

July 26, 1979

REPORT AUTHORITY MINUTES

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

Others Present: Robert Van Houten, Stan Anderson, Howard Roland, Fuzzy Aubert, Frank Dunn, Joe Bestgen, Ken Cox, Richard Gustine, Daren Cyphers, Richard Pond, Larry Brown, Bill Schilling.

The meeting was called to order at 7:30 p.m. The Minutes of the July 11th and 12th meeting were approved as mailed on a motion by Commissioner O'Dwyer, seconded by Commissioner Enstrom and passed unanimously.

Chairman Albers presented the Resolution Amending the By-Laws of the Walker Field, Colorado, Public Airport Authority, Concerning Members Thereof and Their Appointment, drafted by Attorney Ashby. (The Resolution is attached hereto.) Chairman Albers read the parts of the By-laws that would be changed and opened the discussion.

Commissioner O'Dwyer asked if there was any reason that the present Board could not expand by new people being elected if the Board so desired. Mr. Spelman said that according to the State Statute under which the Airport Authority was founded, new members must be appointed by the County and City governing boards rather than being directly elected.

Commissioner Holmes asked that the following prepared statement which he read to the Board in its entirety be made a part of the Minutes as follows:

"Statement Regarding Resolution to Amend the By-Laws of the Walker Field, Colorado, Public Airport Authority:

At a time when the Walker Field Airport Authority needs to exercise total commitment and function expeditiously and diligently - I find it inexcusable to be dealing with a Resolution to Amend the By-Laws of the Airport Authority as it pertains to the Members thereof and their Appointment to said Authority.

At a time when Americans inside and outside of Government are lamenting and decrying the ever_ devastating effects of appointed Bureaucrats and self perpetuating Bureaucracy, I find it inexcusable to be entertaining a Resolution that would introduce such form of government into our local Airport Authority.

I do hereby state clearly my opposition to the Resolution to Amend the By-Laws of the Walker Field Public Airport Authority, and in so doing Reaffirm my endorsement and support of the present elected form of responsive government as evidenced in the present structure of the Airport Authority.

Let's get on with the job at hand - A New Airport Terminal.

Respectfully,
R. W. Holmes
Member Airport Authority
July 26, 1979

The signed copy of the above statement is attached to the Minutes as part of the record of the meeting.

Commissioner Hollingsworth gave a brief history of the airport from the year 1968 pointing out past problems and expressed desire to modernize the facility, including terminal building, roadways, runways, taxiways, and parking. He gave this background as evidence to support the changes he proposes, saying this is a change in the By-laws and not a change in the law; continuing that such changes in the By-laws have been done before. The City Council would appoint two members, the County Commissioners would appoint two members, and the remaining three members would be chosen jointly by the Council and the Commission. These appointees would be from the community at large and would be dedicated and interested citizens who would have the time to devote to the Airport Board. He asked that this proposal be taken back to the various organizations represented at the meeting and be discussed. He also felt that any change in the structure of the Airport Board would not affect any change in beginning construction on the new terminal building or in the presentation to J.B.C.

Commissioner Kelly voiced his desire to continue to serve on the Board and his dedication to the job at hand and that he shares Mr. Hollingsworth's enthusiasm regarding the airports growth but he does not want to jeopardize the new terminal construction and the position the JBC would take regarding this type of change at this time.

Commissioner O'Dwyer felt that the original Board had chosen this type of selection system and that it was not done haphazardly and were not dummies as Hollingsworth states. To rush into a change at this time, with the possibility of setting back terminal construction, would not be beneficial and maybe this type of change could be initiated at a later date.

Commissioner Enstrom felt that the Board needed to rely on the trained professionals it had hired and not the community at large.

