

AIRPORT AUTHORITY MINUTES  
February 22, 1979

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

Guests: Hugh Meyers, Avis; Bill Evans and Wade Conwell, Yellow Cab; Bill O'Dwyer, City Councilman; and Jim Rice and Att. James Casebolt representing Charles Kohles and William Bennett.

The meeting was called to order at 7:30 p.m. by Chairman Brown. The minutes of the January 26, 1979 meeting were approved as written. Hugh Meyers with Avis rent-a-car asked about the areas the Authority was planning. Larry Brown said the new plan Isbill sent has the area delineated and the rent-a-cars and Authority working together should have it set up by summer. Comm. Kozisek asked if the rent a cars could bring some layout plans from various facilities to give the Board some ideas.

The Accounts Payable were presented for payment and approved unanimously on a motion by Rick Enstrom and seconded by Larry Kozisek.

The Grand Valley Rural Power agreement for installation of mercury vapor lights and 10 additional poles was presented for approval. Commissioner Kozisek moved the Chairman be authorized to sign the agreement. The motion was seconded by Maxine Albers and passed unanimously.

The need for considering several parcels of land was presented by Mr. Spelman. The Larson and Wilker properties are contiguous with the airport boundaries but the Whipple property is not. Mr. Whipple offered, through his lawyer, to sell his 7.5 acres to the airport for \$20,000. Chairman Brown asked if the Master Plan

described those parcels it needs to acquire and see what needs to be done. Mr. Spelman asked that an appraisor be hired and Chairman Brown said to proceed that far but no farther. Commissioner Holmes said that he remembered no previous discussion on land and asked if there was an immediate need for the land acquisitions. Mr. Spelman said he had been contacted personally by Mr. Whipple and that City/County Attorney Ashby had asked that the other two be presented. Commissioner Holmes moved that the Airport Manager be authorized to hire an appraisor on these three parcels showing relative location to the airport property boundary and that the cost of the appraisal not exceed \$1500; and that a map be drawn up which includes these three parcels. Comm. Albers seconded the motion which passed unanimously.

The Crown Heights Subdivision preliminary plat plan was presented. Chairman Brown said that steps had been taken several months ago to be sure the airport had review privileges. Manager Spelman said the airport has no standing under the Land Use Act but does own a prescriptive avigation easement. Runway 4/22 is maintained and is currently a visual approach runway. The subdivision is under the approach surface. Chairman Brown asked what the Authority should ask for and Mr. Spelman said at least a written confirmation of an avigation easement. Also Mr. Spelman said when the City annexed this area it did not follow the Colorado Land Use Plan nor did it take a position to assure the safety of the people on the ground and all this is the City's responsibility and that approval of this plan should be held up until the City sets up minimum standards for housing in the "critical zone." Chairman Brown asked Mr. Spelman if he had such standards and he answered

that the land use requirements recommended by the Colorado Land Use Commission were very stringent, and the only thing the airport has done is to advise they should be more practical. Commissioner Albers asked about the safety of the people since an avigation easement does not protect them. Chairman Brown said the Airport Authority as an interested party should 1) have its Manager recommend to the Board the Airport's position and 2) the Airport Authority should submit to the City a proposal for minimum standards to be adopted. Mr. Spelman said the air rights need to be put into the chain of title and that the Land Use Commission has passed guidelines to protect the key facilities of the State and all the Authority could do in this regard was recommend the City start with these and modify them as they saw fit. A motion was made by Commissioner Kozisek and seconded by Commissioner Holmes that prior to approval of the subdivision the Airport recommend that the City of Grand Junction investigate and establish minimum standards. The motion passed unanimously.

The new terminal layout from Isbill was presented as an overlay to the 1973 Airport Master Plan layout. Plan A is the cheapest and quickest way; \$316,000 would provide 78,000 square feet of new apron and three plane positions (15 in the 15-20 year plan) and a 25,000 square foot terminal. The Plan that would be the most expensive to start but would provide the most flexibility in the future was Plan D, \$743,000 would provide 170,000 square feet of new apron, four plane positions (21 in the 15-20 year plan).

The rent a car areas have been designated for parking and road development on this layout. The rent a car service areas will have structures compatible with the Monarch architecture. Chairman

Brown asked the Avis representative about a mid-April meeting after the airports tour and Hugh Meyer said, speaking only for Avis, that April would be fine providing something concrete would be done then. There was a brief discussion regarding the final terminal location and price negotiations and nothing was to be decided until after the tour the week of March 12, 1979.

The Airport Board tour was discussed with Commissioner Enstrom moving the tentative itinerary be set for March 15-17 with Sunday open as an option. Commissioner Albers seconded the motion which passed unanimously. Chairman Brown said he had talked briefly with Blake Chambliss and had prepared a list of guidelines (which he distributed) to start the discussion towards the drafting of a Consultant contract. Mr. Brown felt that Mr. Chambliss should know what the Board expects and wants from him. Commissioner Kozisek suggested a work order as referred to in a contractual agreement would be a good means of communication. Commissioner Holmes felt that the consultant architect should sit in on the choosing of the final architect and that a clause excluding him from competing for the final architects job be put into the contract. Chairman Brown said there should be a clear understanding that the Board would have complete discretion to chose the final architect. Commissioner Holmes said it had been his understanding in bringing in an architect at this point that it would preclude the architect from participating and that this should be adhered to and that the architect would have no participation in the actual design. There was a brief discussion and then Comm. Holmes moved that part of the architect's agreement be that he not be considered for the terminal design. Commissioner Kozisek seconded the motion which passed

unanimously. Mr. Spelman suggested that the airlines be brought into the early terminal design and possibly have a representative on the tour. Commissioner Albers felt that the users of facilities are often neglected in the Board's planning process. After brief discussion it was decided that it was too early to involve the concessionaires. It was moved by Commissioner Kozisek that \$10,000 be transferred from the new terminal development fund into the Petty Cash account to fund the trip. Commissioner Albers seconded the motion which passed unanimously.

