

MINUTES OF REGULAR MEETING
January 14, 1981

Members Present: Chairman Maxine Albers, Commissioners Barney Barnett, Rick Enstrom, Dale Hollingsworth, Bill O'Dwyer, George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms

The meeting was called to order at 7:09 A.M. by Chairman Albers. The Resolution from the County appointing George White to the Board was presented and will be made a permanent part of the minutes. Commissioner Hollingsworth made a motion that this Resolution be accepted and the Airport Authority approve Mr. White's appointment to the Board. Commissioner Enstrom seconded the motion with the addition that an official Resolution of Appreciation be presented to Mike Kelly for his service to the Board. The motion and amendment passed unanimously.

A presentation to the Board was made by Mssrs. Joe Vigil and Jim Pacheco, representing the Western Colorado Minority Association of Contractors (WCMAC), several members and attorney Walter Jones; Mr. Roger Von Riesen from Colorado Economic Development Association (CEDA); Mr. Yusul Kaurouma, Director of the Colorado Office of Minority Business Enterprises (COMBE); and Mr. John Basner from the Colorado Minority Business Development Agency (CMBDA).

Attorney Jones spoke for his client, WCMAC, explaining the philosophy behind the drive to obtain more minority participation within the community, the problems most commonly faced by small minority businesses, and what kind of consideration they desired from the Airport Authority. The Denver based minority agencies (CEDA, COMBE, and CMBDA) have agreed to provide help to the local minorities and aid participation by western slope contractors. They asked that early design specification access be provided and that minority goals be established for the various programs based on "reasonable assessments". Mr. Von Riesen briefly addressed the

Board explaining what CEDA provides to the minorities to aid them in their bid package.

The Airport Authority thanked all the agencies for their interest and indicated it would be actively working with the various groups within the County to develop some uniform guidelines.

The Minutes of the December 18, 1980 meeting were approved with a correction by Commissioner Hollingsworth to show that he voted against the 1981 Budget in its entirety. Commissioner O'Dwyer made the motion and Commissioner Enstrom seconded the motion which passed unanimously.

Two Mountain Bell utility easements were presented for signature. The first had previously been approved and required chairman signature only for the FAA line relocation to the south and east of the tower building. The second easement was for phone line relocation adjacent to Horizon Aviation and did require approval, as moved by Commissioner Enstrom and second by Commissioner O'Dwyer, which the Board passed unanimously.

A draft Indemnification Amendment to the By-laws needs to be approved by Attorney Gerald Ashby. The Board informally agreed that after such review and acceptance, it may immediately be advertised in the paper.

A 'mini' Currier land trade regarding roadway use and lease was discussed in reference to the reconstruction of "H" Road/Horizon Drive, wherein Currier would exchange approximately $\frac{1}{2}$ acre via fee simple title for $\frac{1}{2}$ acre in lease title, with 100' right of way split 50' Currier/50' Airport property. After a brief discussion the Board turned the matter over to the Airpark Committee for further consideration.

The ADAP-07 project is approximately 55% complete and, though slated for completion in June, could be done by the end of the month barring utility, weather or other delays.

Commissioner White gave a brief synopsis of the Airpark Committee recommendations. In attempting to set rental rates for certain areas that require immediate attention the following land lease rental recommendations are made: Unimproved property along 4/22 \$500/acre/month (13.77¢/s.f./year); land

along Runway 11/29, \$750/acre/month (or 20.66¢/s.f./year); and the rent a car service areas \$435/acre/month (11.98¢/s.f./year). The Board generally agreed with these rates but noted there was room for negotiation. It was suggested that Manager Bowers contact Mr. Terry Nichols, who had previously expressed interest, as well as others who had requested air-field space.

There was some discussion regarding the rent a car service area contracts being tied directly to the terminal building space (not vice versa). Commissioner Barnett said the Committee's criteria in the \$435/acre/month rental charge was in part to keep the land attractive to maintain the rent a car operators on field. The proposed lease term for the service areas would be for ten years with three year inflationary adjustments. No length of time had been set for the leases along 4/22 or 11/29, but since the investments would be greater in this area, the leases should be longer, although also tied to a standard recognized inflation index.

The per square foot fee for terminal counter space has not been set for the rent a cars, though this is something they would need to know before entering into any agreement on the service areas. Mr. White said an approximate \$15/s.f. rental had been discussed but no final figures were in on the new terminal building. Mr. Bowers said a New York estimating firm had the terminal plans and should have these figures by the end of the month.

An FBO development proposal from WFP Investments was presented by Mr. Jim Guthrie. The Board discussed the proposal and suggested they meet with Bowers and the Airpark Committee for further consideration.

Commissioner Barnett reported that Attorney Bill Nelson had declined the Board's offer as it would present a conflict of interest. He had also approached Ivan Klatter but felt there was no interest there. Commissioner White and Commissioner Brach had previously mentioned Richard Livingston with the firm of Golden, Mumby, Summers and Livingston. The Board informally authorized Mr. Barnett to meet with him.

Commissioner Barnett had met with Aeroplane Restaurant owner Dick Pond but felt another meeting was necessary before he could report back to the Board. He did feel this could be accomplished and the report ready for the January 22 meeting.

Along with several other items, an Airport By-law rewrite was needed. Mr. Hollingsworth and Mr. Enstrom volunteered to work on the rewrite.

The meeting adjourned at 8:50 A.M.

BOARD OF COUNTY COMMISSIONERS, MESA COUNTY, COLORADO

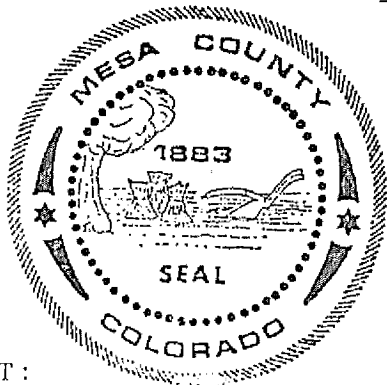
RESOLUTION

WHEREAS, by operation of the Bylaws of the Walker Field, Colorado, Public Airport Authority, hereafter referred to as the "Authority", the Board of Commissioners of the said Authority which is to include three County Commissioners duly appointed by the County Commission; and,

WHEREAS, George White has been duly elected and seated as a County Commissioner of Mesa County;

NOW THEREFORE, BE IT RESOLVED, that as directed by Article II, Section 8, of the Bylaws of the Walker Field, Colorado, Public Airport Authority and by operation of the said Bylaws, George White is hereby appointed to the Board of Commissioners of the said Authority.

By unanimous vote of the Board of County Commissioners in Regular meeting, this 13th day of January 1981.



Margene Albers
Chairman

ATTEST:

Earl Sawyer
County Clerk and Recorder