevron	29.88
2086	Ratliff's Office	11.90
2087	APCOA	103.80
2088	Independent Lumber	122.56
2089	Intermountain Office Supply	2.40
2090	Denning Lumber	11.66
2091	Eastgate Vacuum	5.00
2092	West-Col Pager	23.50
2093	Gibsons	12.83
2094	Arrow Glass	128.80
2095	Mesa Sanitary Supply	49.05
2096	Simmons Lock & Key	22.50
2097	Public Service	392.33
2098	Slope Auto	30.01
2099	Grand Valley Rural Electric	1552.04
2100	PPG	30.27
2101	Valley Federal	833.33
2102	Jim Spelman - Transportation May	100.00
2103	Matthew Bender & Company	63.08
2104	Ute Water	189.00
2105	Len's Rent All	25.00
2106	Dover Elevator Company	34.75
2107	Direct Sales	139.56
2108	IBM	27.00
2109	Mason Shoe Manufacturing Company	52.95
2110	Steve Gooding	30.00
2111	Mesa Sanitary Supply Company	73.40
2112	Plateau Equipment Supply Company	3.36
2113	J & S Fence Co., Inc.	19.74
2114	Petty Cash Account	748.72
2115	Western Colorado Health Center	54.00
2116	Monument Camera	43.80
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		\$29,499.77