

AIRPORT AUTHORITY MINUTES
December 20, 1979

Members Present: Chairman Maxine Albers, Commissioners Enstrom, Kelly, and Holmes. Acting Airport Manager Paul Bowers, Deputy Clerk Mary Ann Harms. Guest: Loren Dake representing Exair.

The meeting was called to order by Chairman Albers at 7:45 p.m. The minutes of the December 12, 1979 meeting were approved on a motion by Commissioner Enstrom and second by Commissioner Holmes.

Prescheduled guest Loren Dake representing Exair presented a tentative plat plan for a new fixed base operation south of Monarch Aviation. Mr. Dake said he had been in touch with Mr. Bowers and Isbill Associates regarding the site location. Exair was not planning on selling aircraft but would be selling fuel, aircraft repair, serving as a helicopter base, etc. He noted they could operate on 2½ to 3 acres with up to an eight acre maximum. They estimated building an approximately 100' x 120' hangar, with a projected budget of \$200,000 for the hangar and office; approximately \$360,000 for the earthwork; and \$25,000 - \$30,000 for utilities, with underground fuel storage facilities. Exair would like the final site to be chosen during the winter so a building permit could be issued for construction in March or April, 1980. Access from Horizon Drive would be via the Monarch access and would branch south from that road with a 30' road and 50' right-of-way. Commissioner Holmes voiced a concern on the appearance of the facility and Chairman Albers asked what type of income would be derived from such an operation. Mr. Bowers said the Board has the ultimate approval/disapproval of any building as specified in the contract; that the Authority would not participate in the initial cost; and that income to the airport would depend largely on fuel sales. Commissioner Kelly asked if the length of the lease had been determined and Mr. Bowers said it would take 15-20 years to amortize out an investment

of this size. The Board brought up the previously discussed utility plan for the rent a car service areas and Mr. Bowers suggested that any design work or permanent site location be discussed with the design team and Isbill. Commissioner Kelly moved that the Board accept in concept the idea of another FBO parallel to and west of runway 4/22. Commissioner Enstrom seconded the motion which passed unanimously.

Mr. Bowers gave a brief synopsis of the trip to Denver that he and Maxine Albers made on December 17th. Chairman Albers said that the Colorado Forum had endorsed the airports JBC request and would be standing by to help lobby for the request whenever they were called upon to do so. She was also pleased with the reception she and Paul had received from the FAA officials they met with. Mr. Bowers said the JBC would not decide on oil shale trust fund requests before March or April, but staff recommendations should be made by the end of February. FHA "601" funding was determined available to the airport, although land for a buffer zone would not receive as high priority as land used for airport purposes.

The five year capital improvement program was next presented, and Mr. Bowers said this had already been approved by the County Commissioners and the City Council. Mr. Bowers continued with a brief explanation of the \$32 Million Dollar Five Year Plan pointing out that it did not include the new terminal building construction. Chairman Albers pointed out that the preapplication we submit to the FHA for approval should be interchangeable with the FAA Five Year Plan. Commissioner Enstrom made a motion that the Board approve the Walker Field Airport Authority capital Preapplication for Federal Assistance for Airport and Airway Development Trust Funds and

that Mrs. Albers be authorized to sign the Preapplication. Second was by Mr. Kelly and the motion passed unanimously.

The 1980 Budget was discussed for final approval. A reclassification for Mary Ann Harms and a Memo from the City Personnel Director Claudia Smith was first discussed. A motion was made by Commissioner Kelly that Mr. Bowers draft a letter to Ms. Smith for Chairman Albers requesting that Mrs. Harms be advanced to an Administrative Aide; second was by Mr. Enstrom and the motion passed unanimously. The salary for the Administrative Aide was set at a step 2 retroactive to November 1, 1979. Commissioner Kelly made a motion that the Acting Airport Manager's salary be set at \$23,000 retroactive to October 8, 1979 and that reassessment of the salary be done at the end of the six month interim period; Commissioner Kelly then moved that the 1980 Walker Field Budget be approved, second by Commissioner Holmes and passed unanimously.

The Accounts Payable were approved on a motion by Mr. Kelly; second by Mr. Enstrom. The Accounts Receivable and the Treasurer's Report were accepted on a motion by Mr. Kelly; second by Commissioner Holmes. Uncollectable bad debts receivables entitled Key Airlines Terminal Rent and Western Air Stages Lease and Rent were removed from the receivable list and are not to be carried over on the airport books into 1980.

In addition, it was noted Mr. Louie Brach was named temporary replacement for recuperating heart patient Hollingsworth; the bank charge card application was signed; Mr. Bowers noted a request by Aspen based Murnan Aviation to fly five passenger Cessna 207 equipment on a daily, year-round GJT-Aspen route (which the Board informally approved); and the Information Corner discussed a handout regarding sources of financing the Airport and Airway Users Trust Fund.

The meeting adjourned at 9:50 p.m.