

AIRPORT AUTHORITY MINUTES

June 22, 1978

Members Present: Chairman Larry Brown, Members Errol Snider, Maxine Albers, Howard Roland, Larry Kozisek, and Robert Holmes. Also, Manager Jim Spelman, Assistant Manager Paul Bowers, Clerk T. M. Ford, several car rental representatives.

Mr. Tom Fisk, of APCOA, appeared to restate his firm's proposal to negotiate a new lease. He said they would like to extend the contract for three years or to the date of occupancy of a new terminal, increase the rent to the Airport and re-negotiate the minimum, and finally, increase the rates. Mr. Kozisek said he found no fault with the first two, but had some reservations about a rate increase. Mr. Fisk said they would like to allow 10 minutes of free parking, then charge 35¢ from 10 minutes of one hours . . . then increase the hourly rate from 15¢ to 20¢ per hour, and the daily maximum from \$1.50 to \$1.75. There was discussion about the amount of free time. Mr. Snider said he felt the 10 minutes was not enough, that it should be one hour. Mr. Brown suggested that Mr. Fisk figure it both ways, 10 minutes and 30 minutes of free time, and look at the effect on rates received. Mr. Fisk pointed out the present contract has a stipulation there will be no free parking. Mr. Holmes said he would rather leave the lease as it now is. Mr. Kozisek said he was not prepared to make a commitment, but made a motion that Mr. Fisk and Manager Jim Spelman get together and work up a proposal. Mr. Snider seconded the motion which passed.

Mr. Spelman reported with the planned parking renovation at about \$125,000, that he would have to find about \$50,000 to complete the project, and suggested this money might come out of future

parking income, if a modest rate increase is allowed.

Mr. Spelman said the parking renovation was explained to the airport tenants and they wanted to express their thoughts about the plan to the Board.

Mr. John Pabst of Monarch Aviation told the Authority he felt the parking plan should be forgotten, that it would cost too much money for what the Airport would get out of it. The Hertz representative said their sales parking lot would end up with less entry routes. Mr. Brown pointed out that the parking lot improvement planned would last for many years, even after another use for the present terminal facility is found. Mr. Kozisek said he was concerned about car sales at the airport, and that the prime responsibility of the Authority is to provide better parking and road facilities for terminal users. The Hertz representative, Daren Cyphers, said the sales lot also is used for car rentals.

Mr. Spelman reported the Weather Bureau plans to use hydrogen in their balloons which would be explosive if not handled properly, so they need a larger area to work in to protect others. Mr. Pabst said he was concerned about the Weather Bureau floating the balloons over his building. Mr. Spelman said he felt there would be no problem with this, since the danger exists as they are preparing the balloon for flight in the building.

Mr. Ken Cox of National Car Rental expressed objections to the parking plan. He said it appeared the plan would result in traffic problems near the front door. Mr. Brown said better signing and enforcement should alleviate this problem. Mr. Cox said he was concerned that with the car rental spaces further away from

the terminal that people renting cars would leave them near the front entry causing a bottleneck.

Aeroplane Restaurnat owner Dick Pond said he felt the new parking plan would turn everything over to APCOA, and he said, "They control the Airport". Mr. Kozisek and Mr. Brown both said they felt the public would be better served by the new parking renovation.

Mr. Snider said he was concerned that several meetings had been held on the parking renovation . . . that earlier meetings provided an indication to the Authority that the parking was needed and now they are hearing the improved parking is not needed. Said Mr. Snider, "I'm confused and disgruntled at the process".

Mr. Brown said he still felt the public would be better served with the new parking plan. Mr. Roland wondered if a simple solution might be to put in the needed water and sewer lines, extend the parking to the southwest and pave the lot, with a cost of about \$70,000 to \$80,000.

Mr. Kozisek said he felt this would not solve the traffic problems near the terminal. There was further discussion, and then Mr. Snider said he was concerned that at this time the engineering on the new parking plan is going ahead, but that if those people, the tenants, who use the parking don't like it, this will spread until everyone does not like it. Mr. Snider also said the County won't know about doing the asphalt work until the final design is in. Mr. Brown said the City already had made a decision to do its share on the project. Mr. Kozisek moved that the engineering firm be instructed to proceed with

the final design and make a firm decision on the project when these plans are completed. Mr. Holmes seconded the motion, and it passed. Mr. Snider suggested the Authority have a study session on the parking situation, and this was set up for Thursday, June 29th.

Mr. Spelman showed a letter to the Board he wished to send to the Department of Local Affairs endorsing the Ute Water Line Project near the Airport. Mr. Snider moved the letter be approved for mailing. Mr. Kozisek seconded the motion which passed.

Mr. Spelman said the Colorado West COG is planning a transportation study and urged COG members, Mrs. Albers and Mr. Kozisek, to assist him in making sure that the study include Walker Field. He said the danger might be that if they don't Impact Grants in the future could be jeopardized. Mr. Kozisek said he was certain all modes of transportation would be included in the study.

