

AIRPORT AUTHORITY MINUTES
July 11, 1979 Reconvened
Regular Meeting

Members Present: Chairman Maxine Albers, Commissioners Rick Enstrom, Bill O'Dwyer, Mike Kelly, Dale Hollingsworth. Airport Manager Jim Spelman, Assistant Manager Paul Bowers, Deputy Clerk Mary Ann Harms.

The reconvened Regular Meeting from July 11, 1979 was called to order at 7:10 a.m., July 12, 1979.

Mr. Spelman gave the background for the rent a car service areas. A year ago he talked to them about opening an area on the East side of Horizon Drive. The area was moved from the triangle originally planned for them for two reasons; (1) it was not known when the area would be ready and (2) aesthetics for the area would be improved by moving the area back from the road to the present site.

Mr. Spelman said he had had several meetings with the rent a cars and on June 12 the rent a car representatives at the meeting agreed to the current configuration. He had to negotiate with them as a group and had only heard from Avis. He felt that the three local rent a car dealers are delaying Avis' development. Mr. Spelman asked for the Board's approval of the agreement so he could give Avis and any others the go ahead to proceed. Commissioner Kelly asked if the area was limited to just four parcels and Mr. Spelman said no, there was an additional 140' back of the parcels which would be under option to the front operator; behind that would be another 5 or 6 spaces. He also said as a matter of clarification that the 10% of gross paid by the rent a cars gives them the right to use the airport only and gives them no right to lease land. Commissioner O'Dwyer reaffirmed

the \$250/acre/month rental rate on the parcels and Chairman Albers asked where the ready car areas will be located when the new terminal building is finished and Mr. Spelman said he would sweeten the agreement and give them ready car spaces in the vicinity of the new terminal building in the next two or three years. Commissioner O'Dwyer said he didn't mind the rent a cars having 10 spaces each but no more; that they needed to be limited. Commissioner Hollingsworth said we talked about the agreement yesterday when there were two side represented and right now we are hearing only one side; Mr. Spelman presented it as a take it or leave it situation. Mr. Hollingsworth said he didn't care if Avis had to wait until next year, that he wanted to accommodate them but not at the cost of the others.

Mr. Spelman said that all terms of the agreement had been agreed to except for the new terms mentioned at the meeting yesterday and that its just another way to delay. The rent a cars don't have to take the area; we have one rent a car in agreement. Mr. Spelman said this is a good deal for the airport and a good accommodation for the rent a cars, and he recommended that the Board go ahead and approve the agreement. Commissioner Hollingsworth said the service areas were established off Horizon Drive and now we are saying they have got to do this; this is no accommodation. When we build a new terminal presumably we can't even tell them where they are going to be. What is the urgency besides Avis. Mr. Spelman said Avis want the space.

A discussion followed on utilities and their location and proximity to the service area sites. Commissioner Hollingsworth said the rent a cars are facing quite an expense and the sewer

should be brought to the front of the property. Commissioner O'Dwyer said it would be wisest and the most economic to bring only one line in.

Mr. Spelman said this is fine if there is more than one rent a car. We have two alternatives; move them closer to Horizon Drive or put them across Horizon Drive even though it will damage our ability to get fill material; and we need BLM approval on the sewer line. We will provide them with a road and they pay for utilities, improvements, etc, we are renting them only raw ground.

Commissioner O'Dwyer again said he would like to see the utilities go straight down the road rather than piecemeal and easements. We can amortize the expense out over the lease period. Mr. Spelman said the agreement gives the Board complete flexibility. Commissioner Enstrom asked if the service area was the spot the Board had picked and Mr. Spelman said it had been decided on over a year ago; had been approved by Chambliss and Isbill; discussed with the rent a cars at four different meetings over the last two years; it has been explained why the plan was modified from the triangle area to the current area; they could be moved again but it would not be advantageous to us. Commissioner Hollingsworth pointed out that this service area would cost the rent a cars a lot of front money for fence, sewer, water, utilities and paving. Chairman Albers asked if the airport had an overall utility plan for the airport and Mr. Spelman said we have a Master Plan for utilities and roads. Chairman Albers said she would like one consolidated plan for roads and utilities on all airport property; it doesn't make sense to do this piecemeal and

we should plan the whole area. Mr. Spelman said we have absolute flexibility and this can be done if enough people want it. Commissioner O'Dwyer said we can share the expense; lump sum or equal share on utilities and that we must plan for the future. Commissioner Hollingsworth said we need to finish up our plan before we force the rent a cars into this. Mr. Spelman said its the City's sewer line up the east side of Horizon Drive and it is a 12" line.

Commissioner Enstrom asked if this rent a car service area wasn't tabled until the meeting on July 26 and if the rent a cars knew anything about this reconyened meeting. Commissioner O'Dwyer said it was tabled until the 26th and that the rent a cars had left before the Board decided to have this meeting. Commissioner Hollingsworth asked that the utilities be coordinated and Mr. Spelman said there was a master plan for the utilities. Commissioner O'Dwyer made a motion that the airport put the sewer and water line in along the proposed road in a straight line starting with Parcel 1 south to the end; the size of line to be determined by an engineer and make the lines capable of hooking up more parcels if the east side should be developed and the cost be pro-rated back to the Lessees in a lump sum or over five years. Commissioner Enstrom seconded the motion. Commissioner Hollingsworth said we need a coordinated, engineered plan. Mr. Spelman said that is fine we still have the power to say how they will run their lines. We run the only risk; just tell me not to run any. The motion was withdrawn by Commissioner O'Dwyer and the second was withdrawn by Commissioner Enstrom. Commissioner Hollingsworth moved that an engineer prepare a utilities plan for this area

and the Board will have an opportunity to decide on it at the next meeting; all parties involved be given a chance to see this plan and meet with the engineers and also that we encourage underground utilities. Commissioner O'Dwyer seconded the motion. Commissioner Hollingsworth said if this plan is not ready by the next meeting not to press. The motion passed unanimously.

Mr. Spelman said Avis is ready to go and could he tell them to go ahead subject to the utilities change and the Board's informal desire was for Mr. Spelman to wait.

Mr. Spelman presented the Lea Co. Agreement and said it was something new in that it gave the right to use the ground until the airport needs it for an airport purpose. The ground rental is \$250 per acre. The exhibits still need to be attached to the agreement and an engineer will be working on them in the near future. Lea Co. has agreed to the terms of the agreement. Commissioner O'Dwyer moved that the Chairman be authorized to sign the agreement and the motion was seconded by Commissioner Kelly and passed unanimously.

Mr. Spelman next presented the APCOA Second Amendment to their agreement for the current parking lot. The time of the agreement is for two years and they guarantee the Airport \$30,000 per year; there is an increase in parking rates and the agreement may be cancelled on 60 days notice if the lot is abandoned for the new terminal. There is no guarantee for new terminal space. Commissioner Enstrom moved that the Chairman be authorized to sign the agreement and Commissioner O'Dwyer seconded the motion.

Commissioner Hollingsworth moved that Western Air Stages be dropped from the monthly Accounts Receivable Report and be carried

on the books only. Commissioner Kelly seconded the motion which passed unanimously.

Mr. Spelman presented the Treasurer's Report. Commissioner O'Dwyer moved the report be accepted and Commissioner Hollingsworth seconded the motion which passed unanimously.

Commissioner O'Dwyer suggested that when an extra meeting is called it be scheduled two weeks in advance and that these meetings be held to two hours.

The meeting was adjourned at 8:30 a.m.