

MINUTES OF REGULAR MEETING

June 10, 1981

Members Present: Chairman Dale Hollingsworth, Commissioners Maxine Albers, H. R. Barnett, Louis Brach, Frank Dunn, Rick Enstrom and George White. Airport Manager Paul Bowers and Deputy Clerk Mary Mathis. Guests: Perry Olsen and Dwight Owens of the Department of Wildlife; Jim Guthrie and Larry Kempton representing Grand Junction Aviation; Dick Pond of the Aeroplane Restaurant; Duane Phelps of Frontier Airlines; Joe Bestgen of Avis

Chairman Hollingsworth called the meeting to order at 7:05 A.M. Minutes of the May 28, 1981 meeting were unanimously approved as mailed on a motion by Commissioner Albers, second by Commissioner White.

Mr. Perry Olsen was requested to state the position of the Department of Wildlife (DOW) regarding change of lease term recommended by the Board at the last meeting. Mr. Olsen said they would like a lease with more permanance than an initial two year, with an annual negotiation thereafter, lease would provide. After discussion of the DOW lease site within Monarch Aviation's overall lease area and flexibility needed to possibly move the former, Commissioner Brach made a motion to renew the lease for three years, with three 3 year options, a cap on rate increases not to exceed 7% per year, with a third party arbitrator clause. Commissioner Albers seconded the motion which passed unanimously. Mr. Bowers was directed to proceed with this and bring it back to the Board as soon as possible.

Mr. Bowers stated that the Bendix Calibration Pad lease, signed in 1976, is up for renewal, and Bendix would like to exercise their first of five one year options to renew. Mr. Bowers stated he had approached them about possibly moving their installation to another location, but they were not interested. As this lease is at a monthly rental of \$25 per acre, the Board asked that Mr. Bowers attempt to negotiate with Bendix for more equitable terms.

Mr. Bowers gave the status of the NOAA and the FAA Tower leases which are also up for renewal. After brief discussion, he was instructed by the Board to analyze cost of operation and to have a proposal contract ready by the end of the month.

A proposed standard airport lease, previously mailed to each member, was the next item on the Agenda. Mr. Brach questioned the following contract articles:

Rental Payments; Mr. Brach thought this should show payment due on the first of the month, becoming delinquent on the 10th with 30 days to correct. Since several tenants pay on a percentage of business basis, it was agreed that terms suitable to each tenant would have to be written into the standard contract.

Adjustment of Rental; Mr Brach stated he would like to see a third party arbitration clause written into this portion of the contract. After considerable discussion, it was decided that a third party arbitrator would not be a part of the standard contract.

Use of Premises, regarding unauthorized motor vehicles, and need for Substitution of Property was clarified by interpretation.

Insurance; Mr. Barnett suggested this be changed to show 90% of replacement costs coverage, with copies, instead of original certificates, to be furnished as proof of insurance.

Default; to be included with the Rental Payments section.

Total or Partial Destruction; to remain as written (Mr. Barnett noted business interruption insurance is readily and inexpensively available).

Nondiscrimination; Mr. Brach questioned why this should be in the contract at all. Mr. Bowers explained this complies with the Civil Rights Act of 1964 and is necessary with any Federal involvement, either financially or contractually.

All other terms and conditions of the contract as proposed were accepted. Mr. Bowers stated this contract had been legally reviewed and approved by Attorney Ashby. After general agreement that it was necessary that the Airport Authority have a standard contract, Mr. Brach made a motion that we adopt the lease form with the changes shown above, with all contract exceptions to be approved by the Board, second by Commissioner Barnett and passed unanimously.

Mr. Jim Guthrie was asked at this time to make his presentation of the proposed third FBO, to be known as Grand Junction Aviation, Inc. He gave a brief description of their planned full service FBO operation, including helicopter service. The initial land lease would be for 8 acres for 25 years at the rate of \$181.50/acre/month for three years,

escalate to \$363/acre/month for the next three years; with periodic adjustment thereafter. Also included is a First Right of Refusal option that must be exercised within 5 years on an additional 12 acres, in not less than 4 acre increments. Commissioner White made a motion that Mr. Bowers prepare a standard contract between WGM, aka Grand Junction Aviation, Inc. and the Airport as soon as possible; second by Commissioner Brach with unanimous approval.

Commissioner Brach moved that we approve payment in the amount of \$99,732.80 to Kirkland Trenching and Excavation for ADAP-07 work, second by Commissioner Enstrom and unanimously approved. This payment is for 99.3% of contract work completed.

Mr. Joe Bestgen of Avis Rent-a-Car said he would like the Board to give some consideration as to how the rent-a-car locations are to be selected. Mr. Bowers stated he planned this as an agenda item for the next Board meeting.

It was noted that the new terminal will be ready to go to bid July 15, following completion of all working drawings. A 30 day bid period would follow.

A letter from U. S. Representative Ken Kramer, with a copy of a letter from Department of Transportation Secretary Lewis regarding removal of the Section 16 restrictions on airport property was discussed. Secretary Lewis responded that the intent of Public Law 94-244 pertained only to that portion of land being traded to Currier. Mr. Bowers noted we could probably expect a similar DOT position in answer to U. S. Representative Brown and Senator Armstrong queries. Mr. Bowers was directed to correspond with Representative Kramer to determine just what the original intent was.

Two other non agenda items were noted: one, Mountain Bell wants to make a 15 to 20 minute presentation at the June 25 Board meeting. The Board requested that a written proposal be sent prior to personal presentation. Two, the BLM will be having the dedication of their new building on July 25 from 9:00 to 11:00 A.M. with BLM Director Bob Burford and other dignataries in attendance. A "mini-airshow" demonstration of BLM equipemnt will be part of the dedication. Following this, from 11:30 to 4:00 p.m., the Confederate Air Force will hold a barbeque/airport display fund raiser at Horizon Aviation. Bowers noted each of the Board members should be receiving an invitation and all were encouraged to attend.

Commissioners Barnett, Hollingsworth and White, with Mr. Bowers, have met with Dick Pond and Mr. Hollingsworth stated they are making progress in their negotiations with Mr. Pond for the new terminal restaurant.

Mr. Bowers explained the American Association of Airport Executives National Airports Conference to be held this September 27, 28, 29, 30 in Norman, Oklahoma (1980 schedules were distributed as an example of the subjects covered). Bowers noted he would like to see as many of the Board members as possible attend this, as well as subsequent AAAE meetings.

Mr. Hollingsworth stated the Board would not take up the question of annexation again until all pertinent information had been received from the utility companies and others involved.

The meeting adjourned at 8:55 A.M.