Commissioner Hollingsworth asked that the record show that he felt all previous Board members had been sincere, not dummies, and he did not intend nor imply that any past members of the Board were not dedicated, interested or intelligent members. If any other impression was taken, Hollingsworth extended his apologies. Chairman Albers said that times have changed since the formation of the Authority and that we are all caught up in inflation that calls for innovative changes; however, she felt that we do need elected officials who can be held responsible by the electorate and that the people have the recourse of recall if they are displeased with the elected officials which they would not have with appointees.

Mr. Stan Anderson said some of the past criteria are no longer valid and some are as good now as they have ever been but that the

past is not important, the future is. The airport is one of this community's greatest assets and an elected Board is one that is available and answerable to the people and that appointees would not have the dedication. Also, he did not feel that appointees would necessarily mean progress. Mr. Pond said he supported Hollingsworth's frustrations; that he was not necessarily in total agreement with Mr. Hollingsworth's Board suggestion make-up but does support other input into the Board. Pond believes development has been impeded at the airport over the past 18 years. He did, however, favor a Board comprised of City Councilmen and County Commissioners and felt that the Board had accomplished a lot over the past four years. He also felt that not accepting revenue sharing monies from the City and County was a mistake.

Mr. Aubert said that Mr. Anderson had expressed some of his concerns and that Commissioner Holmes' statement expressed his feelings that we are gradually losing the democratic process by appointees and volunteers rather than elected officials. He felt that elected officials are more inclined to seek grants and outside funds than are appointees. The Airport is one of the prime assets of Mesa County and he would not like to see it run by appointees. Mr. Hollingsworth interjected that as to Mr. Aubert's comments concerning tax support, the citizens had not been given the chance to vote on whether they would support the airport with taxes. Mr. Van Houten said that to appoint a Board is easy but to "disappoint" them is hard. He also felt that all the Boards have done a good job and have been made up of conscientious and hardworking members who have been dedicated to serving the people of Grand Junction. Mr. Roland said he felt that it was no ones intent to stop progress. He thought only a small percentage of the community uses the airport and that maybe the time is coming when the airport needs to be placed

on the tax roles to increase its revenue base. The Board may have great visions but needs money to make them a reality. Further, he stated that the airport has a professional manager and if the Board is working and successful, don't mess with it. Mr. Anderson said that we not leave this meeting with a feeling of dissatisfaction but rather with a feeling of cooperation.

Mr. Schilling said that he did not concur with all the previous statements and that he thinks the voters show good judgment. As an airport user he is ashamed of the current terminal building and would much rather disembark his passengers at Monarch Aviation; the runways are rough and the airport needs a lot of improvements. He felt that there are a lot of people in the community with expertise who would be good for the airport. These people would be able to devote their full time and attention to the airport and he would like to see this type of person on the airport board. He did not like the feelings that had been conveyed during the meeting that the general public were not responsible. Chairman Albers said it was responsibility versus accountability. Mr. Larry Brown said that he feels strongly about elected officials serving on the airport board; it gives accessibility to the officials and there is recourse if they do not perform satisfactorily. Mr. Frank Dunn said the airport has changed a lot and the Board is doing a good job. He cautioned that the Board should remain flexible and open to changes if it does some good; he feels that the elected officials should comprise the majority of the Board. Some general discussion followed, then Commissioner Holmes moved that the Resolution to amend the By-laws be postponed until after completion of the new terminal building. Commissioner O'Dwyer seconded the motion. Commissioner Hollingsworth said there could not be a motion at this meeting but to wait until next meeting. Some clarification of the motion was called for and Mr. Spelman said as it is now worded it might bind a future board which would be illegal. Commissioner Hollingsworth moved that the motion be tabled if there was a question of legality. Commissioner Holmes withdrew his original motion and Mr. O'Dwyer his second; the motion of Mr. Hollingsworth died for lack

of a second. Commissioner Holmes then moved that the Resolution to amend the By-Laws be postponed and given no consideration until after we have received the money and design for the new terminal. Commissioner O'Dwyer seconded the motion. Commissioner Hollingsworth said he did not believe it was appropriate to stifle this or anything else brought to the Board. Commissioner O'Dwyer said it only gives a time table to work from. Chairman Albers called for the vote: Commissioners Albers, Kelly, Enstrom and Hollingsworth voted no; Commissioners Holmes and O'Dwyer voted yes. Commissioner Enstrom suggested a compromise plan with the Board to be comprised of three City Councilmen and three County Commissioners and one member at large appointed jointly by the City and County. Chairman Albers said this would give three alternative plans; Mr. Hollingsworth's proposal, Mr. Enstrom's alternative and the option to turn the entire proposal down.