Mr. Spelman reported that Mr. Pabst had agreed to pay 50% of the fine levied against the Airport by the F.A.A. for security fencing violations. He also reported the Hall Lease is now in total F.A.A. compliance . . . that Mr. Ashby continues to work on the Deed of Release for the Currier property exchange . . . and said all continues to look well for the planned ramp expansion that plans are being prepared and should be ready within two weeks, and the F.A.A. is then expected to okay them and bids may be let by July 10th. Mr. Spelman said a Resolution is needed to allow the Chairman to sign the necessary papers for the F.A.A. Grant on the project. Mr. Snider moved for approval of the Resolution is needed to allow the Chairman to sign the necessary

papers for the F.A.A. grant on the project. Mr. Snider moved for approval of the Resolution. Mr. Kozisek seconded the motion. A roll call vote was held with the vote as follows:

Mrs. Albers - yes
Mr. Snider - yes
Mr. Holmes - yes
Mr. Kozisek - yes
Mr. Roland - yes
Mr. Brown - yes

Mr. Spelman also said a title change would be needed for the Grant Application. There was a short discussion after which Mr. Roland so moved this be okayed. Mr. Kozisek seconded the motion which passed.

Mr. Spelman reported the bond sale was closed today and the funds will be placed in the account by tomorrow. Mr. Spelman said Mr. Dan Lynch, Denver Attorney, prepared a Statement of Disclosure as required, and suggested this Statement be executed tonight, even though an opinion on its validity won't be ready from Mr. Lynch until tomorrow. Several members expressed doubt that this should be signed without the assurances, and that Mr. Ashby, Authority Counsel, should be contacted before this signing takes place. Following a short discussion, Mrs. Albers moved that the statement be returned to Mr. Lynch for him to sign. Mr. Snider seconded the motion which passed.

Mr. Spelman reported a meeting had been held regarding the effects of possible annexation of the Airport to the City of Grand Junction on the tenants, the Airport, the City and County. He said a report will be forthcoming.

Chairman Brown suggested that Mary Ann Harms be appointed Deputy Clerk to assist Clerk T. M. Ford during busy times. All informally agreed this would be okay and a By-Laws change will be prepared for action at a later meeting.

Mr. Spelman reported Airline boardings are up by 10,000 over 1976, and presented a list of the Accounts Payable. Several of the items were questioned by Board Members. Mr. Roland moved for payment of the bills. Mrs. Albers seconded the motion which passed.

Mr. Roland asked if anyone had contacted the Department of Local Affairs about any possible funding for a new terminal. Mr. Bowers explained that an overall plan for development is being worked up, in cooperation with that Department, and that the Airport may be asking for impact funds in the future, and in phases. This plan should be ready by late July. Mr. Brown opened a discussion on the Land Use Plan being worked on by the Planning Department that was discussed at the last Board Meeting. He suggested the Airport should have a position on the matter, and be represented at Planning Commission and County Commissioner Hearings on the proposal. Mr. Snider moved that Mr. Spelman prepare a position document for the next meeting on the land use issue. Mr. Kozisek seconded the motion. Mr. Spelman said this would entail a massive endeavor and suggested that the Airport into the proposed regulations be merely to reduce some of the present restrictions. Mr. Snider amended his motion to say that Mr. Spelman would outline his views on the issue expressed at the last Authority meeting. The motion passed. The Authority adjourned at 10:20 p.m.

ACCOUNTS PAYABLE
June 1978

Check No.	Description	Amount
2117	Monument Camera	10.72
2118	Temporary Services	76.00
2119	Western Slope Welding	33.50
2120	Valley Agency (Harms, Spelman Bonds)	655.00
2121	Valley Trash	60.60
2122	Monarch Aviation (Fuel Fire School)	124.02
2123	City of Grand Junction - Sewer	35.30
2124	Public Service	326.52
2125	Ute Water	235.20
2126	Millers Answering Service	35.00
2127	Meridian Security	108.00
2128	APCOA	125.10
2129	Holiday Inn	26.72
2130	Mountain Bell	241.19
2131	U.S. Postal Service (Box rent)	40.00
2132	Grand Valley Rural Electric	1,339.27
2133	Grand Junction Steel	203.00
2134	Westcol	23.50
2135	Xerox (2 months)	361.38
2136	Arrow Refrigeration	782.22
2137	Roberts Electric	65.97
2138	Slope Auto	10.42
2139	Aeroplane Restaurant (Fire School)	46.20
2140	PPG Industries	30.27
2141 (VOID)	CED (VOID) Reissue 2153	1.66
2142	Rio Grand Motor Way (Freight AFFF)	74.70
2143	Boss Office Systems	3.35
2144	Jim Spelman	100.00
2145	Bond Reserve	833.33
2146	Petty Cash	300.36
2147	Gibsons	3.58
2148	Arrow Glass	11.14
2149	Morrison Refinery (Fire School)	308.00
2150	H & J Supply Company	4.85
2151	American Linen	275.01
2152	City of Grand Junction	16,643.14
2153	CED	1.66
2154	NCR	37.96
2155	Raynor Garage Doors	27.09
2156	Cordray	45.00
2157	Simmons Lock and Key	18.75
2158	Eastgate Vacuum	9.50
2159	Roberts Electric	11.32
		<u>\$23,591.84</u>
2160	Western Fire Equipment CO.	1,254.00
		<u>\$24,845.84</u>