

MINUTES OF REGULAR MEETING  
August 27, 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 Clerk Mary Ann Harms

Guests Present: Joe Bestgen from Avis; Clyde Davis from Monarch; Dick Pond from Aeroplane Restaurant; Grand Valley Rural Power representatives Al Letey and Bill Byers; Don Johnson of Public Service; Tony Marchun, Chuck Kohles from Horizon Aviation, APCOA representative Tom Miller, and others

The meeting was called to order by Chirman Hollingsworth at 7:07 A.M. with all members present. Minutes of the August 12 meeting were approved unanimously on a motion by Commissioner Brach second by Commissioner Albers.

As there were no prescheduled guests, Chairman Hollingsworth called for discussion on annexation prefaced with the remark that annexation had been discussed at eight consecutive meetings.

Mr. Al Lety from Grand Valley Rural Power spoke out against annexation of the airport as creating a hardship on Grand Valley that the 3½ times revenue payment from Public Service does not cover. He made the following points: 1) there will be a revenue and consumer loss which will ultimately necessitate a substantial rate increase to current Grand Valley Rural Power users; 2) a main feeder line and substation is located at the airport and a cross town tie will be lost; 3) Grand Valley Rural Power equipment loss is valued at \$126,400; 4) there is plenty of power currently available for airport development and such annexation of the airport is untimely. In summation Mr. Letey suggested such annexation be put to the vote of the people of Mesa County as the airport has always been thought of as a City/County airport and the recent focus has been on the airport for additional sales taxes rather than a City/County facility.

Mr. Bill Byers presented a Resolution against annexation from the Board of Directors and shareholders of Grand Valley Rural Power Lines, Inc. He prefaced the reading and submission of the Resolution with several personal comments. He made a plea for greater cooperation and

accommodation between the City and County (commending the County Commissioners for their efforts to date) and concurred with Mr. Letey that such an emotional issue be put to the vote of the people and the issue be handled in such a way as to gain community support rather than steam roller tactics. Mr. Byers then read the Resolution in its entirety (such Resolution is attached to these Minutes and are an official part of the record).

Commissioner Dunn asked that no more discussion be allowed as this has been going on since April. Mr. Dunn made a motion that the airport property be annexed to the City of Grand Junction. Commissioner Brach seconded the motion.

Commissioner Enstrom made a motion to amend Mr. Dunn's motion to postpone airport annexation to the City, explaining such annexation is costly to Grand Valley Rural Power and its users, costly to the City for at least the next three years, is of no advantage to the airport, and such annexation is tantamount to taxation without representation. Commissioner White seconded the motion. Vote on the amendment was by voice as follows: Commissioners Brach, Dunn, Barnett and Hollingsworth voting no; Commissioners Enstrom, Albers and White yes.

Chairman Hollingsworth called for a voice vote on the motion to annex the airport to the City. Commissioners Brach, Dunn, Barnett, and Hollingsworth, Enstrom and Albers voted yes. Commissioner White voted no. Commissioner Albers commented that she was sensitive to the concerns of the rural people and that this issue had deteriorated into a City versus County controversy; there will be a lot of development taking place at the airport and it is best to have the sales tax in place before it happens; the airport, whether in the County or the City, retains its autonomy and such annexation relieves some of the burden on the County road and Sheriff's departments.

Commissioner Barnett said the media had tagged him with the responsibility of making the decision which was not the case nor was the issue that black and white. He stated this was a progressive step for the community.

The terminal prebid conference was held Tuesday, September 25, and Mr. Bowers said that 30 + people were present. He said that the architect, mechanical, structural and electrical engineers were

present and that there were no particular problems expressed with the design; three contract addendums were out. Bid openings will be held in the City Council Chambers on September 3, 1981 at 3:00 P. M. Commissioner Dunn asked why the plans weren't taken to the printer sooner and Mr. Bowers said it was due to Mr. Porter's miscalculations of the capacity and time necessary for such printing.

Contract specifications call for award of contract within 20 days after the bid opening. Commissioner Brach suggested that a special meeting be called to review the bids and after a brief discussion, Chairman Hollingsworth appointed Airpark Committee members White, Barnett and Brach to review the bids and make recommendations to the Board at their September 9 meeting.

