

WALKER FIELD AIRPORT AUTHORITY
REGULAR MEETING
August 24, 1978

Members Present: Chairman Larry Brown, Members Maxine Albers, Larry Kozisek, Howard Roland, Robert Holmes, and Errol Snider. Airport Manager Jim Spelman, Assistant Manager Paul Bowers. Guest Gerald Thygerson. Deputy Clerk Mary Ann Harms.

The meeting was called to order by the Chairman at 7:30 p.m. The Minutes of the August 11, 1978 meeting were corrected on page 3 to read 1-1½. The Minutes of the July 27, 1978 meeting were corrected on page 3 from 1.85 to 1.65 and on page 5, paragraph 1, Bob Carr to read Bob Carmen. With these corrections the above minutes were approved and also the minutes of the August 21 Special Meeting on a motion by Larry Kozisek, seconded by Errol Snider and passed unanimously.

Mr. Gerald Thygerson from the Bureau of Land Management approached the Board regarding the corralling of three horses on airport property behind the government building. After lengthy discussion Larry Kozisek made a motion to accept the original agreement, deleting the last number 3 and conditioned upon the addition of a second fence no less than 5' tall. Comm. Snider seconded the motion. After objections by Comm. Albers and Comm. Roland, the motion was put to a vote with Commissioners Albers, Roland and Holmes voting no; and Commissioners Brown, Kozisek and Snider yes. The motion was defeated.

The Accounts Payable were presented for payment with the following accounts questioned: Arrow Refrigeration, Mentor Radio, Arrow Trophy, Isbill Associates, Valley Federal Bond Reserve, Creed Laboratories and Boettcher and Company. Commissioner Kozisek moved that the bills be paid as presented, Commissioner Snider seconded

the motion which passed unanimously. (List as passed attached).

Mr. Spelman presented the bids taken on August 22 by Isbill and Associates. It was bid in five schedules and Corn Construction was the apparent low bidder.

Schedule I. Additional airport chain link fencing down to "H" Road and across the Hall Ramp. New fence around Air Photo Surveys with access to the Fish and Game Hangar; \$62,300.00.

Schedule II. 25,000 square yards of air carrier apron by Wegner Hangar aimed toward new terminal development; \$1,060,960

Schedule III. General Aviation apron, Monarch lease area and General Aviation taxiway; \$163,945

Schedule IVb. Removal of T-hangars and replace with ramp; \$100,840. (IVa was \$108,340 with airport retaining salvage)

Schedule Va. Construct new general aviation ramp to service new T-hangars; \$113,170. Schedule Vb. Put ramp under T-hangar location; \$35,380.

The project preapplication submitted last July did not include Schedule IV and V; and the FAA won't know until Monday whether they will have the money. The alternative will be to wait until after October 1 and present new application. The Bid for IV and V is \$214,010 pluw the \$35,380.00 paid directly by Monarch. Now the money is at 90% funding level and after October 1, 80%. A new application would be necessary after October 1, but the same bids would be used. The latest bond issue was floated anticipating the 80% funding level. If we receive 90% funding on all five schedules we would make an agreement with Monarch to lease the areas of

Schedule III, IV and V at the standard rate plus amortized out cost plus interest that the Authority expends plus \$35,380 lump sum. Chairman Brown asked why not require payment of all as lump sum at the same time. Mr. Spelman answered he would rather build the annual airport income to increase our ability to meet debt ratio requirements for new issues of bonds in the 1980s. There was a brief discussion regarding the disposal of the two T-hangars owned by the Airport and located at Monarch and it was informally decided that Schedule 4b was the best solution to let the Contractor dispose of them.

Mr. Spelman said the first three schedules are definite and that as soon as the Grant Offer was received it would be taken to the County Commissioners and City Council.

The Notice of Award to Corn Construction was presented for dual execution; the first being \$1,544,095 less \$35,380 if the F.A.A. allowed all five schedules; and the second was for \$1,285,205 if they only allowed the first three schedules. The appropriate award will be issued after the FAA Grant Offer is received. Commissioner Snider moved that the Chairman be authorized to sign both Notice of Awards and the appropriate one be issued after the FAA determination. Commissioner Kozisek seconded the motion which passed unanimously.

