

AIRPORT AUTHORITY MINUTES

May 31, 1979

Members Present: Chairman Maxine Albers, Members William O'Dwyer, Mike Kelly, Dale Hollingsworth. Manager Jim Spelman, Assistant Manager Paul Bowers, Clerk T. M. Ford and several guests.

Mr. Spelman presented a Resolution from the County of Mesa certifying Mr. Mike Kelly as a new County Commissioner, and from the City of Grand Junction certifying Mr. Dale Hollingsworth and Mr. William O'Dwyer, as City County appointees to the Airport Authority. Mrs. Albers welcomed the three new members to the Board, saying this will be an exciting time for the Airport in the future, that there will be differing opinions, and as Chairman, she will make certain all will be heard.

The Minutes of the last meeting were approved as mailed on a motion by Mr. O'Dwyer, second by Mr. Kelly, and the vote was unanimous.

Mr. Jack Treece appeared to propose expansion of his parking area on airport property near Tech del Sol. He wishes to lease an additional one acre of land on a six month basis, would fence and pave the property and charge a few for parking. He said the proposed airport rental rate of \$250.00 was a little high. Mr. Spelman said he felt the amount was negotiable. Following a short discussion Mr. Hollingsworth moved the Authority approve the concept and allow the Airport Manager to negotiate the lease on a six month basis with a 60 day cancellation. Mr. Kelly seconded the motion which passed.

Horizon Aviation General Manager Floyd Keller was introduced. He told the Board he had acquired the W. R. Hall leased area, and will run a full fixed base operator business, with full charter

service and a Piper Aircraft dealership. He also said an expansion is planned, he would be coming to the Board for a possible lease extension he said is necessary to obtain long range financing, and indicated he might like to see another access to his operation along "H" Road. Mrs. Albers indicated this had earlier been denied to Mr. Hall.

Mr. Spelman presented the Accounts Payable list, and several of the items were questioned and clarified by Mr. Spelman. Mr. O'Dwyer moved to approve the bills and authorize the Chairman to sign. Mr. Kelly seconded the motion which passed.

Mr. Spelman explained a Preapplication has been filed with the FAA for new hi-density lighting for Runway 11/29, with the total cost estimated at \$155,000.00, and bids to be opened on June 19th. Mr. Spelman said the new system would have 100 watt lights rather than 200 which the old system had. Mr. Kelly wondered if anything would be lost by having the lower watt lights. Mr. Spelman said new technology meant the lower wattage would actually result in very little actually lost in light power. Mr. O'Dwyer said the new technology means the lumin would be about the same. He also suggested 10% additional fixtures be purchased and stored for future use. Mr. Spelman said he would try and get FAA approval for this. Frontier Airlines Station Manager Duane Phelps asked if the taxiway would be lighted in this project. Mr. Spelman answered this would be done later. Mr. O'Dwyer moved that Mr. Spelman be authorized to proceed with the bid opening and the lighting project, and try to get an extra 10% of the fixtures. Mr. Kelly seconded the motion, which passed.

Mr. Spelman explained that Monarch Aviation is desirous of

leasing the 135 counter space in the terminal, at a rate of \$288.44 per month. It would permit, and possibly with a letter agreement, require subleasing to other 135 and certified carriers. Mr. Kelly wondered why it was so cheap. Mr. Spelman said the original space rate of \$10.00 per foot was actually high when it was negotiated into the airline use agreements. Mr. Hollingsworth moved to allow the Manager to negotiate the lease. Mr. O'Dwyer seconded the motion which passed.

Mr. Spelman discussed plans to place the car rental agencies in a new area south of the parking lot in one acre plots, with room for possible expansion. Mr. Spelman said the land right on Horizon Drive had been appraised at \$65,000 per acre, which at 1% per month rental would be too high a rent for service areas and so suggested a rental fee of \$250.00 per month for the land set back from Horizon Drive. He said the Authority would build the road to the area as needed, the car rental agencies would make improvements, and a twenty year lease would be offered with rental rates to be renegotiated each 5 years. He said he would meet with the agencies on June 12th to work out details, and that the land would be offered on a first come, first serve basis. The Board informally agreed to the concept.

Mr. Spelman reported that he had been asked to serve another term as a legal representative of the Airport Executives organization. He said the new ADAP legislation proposed to Congress would solidify the FAA bureaucracy, and includes stricter land use, and noise controls, with a fine of \$25,000 per day for violation of possibly even zoning. He said he would work to find Congressmen to help on modifying the legislation. Also dealing with federal

legislation, he said the deregulation of fuel has resulted in the airport having the ability of raising the fuel flowage fee, which is now 4¢ per gallon. He suggested it might be raised to 5 or 6¢ and noted that they were working with the State on the proposed CAB small communities essential service designations.

Mr. Spelman reported enplanements are down due to the United strike and that planners will attend the next meeting to review the land use plan for the area of influence around the airport.

The Board decided the next meeting would be a work session on June 27th. Mr. Spelman said he is recommending that a change in the Clerk be considered by the Board, that Clerk T. M. Ford has many conflicts with the present meeting dates and times. He suggested that he, Mr. Spelman, be appointed the Clerk and Paul Bowers be appointed Treasurer, a post now held by Spelman. Mr. Kelly said he was worried there might be public criticism over the dual role and wondered about the interface of the two. Mr. Spelman said this is done in many corporations. The Board decided to ask Airport Attorney Gerald Ashby about the set up before acting on it. Mr. Hollingsworth said he would like to have a later study session to discuss some matter he has on his mind.

Mrs. Albers suggested the Airport Authority ask for terminal funding from the Oil Shale Lease Funds, and this was discussed, with most in agreement that this would be a good idea, rather than wait for a time when the terminal could be supported by airport income.

The Authority adjourned at 5:45 p.m.