

WALKER FIELD AIRPORT AUTHORITY

April 9, 1980 Minutes

Members Present: Chairman Maxine Albers, Commissioners Kelly Enstrom, O'Dwyer and Hollingsworth, Acting Manager Paul Bowers, Deputy Clerk Mary Ann Harms. Guests Joe Frothingham from Colorado Division of Wildlife and Richard Pond of the Aeroplane Restaurant.

The meeting was called to order by Chairman Albers at 12:23 p.m. Mr. Bowers added two items to the Agenda: A Bureau of Land Management letter requesting Airport Authority comments regarding Ute Water Conservancy Districts right-of-way application for a water pipeline and storage tanks and a letter of agreement from Coughlin & Co. regarding investment banking services. Also to be discussed was extension of the Colorado D.O.W. lease. Commissioner Enstrom requested an addition be made to the Minutes of the March 27th meeting authorizing Mr. Bowers to negotiate right-of-way rights and fees with Ute Water. The minutes were not approved.

Regarding the Ute Water request, Mr. Bowers had requested Western Engineering to include a provision giving the Airport Authority approval on all water taps from on-airport located water lines for development of properties adjacent to the airport. The Board decided that "approval" was the wrong word, but informally decided some "review" was necessary. Discussion centered on the water storage tank location selected by Ute Water, which would place the 40' high, 60' diameter tank in direct line of sight from the restaurant/lounge area of the new terminal building. It was informally decided that the location and alternative placement of the tank be discussed with Ute Water.

The letter of agreement between Walker Field and Coughlin and Co. appointing Coughlin as the airports investment banker/financial consultant was read and Commissioner Kelly made a motion that the Authority authorize Mr. Bowers to sign the letter of agreement provided Attorney Ashby's review found it acceptable. The motion was seconded by Commissioner Hollingsworth and passed unanimously. General discussion concerning the anticipated \$2½ - 3 million bond issue followed.

It was noted that the Colorado D.O.W. lease will be terminating in October 1981 and they would like a new lease at the same location. Mr. Bowers noted that D.O.W. financing requests require two year planning, their current hangar location is of interest to Monarch, and if Exair builds in the near future an attempt will be made to build a "quasi governmental" hangar adjacent to their facility to house the D.O.W., State Patrol, County, and Civil Air Patrol aircraft, if an amenable agreement could be reached. Also the D.O.W. has agreed to pay a reasonable fee for the continued use of Airport land (prior fee was \$1.00 for the duration of the contract term). The Board asked Mr. Bowers to prepare the lease and present it to them at the April 24th meeting.

The Heery/Porter contract, with duties and provisions clearly defined, will be presented at the April 24th meeting. Architect Jack Porter will be at that meeting to discuss the contract and present a terminal development update. The probable architectural, engineering and construction management fee will be \$450,000. (based on a \$6 million construction budget, which does not include additional air carrier ramp construction). Conceptually, the proposed contract terms would divide the project into three phases: Phase I - conceptual design with Porter as primary and Heery supporting; Phase II - contract/bid specifications with Heery as principal and Porter supporting; Phase III - construction phase with Porter as principal and Heery supporting.

Mr. Bowers reminded the Board that United will reduce its Walker Field service as of April 26th and on May 1st, Frontier will add another flight, although this will have Frontier arriving at 2:12 p.m., and 3:02 p.m. for their afternoon arrivals. Mr. Bowers suggested letters from individual Board members and the community may help in getting this latter arrival changed to a more desirable 5:00 - 6:00 p.m. time slot. (Frontier Airlines addresses are to be enclosed with minutes of this meeting.

The last agenda item was appointment of the airport manager following the six month Interim Acting (probation) status of Mr. Bowers. Commissioner Enstrom motioned that Mr. Bowers be installed

as Airport Manager, second by Commissioner O'Dwyer, with unanimous passage. Regarding an employment contract, Mr. Bowers noted he did not feel a contract was desired or necessary. The Board agreed and decided to discuss salary at the April 24th meeting. An update of the Clerk's position was also made with Mary Ann Harms appointed Clerk and Mary Mathis Deputy Clerk on a motion by Commissioner O'Dwyer, second Commissioner Kelly and passed unanimously.

The meeting adjourned at 1:10 p.m.

(The April 24th meeting will convene at 11:00 a.m. at the third floor Airport Manager's office and take the place of the regular night meeting. The time change will be advertised in advance.)