Mr. Spelman gave a brief resume of the land use plan as it had been cooperatively developed. The plan broke the area surrounding the airport into three segments; (1) the clear zone - the ends of the runways for agricultural use only (we own most of the land in this zone), (2) area designed from noise criteria off the approaches to runway 11/29, in which they would be zoned for agriculture, and (3) area around the other areas previously referred to as the airport area of influence which would extend beyond the canal; in this area acknowledgement of aviation easements should be included into the deed of the properties which are sold after development or such easement would be placed onto the plot plan or both. This plan has incorporated height limitations and other requirements under F.A.R. Part 77. It is an improvement over what we have had before; general zoning

improvement. Our responsibility under 1041 gives us no authority to make zoning regulations but to act in an advisory capacity. This proposal satisfies all of the current F.A.A. requirements under our Grants Agreements.

Commissioner O'Dwyer questioned the proximity to Crown Heights and Mr. Spelman said the noise and avigation easements do not restrict the use of the land and this particular area does not fall into the current clear zone. Only if Runway 4/22 is lengthened and redesignated would this area be involved in the clear zone and this is in our long range Master Plan. There followed a discussion of the runway and if it would restrict or eliminate certain uses for it. Mr. Hollingsworth indicated the Aviation Subcommittee of the Chamber opposed lengthening the runway towards town. Mr. Spelman said he agreed that it would probably never be lengthened in that direction and, contrary to other opinions, his was that so long as there was acknowledgement of the right of overflight one-half mile away, there was not a serious problem. No decision was reached. Commissioner Enstrom moved that Mr. Spelman be authorized to send the letter recommending the land use plan be sent on to public hearing. Commissioner Hollingsworth seconded the motion which passed unanimously. Commissioner Hollingsworth asked if a map could be made that would clearly show the lands which are critical to the airport and Mr. Spelman said such a map is in the office.

The Inseco Contract for the runway lighting project was presented and Commissioner Holmes moved that the Chairman be authorized to sign the contract in the amount of \$113,547. Commissioner Hollingsworth seconded the motion which passed unanimously.

The Isbill Engineering contract was presented for the same project. The amount was \$9,840.00 for engineering and design and \$8,445.00 for construction supervision and inspection. Commissioner O'Dwyer moved

the Chairman be authorized to sign both agreements and Commissioner Enstrom seconded the motion which passed unanimously.

Mr. Spelman said we need a formal Resolution to accept the Grant Offer of the ADAP 6-08-0027-05 project. It was moved by Commissioner Enstrom and seconded by Commissioner Hollingsworth that the Chairman be authorized to sign them. A roll call vote was taken: Commissioner Hollingsworth yea, Commissioner Holmes yea, Commissioner O'Dwyer yea, Commissioner Kelly yea, Commissioner Enstrom yea, Chairman Albers yea.

The payables were presented and Commissioner Hollingsworth moved they be approved for payment. Commissioner O'Dwyer seconded the motion which passed unanimously. (Copy attached.)

Mr. Spelman gave the background and history of the rent a car service area and what had led to the decision to have them in their current location. Commissioner Kelly said he felt that it was premature to ask for any decision as he felt that the rent a cars were not in accord with the agreement. Mr. Spelman said that this is just an offering of space which they can agree to take or not to take and said that if no action is taken, Avis could have a long term lease on the area they are now leasing. He said, and he would recommend, that we assure the rent a cars that we are not going to require them to use the service areas as their only ready car space and we should provide ready car spaces at the new terminal location at a later date when the final plans are being made, but right now we are only talking about service areas.