The Isbill Design and Engineering Contract was presented for approval. Payments are to be made on a lump sum basis per schedule. 50% was just paid (\$46,202) and 40% is due after the Grant Offer is received. This amount will be reimbursed at 90% after receipt of the Grant Offer is Accepted. Commissioner Roland moved the Chairman be authorized to sign the Contract, Commissioner Snider seconded the motion which passed unanimously.

Chairman Brown proposed a tour of the proposed new terminal layout. Commissioner Albers asked that the meeting on the 28th of September be changed. After some discussion the meeting was changed to noon on the 28th of September to be held in the County Commissioners meeting room. The meeting on the By-laws and the terminal layout tour was set for October 17th from 4:00 - 8:00 p.m.

Chairman Brown said the airport needs a Position Paper to be adopted regarding their land use position. Mr. Spelman said the County plan as adopted takes care of most of the necessary requirements. Chairman Brown said it would be advisable to have input from the airport before the City and County enact zoning changes. Comm. Albers and Chairman Brown both emphasized the need to establish noise zones, hazards, etc., if only for the passage of information between the parties. Commissioner Snider asked to have such a letter (paper) ready for review at the next regular meeting. Chairman Brown asked that a map be prepared for the Board.

Mr. Spelman said there was no word on the Appeal before the 10th Circuit Court. He felt there was a 50/50 chance the suit would be remanded to the District Court or to the U.S. Court of Claims.

Mr. Spelman said that he, Paul Bowers and Maxine Albers represented Walker Field at the CAB Ski-Points Investigation in Aspen. Walker Field participated as a civic party to assure Grand Junction as one of the ski points. There is the possibility that if Frontier deletes Aspen-Gunnison it could delete Grand Junction-Montrose-Gunnison service.

Assistant Manager Paul Bowers presented the status of the survey in preparation for ultimate submittal to the Joint Budget Committee

in December. Nick Anderson with the Business Division of Mesa College is providing 60 marketing students to help contact energy related businesses within a 100 mile radius. A letter of intent and sample survey form will be followed up by the students directly or by phone. Chairman Brown suggested that Governmental agencies like ERDA, BLM, etc. be contacted. Mr. Bowers said the marketing class begins August 30 and the survey will be conducted September 4th through the 8th. Chairman Brown asked that Skip Brkowitz and Paula Hershmark be offered the chance to provide input into the drafting of the survey. Chairman Brown said that the Chamber of Commerce Survey was considered invalid because of the questionable use of percentages instead of figures. Mr. Bowers also told the Board that the cost of the survey would run the Authority between \$400-\$500. There was informal consent by the Board.

Mr. Spelman said that on September 11 the Impact Assistance Team would take preliminary requests for impact monies to aid the County Commissioners in choosing their priorities. Improvement to Horizon Drive into a four lane road to connect with H Road to provide service to the present terminal and also for the future terminal would be the airport's request. This would tie I-70 to the airport. Mr. Spelman said he had approached Armstrong Engineering to prepare the design and cost estimates for a fee up to \$2,000 on an hourly basis. Commissioner Albers suggested that we go for the entire Horizon Drive. Chairman Brown suggested this be done in Phases with this part being Phase I and engineer this project then go for the rest of the project all the way to 24 Road. Commissioner Snider moved that the Authority enter into a contract with Armstrong Engineering for the engineering on this project, not to exceed \$2,000.

Commissioner Kozisek seconded the motion which passed unanimously.

Mr. Spelman suggested that the Authority contract with Isbill to prepare a study for the new terminal building doing everything except the architecture. Chairman Brown said he wanted to fly around the country as a delegation with a consultant present to look at different operations and he felt that we don't want to start the engineering until after this tour. Mr. Spelman felt this would not lock us into anything but would give us many alternatives to look into. Mr. Spelman said the planning study might cost up to \$25,000.

Mr. Spelman gave the enplaned passenger report that is still showing a steady increase for the year and is significantly ahead of last year at this time. The Treasurer's report was also given.

Chairman Brown asked about the airline contract and Mr. Spelman said that he had not heard from them.

Commissioner Holmes asked if the parking lot can be completed prior to ski season and Mr. Bowers said it is doubtful but that it should be done before Christmas. Mr. Holmes said he felt we would have a "castastrophe" if it were not completed before ski season. Mr. Bowers said the work would be phased so as not to cause undue inconvenience. Chairman Brown reiterated that we were committed to move on this project.

The meeting adjourned at 9:55 p.m.