

MINUTES OF REGULAR MEETING
July 8, 1981

Members Present: Chairman Dale Hollingsworth, Commissioners Maxine Albers, Barney Barnett, Louis Brach, Frank Dunn, Rick Enstrom and George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms

The meeting was called to order at 7:09 A.M. by Chairman Hollingsworth. The Minutes of the June 25 Regular Meeting and the July 1 Special Meeting were unanimously approved as mailed on a motion by Commissioner White and second by Commissioner Enstrom.

The proposed Colorado Air Freight Express lease was presented for Board approval. Commissioner Enstrom made a motion that the lease between Walker Field Airport Authority and Colorado Air Freight Express be approved for signature by the Chairman, contingent upon approval by the Airport Attorney. Commissioner Brach seconded the motion, which passed unanimously.

The lease agreement with Grand Junction Aviation (WGM Investments) was also presented for Board approval with attention called to paragraph 35e (priority use of general aviation ADAP funds for Runway 4/22 area development). Commissioner Brach made the motion to approve signature by the Authority Chairman subject to Airport Attorney review. Commissioner Dunn seconded the motion, which passed unanimously.

Air Park Committee Member George White reported on the Committee's progress on the rent-a-car contracts. The guidelines for lease of the four two acre parcels would be for 15 years with the following terms: \$225/acre/month for the first five years; \$350/acre/month for the next five years; \$450/acre/month for the final five year term. There will also be a 10% time and mileage charge, terminal building rental car spaces rental rate at \$12.50/sq. ft., and no additional charge for ready car spaces. On a motion by Commissioner Albers, second by Commissioner Enstrom, the Board unanimously agreed to all the terms as listed and directed the committee to continue contract negotiations with the individual rent-a-car operators.

The Air Park Committee also had finalized terms to be offered to Aeroplane Restaurant Owner, Dick Pond. The terms for the contract would be as follows: first three years at \$4,000/month minimum or 8% of restaurant gross and 12% of bar with initial leasehold improvement of \$250,000 - \$300,000; next five year period \$5,000/month minimum or 9% restaurant and 14% bar; with the remaining seven years at \$6,000/month minimum or 10% restaurant and 15% bar: all minimums versus percentages are on a whichever

is greater basis. A letter from Ogden Foods was distributed, wherein Ogden had agreed to higher rates than those to be proposed to Mr. Pond. It was noted that Ogden now operates flight kitchens/restaurants at many airports including JFK, IAD, LAX, LAS. Commissioner Barnett said it was now up to Mr. Pond to accept or reject these terms and Commissioner White said that Mr. Pond would be given two weeks to do so after notification, with an answer expected by the next Board meeting (July 23). Again the Air Park Committee was authorized to proceed with negotiations.

Mr. Bowers presented a revised Airport Layout Plan (ALP) for Board approval and signature. The plan still needed some changes, which are now being completed. Commissioner Brach made a motion that the Chairman be authorized to sign the ALP when all corrections as shown and discussed are made. Commissioner Albers seconded the motion, which passed unanimously.

Chairman Hollingsworth brought up the By-law review and update, postponed from an earlier meeting, and suggested that Mary Ann Harms prepare the preliminary draft to the By-law Committee Hollingsworth and Enstrom for review and they would present their finding to the Board. This suggestion was informally accepted.

A discussion of City annexation of the airport property was opened by Chairman Hollingsworth. Commissioner Brach had prepared a one page summary of reasons for annexation of the airport to the City (see list attached to Minutes). Commissioner Enstrom said he did not want to discuss this issue as a non-agenda item as it does not allow for public response. Commissioner Brach said he presented the list for discussion by the Board so further research could be done in problem areas. He added that the main point on the list was the additional revenue annexation would provide for the city. In the following discussion, Commissioner Dunn noted that there was no need for city/county disagreement and that the city and county should work together; he also noted that as the city grew, it would become increasingly aggressive toward annexation. Commissioner Enstrom said he did not wish to continue the discussion until REA and the airport tenants were consulted and the question advertised on the Agenda and also that the county needs time to research the subject. Commissioner Barnett, as the seventh, community at large, member of the Authority said he has not made up his mind but that when he did, it would not be along city or county lines, but rather what would be best for the community. He said he had already discussed annexation with several

people and stated that interested people write or call him regarding annexation pros and cons. He also suggested that as many facts and figures as possible be prepared for the next Board meeting.

Mr. Bowers asked the Board for approval of a sublease from Horizon Aviation to Mr. Ron Rouse, owner/operator of Crested Butte Air Service, formerly dba Colorado Airlines, now dba Cimarron Air. (Bowers noted he had inadvertently left this item off the Agenda.) Commissioner Brach made a motion that Horizon Aviation be allowed to sublet the aircraft maintenance and fuel sale portion of its operation as described. Commissioner Dunn seconded the motion which passed unanimously (Commissioners White and Enstrom had departed early and did not vote on this item.)

The meeting adjourned at 8:05 A.M.