Commissioner Kelly asked why we did not go with the plan for seven service areas closer to Horizon as the current plan for four would make future expansion very expensive in that it would require another road and utilities to be brought in if there were more than

four operators. The Isbill Plan has room behind it for another FBO along 4/22 and seems to be a better all around plan. Mr. Kelly then said he would like to listen to what the rent a cars people have to say. Mr. Cyphers from Hertz said that the rent a cars were not informed about the continued meeting on July 12th in which meeting Mr. Spelman said they had agreed to the location; we had not agreed to the location. We came here to talk to you people. We are not sure this is the area for us to invest over \$20,000. for each parcel. We feel that maybe the \$650. per month on Horizon would be cheaper in the long run than going to the back. We did not agree to this plan at any of the meetings. Mr. Spelman said that on June 12th Mr. Cyphers, Mr. Cox, Mr. Sundberg of Avis, and himself had walked the ground pacing off the areas and had agreed to which area each would take. Commissioner Holmes said he did not want a used car lot near the new terminal building; that it was incompatible and inappropriate. The rent a cars said they had not asked for a sales lot. Commissioner Holmes moved that the phrase be struck from the Lease that provided for a used car lot at the airport. Commissioner Kelly seconded the motion which passed unanimously. Joe Bestgen from Avis said that they were planning on consolidating three separate locations and facilities into one location. Mr. Cyphers asked that the rent a cars be given more time before they have to relocate when the Board knows more about the new terminal. We are asking that we wait until you (the Board) is better set. Mr. Spelman said he wanted to have the authority to offer service area only. Mr. Enstrom stated that we don't know what we are offering them. Mr. Spelman said anything they want at whatever location on the east side of Horizon drive. Mr. Kelly said he likes the Isbill plan and the useability of the land behind it for another FBO. Mr. Cyphers said that plan comes a lot closer to the rent a car needs. Commissioner Hollingsworth

said he appreciated the urgency of Avis' construction plans but he would like to give the rent a cars the opportunity to study this plan and come back to the Board. Commissioner Hollingsworth moved that the Board postpone a decision while analysis is done to see if we want to utilize this program. Commissioner Kelly seconded the motion. The motion passed unanimously. Chairman Albers asked that everyone work together and the rent a cars come back to the Board and make an offer. It was suggested they be back within 60 days.

Mr. Spelman recommended Paul Bowers be made Treasurer of the Authority. Commissioner Enstrom so moved and Commissioner Kelly seconded the motion which passed unanimously.

Mr. Spelman said we need to appoint a CPA to handle the airport's audits that were called for in Mr. Kelly's letter and that he would like an understanding that all accounts will eventually be audited but that we had budgeted for four this year. After some discussion Commissioner Holmes moved that Doug Williams be accepted as the auditor and that the audit procedure be an ongoing project to be carried on from year to year. Commissioner Enstrom seconded the motion which passed unanimously. Mr. Spelman said he understood the four selected were Reed Miller, Aeroplane Restaurant, Monarch Aviation and Cox Motors.

Mr. Spelman gave the Treasurer's Report pointing out that we are down \$10,000 on the cash flow. Commissioner Enstrom suggested after reviewing the accounts receivable, that perhaps we should charge an interest rate on the delinquent accounts. Mr. Spelman said he did not believe we were that sophisticated yet and Commissioner Enstrom said he would give it some study and report back to the Board. Mr. Spelman also passed out the Enplaned Passenger Report and noted that passenger enplanements are still up.

Commissioner Hollingsworth suggested that a copy of the Minutes be given to all airport tenants so they can be made aware of what the Authority is doing. Mr. Spelman stated they are available to anyone.

Commissioner Enstrom moved the meeting be adjourned, Commissioner Kelly seconded the motion which passed unanimously at 10:15 p.m.