Mr. Spelman discussed the position paper to the CAB regarding small community air services prepared by Mr. Bowers.

Mr. Spelman had recently attended a hearing regarding the Colorado Department of Transportation and recommended that the position of the Authority be that a State Department of Transportation should have only limited powers to act when requested by local owner and central planning should be undertaken with caution. Chairman Brown asked that the Board adopt a position on this and notify our legislators. Commissioner Albers said the current bill was basically a name change. There was a discussion regarding the purpose, extent and limitations of the new Department and what the Authority's position should be. Commissioner Kozisek made a motion that Jim Spelman submit the position to the Board that this new department have specifically limited powers. Commissioner Albers seconded the motion. Commissioner Holmes said the Airport Authority should approve the Department of Transportation's function as limited by the federal government and the legislature to act only upon community request and that a Resolution be drafted and that "existing resources" (existing personnel and structure of

the current department) be used. Commissioner Kozisek's motion was passed with Commissioner Holmes voting against it.

The automatic doors for the terminal building were put out for informal bid (as the amount was under \$10,000) to Harding and Arrow Glass Companies. Arrow Glass' bid was accepted and they were given the go ahead and the doors will be installed in March.

Mr. Spelman presented John Tasker's report on the City Administrative cost breakdown; and the enplaned passenger report showed a 25% increase for the month of January.

Two representatives of Yellow Cab Company, Mr. Bill Evans and Mr. Wade Conwell, presented some problems they had encountered with the limousine location since the frontside remodeling. The current position assigned is not readily visible to the public. The Board discussed possible discrimination among the tenants and not wanting to create undue hardship but they also felt that a lot of time, effort and planning had gone into the frontside and it has been running smoothly and they did not want to jeopardize the continued smooth operation. Chairman Brown said the farthest island's first spot would be visible from the terminal door without being blocked and could be marked "taxi only". Commissioner Enstrom moved a portable sign for the limousines be posted in the first spot on the farthest island Sunday through Friday. Commissioner Albers seconded the motion. The motion failed to pass. Commissioner Kozisek moved that the limousines get Monday through Friday use of the first spot on the farthest island using a portable sign. Commissioner Holmes opposed the motion which passed.

The Hall Lease Assignment was presented by Mr. Spelman. The assignment would be from W. W., W. T. and Jack Hall to Charles

Kohles and William Bennett. Mr. James Casebolt, lawyer for Mr. Kohles and Mr. Bennett answered several questions from Board members. Commissioner Holmes moved the assignment be approved subject to receiving an acceptable signed acceptance of assignment. Commissioner Albers seconded the motion which passed unanimously.

Commissioner Brown asked about the security and if Mr. Spelman had visited with the Sheriff. Mr. Spelman said that Sheriff Williams felt an extra Deputy would not be economical nor would there be sufficient flexibility and the nature of the work was of limited services. He is checking with the District Attorney regarding Deputy Commissions. Mr. Spelman said he had not checked with Mesa College yet. Chairman Brown suggested he contact Carl Wahlberg or one of the Police Science instructors. Mr. Spelman said Meridian had been doing a good job. Commissioner Kozisek said the service was neither low key nor courteous. Mr. Spelman said he had received nothing but compliments and will, until other arrangements can be made, continue with Meridian emphasizing a helpful and courteous approach. Chairman Brown asked that Mr. Spelman pursue other alternatives at Mesa College and continue to work with Dick Williams.

Chairman Brown mentioned the thank you letter from Donn Conn and United Airlines for the expanded ramp facilities. Mr. Brown also asked Mr. Spelman about the follow up letter he sent to Air Photo Surveys and Mr. Spelman said he had not received a response. There was a discussion as to the project responsibilities and the Board's position. Commissioner Holmes moved that the staff thoroughly search the minutes and that the contract documents be

brought to the next meeting along with all information relating to the direction and completion of the project. Commissioner Kozisek seconded the motion which passed unanimously.

APCOA's representative, Tom Fisk, had been in touch with Chairman Brown and had offered \$50,000 per year rental payment retroactive to last year as the parking lot is becoming more lucrative. The APCOA lease is up next October. As negotiations begin it was suggested that several Board members sit in with Mr. Spelman and Mr. Fisk. Commissioner Holmes felt that if the APCOA Company feels it is this lucrative that the Authority should look into it themselves and also explore local possibilities. General discussion regarding the airport's involvement and opening negotiations with locally interested parties be followed. Mr. Spelman asked for the authority to prepare the bid documents and that these documents be passed on by the Board before they go out. Commissioner Kozisek made a motion that Mr. Spelman draw up the bid documents and bring them to the Board for approval in two months; and that the bids be open to all interested parties and that nothing is final at this point. Commissioner Enstrom seconded the motion which passed unanimously.

The Treasurer's Report was presented.

The meeting adjourned at 10:30 p.m.