

WALKER FIELD AIRPORT AUTHORITY
March 27, 1980 Minutes

4/9/80 meeting
Revision noted
in yellow)

Members Present: Chairman Maxine Albers, Commissioners Mike Kelly, Robert Holes, Rick Enstrom, and Dale Hollingsworth, and Acting Airport Manager Paul Bowersw and Deputy Clerk Mary Ann Harms. Guests Richard Rose from Western Engineering and Wayne Weathers from Ute Water, Dick Pond, Aeroplane Restaurant and Joe B stgen from Avis

Chairman Albers convened the meeting at 7:40 p.m. and with Board approval added Mr. Dick Pond of Pond Brothers, Inc. as an agenda item. The Minutes of the March 12, 1980 regular meeting were approved unanimously by Comm. Enstrom's motion, second by Mr. Kelly.

Mr. Richard Rose from Western Engineers, Inc. presented a preliminary design for a Ute Water extension line which would cross airport property and require a cut across runway 4/22. Comm. Kelly asked if the Airport Authority would have control over water taps on that portion of the Ute line crossing the airport property and Mr. Weathers said this would not be considered. Both Mr. Rose and Mr. Weathers assured the Board that the cut across the runway would be done according to engineering specifications that would insure no settling of the surface over the line. After discussion, Comm. Enstrom made a motion that Ute Water be allowed to proceed provided Ute work out right-of-way details and negotiate fees with Mr. Bowers and that Mr. Bowers and Isbill Engineering approve the design for the airport crossing. Comm. Kelly seconded the motion which passed unanimously.

The selection of an investment banker centered around the need to do so early to determine feasibility and amount that can be issued. Three firms (Boettcher, Coughlin, and Hanifen, Imhoff and Samford) expressed interest in being the airport's investment banker for the upcoming bond issue. Mr. Bowers said that all three firms (Boettcher, Coughlin, and Hanifen, Imhoff and Samford) were all well qualified, hence the selection could be based on the ease with which the Board could relate to the firm. Comm. Enstrom suggested a ballot vote be used to select the firm. Chairman Albers read the ballots aloud as four votes for Coughlin and one vote for Boettcher.

Mr. Bowers presented the financial obligation portion of the D.O.E. contract for the Board's information; a brief synopsis of the air show planned for May 31 and June 1 regarding placement of displays, crowd, parking, possible show participants, V.I.P. sections, car pooling, mass transit possibilities, security control, etc. Also profit sharing between local service organizations, the Chamber of Commerce and the airport was still being explored; Comm. Hollingsworth interjected that the cost to the Chamber appeared to be \$25,000-\$30,000. Further business noted only one dissenting voice was raised at the Land Use Planning Hearing against proposed airport zoning and the Porter/Heery contract should be ready for signature at the April 9th meeting.

Accounts payable were approved on a motion by Comm. Kelly, second by Comm. Enstrom. Manager Bowers said we needed to cash in our outstanding Treasury bills to meet our terminal planning/development obligations. The Treasurer's Report was then given, again demonstrating the need to generate more revenue.

Monarch Aviation had written the Board members regarding the need for more general aviation ramp and Mr. Bowers said that within the next several weeks the fuel flow agreement and other matters with Monarch would be put in order and Monarch would be placed on the Agenda for the April 24th meeting.

The information corner was an exchange of information and ideas applicable to Walker Field's new terminal development gained by Mr. Bowers when he attended the AAEE sponsored conference in Seattle, Washington.

Mr. Richard Pond, President of Pond Brothers, Inc. and operator of the Aeroplane Restaurant presented a letter to the Board to renew his lease which had expired in October of 1978, leaving him without a contract. There was a lengthy discussion regarding the legal status versus the intent of the previous Board who had approved the lease including right of first refusal on the new terminal restaurant. City/County Attorney Ashby had given a verbal opinion that legally no lease was in existence. The Board was split regarding the provision in the expired lease which locked the restaurant into the new terminal making it the only concession

to have this option. Other Board members felt that taking advantage of Mr. Pond's not renewing his lease and management in not notifying him when this was discovered should not be used by the Authority to deny this option to Mr. Pond. It was informally decided that certain portions of the lease should be rewritten and charges adjusted and that the Chairman would take this up with Attorney Ashby.

The meeting adjourned at 9:30 p.m.