

WALKER FIELD AIRPORT AUTHORITY  
REGULAR MEETING  
December 28, 1978

Members Present: Chairman Larry Brown, Commissioners Howard Roland, Robert Holmes, Larry Kozisek, and Errol Snider. Airport Manager Jim Spelman, Assistant Manager Paul Bowers, Deputy Clerk M. A. Harms.

Meeting was called to order by Chairman Brown. The Minutes of the December 13, 1978 meeting were corrected to delete the first sentence at the top of page 5. With this correction the minutes were passed on a motion by Commissioner Kozisek and seconded by Commissioner Holmes.

Airport Manager Jim Spelman made a report on the vehicle insurance policy, comparing the cost through the City or the County and the \$1700 Beckner-Power quote was recommended for acceptance by Mr. Spelman as it was in line with the costs through the City or the County. There was a brief discussion regarding the number of vehicles licensed and covered. Commissioner Snider moved the \$1700 quote from Beckner-Power be accepted and Commissioner Kozisek seconded the motion which passed unanimously.

John Tasker's report on the \$200.00 City Administration Charge was discussed. After some discussion the Board asked for a complete investigation of all the City charges and a report on them to be given at the next meeting.

The Accounts Payable were presented for approval. There was some discussion on several items including the frontside progress to date. It was clearly brought out by Mr. Bowers that much of the cost and material overage on the part of the County was due to the inefficiency of Air Photo Survey and Global Engineering's Engineer Frank Brown. The Board questioned the ability of the Authority to financially handle the amount of the payables and was

assured by Mr. Spelman and Mr. Bowers that there would be no problems created by such expenditures at this time. The \$809,326.14 in payables were approved on a motion by Commissioner Snider with the stipulation that the Chairman be authorized to sign the check for \$48,516.00 to the City, the County or directly to Corn Construction Co. The motion was seconded by Commissioner Kozisek and passed unanimously. (Copy attached).

There was dissatisfaction with the job done by Air Photo Survey and Global Engineering and more particularly with the job done by Mr. Frank Brown to the extent that some permanent record of the incompetency should be made to guide future Board Member's decisions regarding engineering services. It was asked that Mr. Spelman and Mr. Bowers put together all disparities and take them up with Jack Spann of Air Photos. Commissioner Holmes said it would be appropriate when the check for final payment of Air Photos was presented to ask for cost accounting on the project and that to serve the best interest of the Board that the matter be handled in a straight forward manner. Commisioner Roland made a motion that we document our problems and send a letter to Jack Spann. Commissioner Holmes seconded the motion and Commissioner Kozisek also asked that the City and County be contacted to help in the documentation and to voice any dissatisfaction; the motion passed unanimously.

Commissioner Roland asked how the floor in the Fire Bay was and to do every thing possible to see that the State withholds their payment until things are satisfactory. Commissioner Holmes asked that no indication of satisfaction or glossing over be given and Chairman Brown requested the pressure be kept on them.

By request of the Board, Mr. Spelman presented the Rules and Regulations governing the ground transportation at Walker Field.

The charges are set at \$10.00 per bus and under 16 passengers at 25¢ per head (limousines and taxis). Commissioner Holmes asked why this was such a loosely structured area regarding collection of revenue and contracts and Mr. Spelman said if we force the issue we would have to give contracts to out of town companies whose services are skimming off the ski traffic profit and that we would rather not tighten up but agitate for payment and that the new taxi cab company owner will give us a monthly accounting. Chairman Brown said the out of towners get some (but not that much) of the business and at the last meeting several things were discussed, including signs directing people to the buses and cabs and that we may have lost sight of our objectives; do we raise revenues or do we serve the public. Mesa Verde Company was offered a \$1,000 per month or 10% of the gross minimum and had indicated it would accept this charge; we need to support the tourism industry and Mesa Verde's efforts in western Colorado and that this would only hurt parasites, not rent a cars. Now we only get \$10/bus instead of \$1,000 per month. Mr. Roland wondered if this \$1,000 minimum from Mesa Verde would make up for the loss of business revenue from the rent a cars. Commissioner Holmes suggested that we should not protect our revenue sources at the preclusion of seeing a fair perspective to a new type of air traveller through Grand Junction. Commissioner Holmes continued that such a loose structuring in this area of ground transportation is a contributing factor to our current dilemma. Commissioner Kozisek said he doubted if ski traffic (he estimated 2% of the travellers) commit to a tour or trip without ground transportation in mind and therefore doubts that busses would steal the up to one-third walk up business from