Mr. Bowers also explained the necessity to change the MBE written notification from two weeks to one week to accommodate the changes in the prebid and bid opening dates. Contractors are to notify MBEs both by telephone and by letter. All communications are to be documented as a part of the bid documents per the Walker Field Minority Business Enterprises policy statement.

Compatible land use planning and the requirements of an aviation easement within the airport's area of influence was discussed. Mr. Bowers stated the County Planning Commission heard the proposal August 20 and referred it to fact finding; the City Planning Commission on August 25 recommended adoption to the City Council. Commissioner Albers said that aviation easements have been used successfully all over the country and do not affect financing or property value. Possible problems here were more unfamiliarity with them on the part of lending institutions. Commissioner Brach made a motion that the Board approve the aviation easement. Commissioner Dunn seconded the motion which passed unanimously.

Regarding a proposal to increase parking rates, Mr. Bowers introduced Mr. Tom Miller, representative of the Airport Parking Company of America (APCOA). Mr. Miller said the last time the parking rates were adjusted was in October of 1979 and an adjustment is needed. He suggested a rate change from \$2.00 to \$2.50 for 24 hours and from \$10.00 to \$12.50 for a weekly rate; short term rates that called for each additional hour at 25¢ would change to each additional half hour at 25¢. Commissioner Albers made a motion to accept the change in rates, Commissioner Dunn seconded the motion which passed unanimously.

The United Airlines contract addendum was presented for execution. Mr. Bowers pointed out that in exchange for a six month release of their contract, United Airlines left a baggage conveyor that we will be able to utilize in the new terminal building. Commissioner Dunn made a motion that the Chairman sign off on the lease. Commissioner Brach seconded the motion which passed unanimously.

The Accounts Payable were reviewed and approved unanimously for payment on a motion by Commissioner Albers, second by Commissioner Dunn. Accounts Receivable report was reviewed and informally accepted. The enplaned passenger report showed a gain for the third month in a row. Commissioner Barnett asked if an aircraft activity report could be presented and the staff said one would be prepared.

Mr. Barnett asked if excess airport monies were being invested and Mr. Bowers said they were under permissible criteria the airport must follow. Mr. Enstrom asked that the maximum legal interest the Authority could charge on outstanding accounts be explored. Mr. Bowers said he would report back to the Board on this at the September 9 meeting.

The Aeroplane Restaurant lease and letter of commitment were discussed. A letter from the U.S. Bank committing \$300,000.00 was presented. Mr. Pond had sent a letter to Mr. Hollingsworth stating disagreement with the utilities portion of the proposed contract. Mr. Bowers stated that Mr. Pond had agreed to provide utilities as part of the negotiations with Mr. Pond in reaching the agreed to percentages. After a brief discussion, Mr. Hollingsworth asked that Mr. Pond and his attorney and Mr. Bowers and Attorney Ashby settle these differences and that this be done by the September 9 meeting.

Commissioner Dunn asked if anything had been done about acquiring water for new terminal landscaping. Mr. Brach suggested that Mr. Bowers talk with Mr. Currier and see if some rent, purchase or lease of five shares of water could be worked out. Mr. Bowers said he would do this.

Mr. Tony Marchun said he wanted the Board to be aware of some pending action he was taking. First, low flying aircraft over his property were becoming a nuisance and he was filing a complaint with the FAA; second, he was filing damages for crop loss in the clear zone due to jet fuel residue and jet exhaust (he said his claim is substantiated by a letter from Colorado State University); and third, that he was being denied use of his property due to the presence of the airport clear zone. (Mr. Marchun purchased this property in 1963.) Mr. Marchun said

that the presence of this zoning made his property unattractive to developers. Following brief discussion, Mr. Bowers asked if the letter he had requested regarding crop damage had been drafted and Mr. Marchun said his attorney was preparing it at this time.

Information on the National Airports Conference on September 27, 28, 29 and 30 was presented and the Board was urged to attend. Mr. Bowers asked that those planning to attend let him know as soon as possible so lodging can be arranged.

Mr. Bowers had fifteen 16" x 20" copies of the artist's drawing of the new terminal reproduced by Studio 119. Each Commissioner was to be given a copy, with the other on rotating display at various sites throughout the valley.

The meeting was adjourned at 9:04 a.m. on a motion by Commissioner Brach, second by Commissioner Albers.