

SPECIAL MEETING WALKER FIELD AIRPORT AUTHORITY  
November 12, 1981

Members Present: Chairman Rick Enstrom, Commissioners Maxine Albers, Barney Barnett, Louie Brach, Frank Dunn and George White. Also Airport Manager Paul Bowers and Clerk Mary Ann Harms; Attorney Ashby for part of the meeting.

The meeting was called to order at 7:05 a.m. by Chairman Rick Enstrom. City Council Member Betsy Clark was introduced to the Airport Board as a new member replacing retired member Dale Hollingsworth. There were no prescheduled or non scheduled guests.

Mr. Stan Anderson and Mr. Brian Vedder had approached Mr. Bowers regarding a 1½ to 2 acre site along runway 4/22 on which to locate condominium T-hangars. Their first choice location site is the cross of runway 4/22 and 11/29, to the east of Monarch Aviation. The lease term would be 15-20 years based on terms and conditions of a previously proposed Grand Junction Aviation FBO lease (lower initial rent with consumer price indexing after initial six years of lease life). Mr. Bowers noted condominium T-hangars is a new concept to Walker Field but it has been successfully used at other airport locations. Mr. Bowers suggested that before this package is considered next to Monarch, in probable Monarch expansion area, Monarch should be allowed to lease this land for the same price as Anderson/Vedder. Commissioner Barnett suggested that the price at which the land was previously offered (\$400-\$500 to Dick Sparkman) be maintained, rather than the \$200.00/acre/month discussed. The Board informally agreed to the \$400-\$500 figure for the prime cross site and to offer it to Monarch at this rate. Should Monarch accept the offer of the land, Anderson and Vedder could lease an alternate site on the airport.

Attorney Ashby reported the current status of the new terminal restaurant lease negotiations with Mr. Pond, noting four options: 1. Have a one year period in the new terminal, with Pond to establish the utility rate (which would thereafter be paid by the airport); 2. Use what we have as a base, with an "adjustment" at the end of the year; 3. Pond to pay the utilities and have his percentages reduced by 2% across the Board; 4. Keep everything as it is in the agreement but put a cap on the percentages (payment to airport not to exceed 150% of the minimum). Mr. Ashby noted his conversation with Attorney Nelson regarding what effect these negotiations might have on the airport hotel complex and Mr. Nelson said he was concerned about any pending litigation and its affect on the hotel, but that the hotel was nearly ready to go (financing was not quite complete).

Commissioner Albers suggested that the Board buy out Mr. Pond to preclude future problems with Pond as the restaurant operator: following discussion, she made a motion that the Board offer to buy the restaurant from Mr. Pond for \$200,000. Commissioner Brach seconded the motion. The motion was defeated with Comms. Albers, Brach and Enstrom voting yea and Comms. Barnett, Clark, Dunn and White voting nay. Mr. Ashby continued that it was his opinion that the Board would prevail in court should it come to that, but that the risk at this time was too great concerning the hotel complex. The Board continued the discussion, noting percentages were set with the understanding that the operator pay utilities. Comm. Barnett said that the price offered to Mr. Pond is a fair price and that we have dealt throughout these negotiations in good faith and he suggested that we compromise and pay the utilities and raise the percentages 1% straight across the board. Mr. Ashby summarized the options he had previously given and noted that the offered lease term (of 15 years) is still a negotiable point. Commissioner Barnett made a motion that we continue to deal with Mr. Pond, that the utility question be dropped with all percentages raised 1% across the board and this be presented as our last offer. Comm. Dunn seconded the motion. The motion passed with Comm. Albers voting nay.

Comm. White asked that the Airpark Report on the Rental Car Service Area Terminal Bid package be postponed as Comm. Barnett had been absent at the last meeting. The Board informally agreed to the postponement.

The only bid received on the ADAP 08 Horizon Aviation ramp project was Corn Construction at \$66,150, 62% above the engineer's \$40,833 estimate for a 230' x 125' x 6" ramp. Corn noted their tight construction schedule and coming winter weather in discussing their high bid: Elam construction did not bid it. Mr. Bowers noted several options open to the Board: 1. Accept the bid; 2. Reject the bid; 3. Do \$50,000 worth of the project (125' x 170' x 6"); 4. Wait until next year and rebid the job as part of a larger project. Comm. Enstrom asked how quickly the project could be rebid and Mr. Bowers said probably within 12-14 days. Mr. Bowers noted that the airport would not lose the money and could do the project in conjunction with the paving project planned for next summer, however Horizon Aviation would lose the winter use of some badly needed ramp. After further discussion, including the benefit of two FBOs onfield, Chairman Enstrom said that it was the consensus of the Board that the project be rebid for a ten day period and directed staff to pursue same.

Chairman Enstrom asked that a temporary change in the meeting place of the Board be considered as the existing airport location was inconvenient and noisy for the public, press, and Board members. After brief discussion, Commissioner Brach made a motion that the meeting place be changed to the County Commissioners Meeting Room in the Court House Annex until the new terminal offices are completed. Comm. Dunn seconded the motion, which passed with Comm. Barnett opposed.

Comm. Albers said she had received a letter from the Garfield County Airport at Rifle seeking regional status, especially in regard to serving the community of Debeque. Following discussion, Mr. Bowers said he would pursue the impact of "regional" status for the Garfield Airport with the FAA and would report his findings back to the Board at the next meeting.

The meeting adjourned at 7:55 a.m. into a workshop on the 1982 Airport budget. The next meeting, previously changed to November 24 (due to a November 26 Thanksgiving Day schedule conflict) will be advertised for a budget hearing (and will be held at the Commissioners meeting room at the court house).