

MINUTES OF REGULAR MEETING
September 24, 1981

Members Present: Chairman Dale Hollingsworth, Commissioners Maxine Albers, H. R. Barnett, Louis Brach and George White. Airport Manager Paul Bowers and Clerk Mary Ann Harms.

Guests Present: John Porter, Architect, Joe Bestgen from Avis; Dick Pond, Aeroplane Restaurant; Gerald Ashby, Airport Attorney.

The meeting was called to order at 7:07 A.M. by Chairman Hollingsworth. The Minutes of the September 9 meeting were unanimously approved on a motion by Commissioner Brach and second by Commissioner White.

New terminal architect Jack Porter quickly reviewed the qualifications of low bidder on the terminal building, Centric Corporation, and recommended the contract be awarded today in the amount of \$3,640,000. He then suggested that the following changes be adopted and issued as a change order: accept Alternate #1 for \$22,000; subtract Alternate #3 for (\$100,000) and add on Alternate #M1 for \$7,200 which make the contract amount with change order \$3,569,200. Commissioner Albers made a motion that the contract be awarded to Centric Corporation for the contract amount of \$3,640,000 and a Change Order #1 reducing the contract amount to \$3,569,200. The motion was seconded by Commissioner Brach and passed unanimously. Next the Board informally decided that change orders under \$10,000 would be signed by Paul Bowers and those over \$10,000 would be approved by the Board. Architect Porter invited the Board members on a tour of Denver to see weathered steel and prefinished or polished metal buildings.

Ground breaking ceremonies were scheduled for Wednesday October 7, at 4:00 p.m. The ceremony will be held on the building site (if it rains they will be held in the airport fire bay).

Commissioner Barnett asked if the engineering for the ramp work and parking had been started and how much ramp work had been planned. Mr. Bowers said eventually the ramp will extend all the way to Horizon Aviation but how soon depends on the availability of ADAP funds.

Commissioner Brach then made a suggestion that the new terminal could look empty when first occupied and lessees should be sought that would help keep the building attractive, such as car or aeroplane displays. The Board asked Paul to talk with Mr. Porter to be sure the terminal doors

would permit entry of vehicles. Mr. Bowers also suggested the Board might also consider the works of a local sculpturer (a sample of his work will be on display following the meeting). Mr. Hollingsworth said that Mr. Ken Johnson was contemplating a donation to the memory of Walter Walker. Mr. Hollingsworth said he would follow through on this.

Mr. Bowers said the new terminal water line bid package is ready and the bid period will be 30 - 45 days, cost approximately \$40,000 - \$50,000 and Arlan Fiel with Western Engineering would be the project manager. Commissioner White asked that a financial review be conducted next month to see where we stand.

The ADAP-08 access roadway grant was presented for Board signature. The actual paving of the road is scheduled for July or August of next year so no damage is sustained during terminal construction. Commissioner White made a motion to approve the signing of the ADAP agreement, Commissioner Brach seconded the motion which passed unanimously.

Monarch Aviation is planning a 25' x 61' two story addition to the southwest corner of their existing facility. The addition will be architecturally compatible with the existing building, will cost \$35,000 and take 5 - 6 weeks to complete. The building expansion was approved unanimously on a motion by Commissioner Brach and seconded by Commissioner Albers.

Mr. Bowers is still working through Congressman Hank Brown's office for Section 16 land release with Jim Huska locally, and Bill Cleary in Washington, D.C. If it doesn't go by the end of this session it will go next year with the support of both Senator Armstrong and Senator Hart.

Commissioner Brach asked how we were progressing on the acquisition of BLM land and Mr. Bowers said it was being sent to the FAA and they will act on it and that such transfer under Article 23 must be done by them. Chairman Hollingsworth asked if it would go faster through the City or County and Attorney Ashby said it would. However, Mr. Bowers asked that we continue to pursue this through the FAA and he would ask them to move as quickly as possible.

Discussion on the new terminal restaurant was moved to an executive session following the regular meeting.

The Board approved the fuel flow audit of Monarch and Horizon Aviation. The audit will be conducted by Dalby, Wendland & Co.

The Accounts Payable were presented with an additional \$16,988 check to Jack Porter. The payables were unanimously approved on a motion by Commissioner Brach, second by Commissioner White. Accounts Receivable were reviewed and Commissioner Barnett asked that Mr. Bowers pursue collection of National's past due account by giving them written notice. The Board said the receivables are looking better but 20% are still in the 60 - 90 day category.

Mr. Bowers said an advertising board is being put next to the hotel/motel board in the terminal. Displays will be put together by the Lessee and such space availability will be advertised to the public.

The Board cancelled the Wednesday, October 14 meeting and moved the Thursday, November 26 meeting to Tuesday, November 24; and moved the Thursday, December 24th meeting to Tuesday, December 22. It was also suggested that in January the meetings be held on the second and fourth Thursdays.

Mr. Chuck Kohles from Horizon Aviation asked the Board for an additional ramp lease in 200' increments between the existing Horizon lease area and the existing airport ramp. Mr. Bowers said there is a 1,200' space between the airport ramp and Horizon's ramp and we will only be using 600' of it at this time so a ten year lease on 200' would be possible. The Board asked that Mr. Kohles and Mr. Bowers get together and bring this back to the Board at the October 22 meeting.

Commissioner White made a motion that the Board go into executive session to discuss the new terminal restaurant lease and Commissioner Brach seconded the motion which passed unanimously.