

Regular Meeting Airport Authority  
March 25, 1982

Members Present: Chairman Rick Enstrom, Members Louie Brach, Betsy Clark, Frank Dunn and George White. Also present Airport Manager Paul Bowers, Clerk Mary Ann Harms, and Airport Attorney Randy Pearce. Guests: Steve Hodge representing Automatic Music and Western Slope Telephone; Joe Bestgen, Avis.

Meeting was called to order by Chairman Enstrom and Minutes of the March 11 meeting were unanimously approved on a motion by Comm. Brach, seconded by Comm. Dunn. There were no prescheduled guests.

About a year ago arrangements were made with Ute water to trade an easement through airport land for a 4" water tap for the new terminal building. At that time the value of the trade was established at \$22,000. The size of the tap has now been changed to 2" (there is an 8" fire line with hydrant as well as the 2" domestic water line to the building) at a decrease in value to \$16,700. Initially some ADAP funds were to be used so the exchange was not consummated until ADAP fund status was known. The water package is including the 30" and 18" lines as well as the fire hydrants.

Mr. Bowers explained that in the agreement on the hotel site, there is a clause that states utilities will be paid by the Authority; this does not specifically say whether this includes sewer and water taps. Comm. Brach suggested the possibility of a "raincheck" on the difference as we have projects planned that will use up the difference. Comm. Brach made a motion that the contract be accepted with Ute, contingent upon negotiations with Ute Manager Ted Ford. Comm. White seconded the motion which unanimously passed.

Two game room bids were in with both bids received in excess of the minimum (\$11640/year (15.50/s.f. x 750')) or 50% of gross, whichever is greater. Foster Vending bid a total of \$59,975 for the five year term. The \$11,640 minimum for three years then up 5% the fourth year and 10% increase the fifth year. The Automatic Music bid grants the \$11640 minimum plus each year

a percentage increase (up to a 10% maximum increase) based on annual enplaned passenger figures for each successive year of the contract. Automatic Music Attorney Steve Hodge said the annual guarantee does not go down when enplanements go down and that his company guarantees 16 machines (Foster bid has no guarantee). Staff recommendation was to accept five year Automatic Music bid package. Comm. White made a motion that the Automatic Music bid be accepted, Comm. Clark seconded the motion which passed unanimously.

A consultant for the State of Colorado Communications Department returned his recommendations on the airport telephone system. He had reviewed the proposals from Mountain Bell, Western Slope Telephone and Custom Music, and had eliminated Custom Music as an inadequate system for the airport's needs. The consultant had sent a list of questions to be answered, in writing, by Mountain Bell and Western Slope Telephone. Meetings have been scheduled with companies on April 1 to review the answers. The consultant had cautioned the Authority to be sure and include mandatory tenant use of the airport phone system as a part of its standard contract and also to include that any changes in the system be approved by the airport manager before contacting the phone company. The consultant said the systems were essentially equal but a concession arrangement with Western Slope should be considered as a potentially good revenue source.

The new terminal construction is progressing satisfactorily. Mr. Bowers noted several necessary change orders: \$236 additional floor drain; \$998 light fixture and conduit; \$3400 to change insulation under the boarding room to a spray on type; and an approximate \$30,000 to pave the area under the boarding room (this latter item was planned as a change hopefully to be done with ADAP funds, which are not yet available and probably wouldn't be due to low priority for this project). Comm. Clark asked that a letter be written to the FAA requesting reimbursement of the \$30,000 when ADAP funds become available.

Mr. Bowers explained ADAP was not awarded retroactively but Comm. Clark asked that the letter be sent as a matter of record. Comm. White made a motion that the change order be approved, Comm. Brach seconded the motion which passed unanimously.

The Accounts Payable were presented for payment. The two Public Service payments were questioned (one was for the relocation of the utilities for the hotel site); the higher than usual Frasier security bill was also questioned (this includes ski season Saturday parking control guard). Comm. White made a motion to pay the bills which was seconded by Comm. Clark and unanimously passed. Accounts Receivable were reviewed and the Monarch delinquency noted. Att. Pearce had sent notice to Monarch and Chairman Enstrom suggested Mr. Pabst be invited to the next Board meeting. As of February billing, \$32,000 was due on the Monarch account.

Enplaned passengers are still down. Mr. Bowers said he is pressing Frontier and Continental station managers to get some excursion fares into this market. He noted about 40% empty seats on the Grand Junction-Denver-Grand Junction route, with many families and discretionary travellers driving rather than flying to Denver. The station managers are receptive but the corporate officials are yet to be convinced. Mr. Bowers also mentioned the possibility of a decrease in rates if the fuel prices continue to decline.

Mr. Bowers said the staff is investigating the purchase of a small computer package that would enable word processing, data retrieval and full accounting functions. Staff workload has reached the point where an additional person is needed, but he would rather acquire a computer package to resolve the problem. He noted he is bringing this to the Board's attention because this is not in the budget per se. The Board suggested that staff investigate the IBM Model 23 among other systems and to exercise caution in purchasing a system that is too small for the growth of the airport, but informally agreed that if such a system is needed that Bowers proceed accordingly. Comm. Brach particularly noted that careful research be completed prior to selecting a system.