the rent a cars. Chairman Brown suggested that an experiment be conducted for six months; give Mesa Verde Company a six month agreement at \$1,000 per month or 10% of the gross, whichever is greater, with Mesa Verde having no claim after six months, but we would have the opportunity to offer a new service. Commissioner Holmes felt this would provide a better spectrum of services but that steps to establish a procedure for collecting ground transportation revenues be taken. Chairman Brown said the Board needs to sit down and decide where the airport should be going and that an aggressive marketing approach for making the airport into an air center should be taken. Commissioner Holmes made a motion to extend an agreement to Mr. Winkler and Mesa Verde on a six month trial basis, with a clear understanding that any expenditures on their space would be paid by them, and that at the end of the six months the Board would decide whether to extend the lease or not; and that the rental rate for the six month period would be \$1,000 per month or 10% of the gross whichever is greater, plus square footage rental. The motion was seconded by Mr. Snider. Mr. Spelman said we would prefer to do our own construction and Chairman Brown said if the lease is not renewed at the end of the six months the Authority will pick up the construction or improvement tab. There was a brief discussion regarding the pecking order in the terminal lineup with the proposed newstand location being suggested for Mesa Verde which would place them in front of Hertz and the rest of the rent a cars. The motion passed unanimously as stated above. Commissioner Holmes pressed for a procedure for getting the revenues conducted in such a manner as the policy sets forth or junk it, suggesting that a rough count of taxi/bus traffic would help to tighten control. Commissioner Holmes made a motion that the

Authority should initiate steps to provide individuals already out in front of the terminal, through staff and administration, with hand counters, to implement our discussion here and report to the Board what this action reveals as to discrepancies. Chairman Brown felt this would be an inexpensive audit method. There was a brief discussion regarding the outcome and possible usefulness of such a measure. Commissioner Kozisek then seconded the motion which passed unanimously.

Chairman Brown recalled a Board meeting of approximately two months ago when the Board specifically asked that an off duty policeman or deputy sheriff be hired for frontside traffic control and stated that instead a 20 year old kid has been hired who is not doing a good job when what was needed was a trained, experienced officer. Mr. Spelman said "(1) the Board decided to let me do what is right and to let me handle the matter; and (2) the help is now temporary and (3) that particular Saturday is the worst single day of the year and the current officer is doing an excellent job and is an ex-military M.P. and is currently carrying a 4.0 scholastic average at Mesa College." Commissioner Kozisek said he had yet to hear a decent word about the young man and Chairman Brown added that an armed law enforcement officer by his very presence would command immediate respect, compared to what we have now. Mr. Spelman said we do have control, do maintain service and are happy with it. Chairman Brown said the Airport Board wants an off duty officer out at the airport on ski Saturdays. The Board did not authorize the currently employed security policeman. Commissioner Holmes said we have an Airport Authority Board and that he want it clearly understood that the Board is in

essence the employer of the Airport Manager and when that Board gives a direction or desire that it is to be followed, even though it is in conflict with the Manager's attitude and present regard; the Manager should have gotten someone other than a military M.P. because that was the feeling of the Board. Chairman Brown said this was not a firm motion, but the Board had said one thing and the Manager did another. Commissioner Snider said the frontside must work or in another two weeks we have lost the battle. Further discussion regarding the necessity of a clean, efficient operation being absolutely imperative for the frontside and that at present the Board does not feel things are going well. Commissioner Holmes said if there is current dissatisfaction with the M.P. and his ability to handle the situation, and if he presents an obstacle and a stumbling block, to immediately replace him with a police officer. Chairman Brown said the Board made its feelings known and the Manager ignored them, and that the buck stops with the Manager. If control of the frontside is a matter of money, spend \$1,000 per Saturday but get the operation running right. Mr. Spelman said he agrees the Board's policies should be followed and has not willingly ignored any policy directive. He would try to get a Grand Junction Reserve Policeman to replace the contract guard.

The Treasurer's Reports and enplaned passenger report were presented. The enplaned passenger report shows about a 25% increase.

The Budget review was again continued from the December 13th meeting with the following changes and discussion: \$12,744 for business trips was taken out and moved to contingency account; \$2500 to the City/County Attorney's office to be paid in a lump

sum amount for their services; Chairman Brown said the contingency account would be appropriated before the budget hearing is over; the maintenance budget was not changed; the Traffic Control, Security Budget for a full time position or two part time positions (with the possibility of the Authority taking over the parking lot and its management) and the salary was changed to approximately \$10,000 to enable the hiring of a more qualified person for the position, looking toward a retired policeman, deputy sheriff or state patrol officer: Commissioner Kozisek felt the fund in the capital budget called new terminal planning and engineering should be boosted by taking the restroom and restaurant remodeling \$75,000 and put it into it. Chairman Brown felt that the present Board should make its feelings known on this matter. Commissioner Snider felt this was a good idea as did Commissioner Holmes. The Board directed the Manager that any loose money be put into the terminal planning account to emphasize the importance and priority the Board places on this item. Chairman Brown further stated that on the new budget those monies eliminated from other accounts or remaining at reduced or eliminated amounts be placed into this terminal account.

The meeting adjourned at 11:30 p.m.