

REGULAR MEETING WALKER FIELD AIRPORT AUTHORITY  
November 23, 1982

Members Present: Chairman pro tem H.R. Barnett, Commissioners Maxine Albers, Louie Brach, Betsy Clark, Frank Dunn, George White. Also present Airport Manager Paul Bowers, Clerk Mary Ann Harms, Attorney Randy Pearce.

Guests: Dr. Gene Harrison; Art Moss from the Chamber; Scott DeWeiss, Logos Construction; Budget representatives Bill Mier and Don Massey; Avis representative, Joe Bestgen; National representatives Ken Cox and Shirley Howard; Architect Jack Porter; Cancer Society representatives Ruth Michels and Jackie Howard; Airport Art Committee representative Rebecca Frank.

Meeting was called to order by Chairman pro tem Barnett at 7:07 a.m. Approval of November 18, 1982 Special Meeting Minutes was postponed until the December 9, 1982 meeting.

Prescheduled guest, Perry Thomas, from Land Design Partnership addressed the Board regarding their landscape design and landscape contract award. The plan presented is to use 10' - 15' cottonwood trees in the outlying areas and flowering trees close to the terminal building, with drip system irrigation (basically PVC pipe which emits a trickle right at the tree.) The package has been bid at \$79,000 with low bidder Clark/Younger. The original landscape package budget was over \$200,000 and had now been reduced to \$100,000 including cement work, irrigation and design fees.

The landscape contract is for 45 days with some work to be completed in the spring. Mr. Thomas said planting could be done in December and also some of the seeding for the buffalo grass. Mr. Porter said he had reviewed and was in agreement with the planned landscaping. He also said the concrete work and sleeving is \$33,000. The current bid does not include any inside plantings and Mr. Porter said he needs some dirt inside for these plantings. Landscape Design had proposed plantings for the atrium area at \$15,000 for the plants and \$1,900 design fee.

Mr. Bowers recommended that the Board approve and accept the low bid of Clark and Younger and to directly contract with Land Design Partnership in an amount not to exceed the \$100,000 budget figure. Perry Thomas said they were reluctant to reduce the scope of the project as it would diminish the impact proportionately and they would like to stay with the current scope of the project.

Commissioner Dunn made a motion that the Board award bid to Clarke and Younger Landscape Contractors in the amount of \$79,819 and that they work with the manager to bring the contract in line with the \$100,000 budget figure. Commissioner Albers seconded the motion which was unanimously passed.

Mr. Bowers presented the revised rent-a-car service area criteria explaining changes made were in items #2, #3, #4, #7. Mr. Porter questioned whether the decision to build precast structures had been made a long time ago and, if so, was the original decision to use precast binding? Commissioner Albers said that decision had been agreed to by a consensus of the Board, but never formalized. Chairman pro tem Barnett said that prior to the Budget presentation, there had been no established criteria and the lease contract had given the Authority review with no materials specification. At the last regular meeting of the Board, Mr. Gustine was given the right to proceed with the provision that the construction meet with the airport manager's approval and a hold harmless agreement be reached with airport attorney Randy Pearce.

Mr. Bowers said at a November 10th meeting Commissioners Barnett and Brach, Porter and himself met to develop a criteria list that included tilt up as a requirement. Subsequently, at a November 15th meeting, Commissioner Brach, Jack Porter, Ron Liston and himself (Barnett was not in attendance) revised the criteria to include a metal skin: Bowers noted Mr. Porter, in particular, said this was acceptable to him if a uniform color was adopted.

Chairman pro tem Barnett said this was all preliminary work and the intent was to bring it back to the Board for final approval. Mr. Porter said they had decided at the second meeting it was hard to legislate the type of building and backed off from saying they couldn't build a quality metal building as the new terminal is metal plus precast and Monarch and Horizon are metal buildings. However, the building would be more durable if it was not a metal building. Landscape Architect Ron Liston had commented during the meeting that the Authority owns some of the most developable land in Mesa County with the ability to have high quality buildings constructed on it and precast would be better architecturally with a more useful building life.

Several specific points were discussed: Mr. Brach said some rent-a-cars do and some do not want a fence and if fencing is used the criteria should make it match adjacent fencing: Mr. Bowers said Mr. Cyphers did not want limitations on equipment storage other than the original contract terms which stated no accumulation of trash or debris: Mr. Porter did not want this storage issue left open as carriers, tires, trailers and buses could be stored and he noted even though anything that has to be done has to go through the Airport Authority, it takes a long time and is very laborious with the tendency to depart from the guidelines.

Mr. Dunn said we are dealing with good businessmen who spend a lot of money promoting their image and would not have their places look like junk. Mr. Ken Cox said the service area is too valuable not to use 100% of car rental and their cars are not over one year old. Traditionally, the rent-a-cars have the best cars parked at an airport. Tire storage is usually done inside or if on the outside would be chained in racks. Also, wrecked vehicles are too valuable to allow to sit for any length of time.

Chairman pro tem Barnett said as item 2 (type of building) appears to be the most controversial it may need to be voted on separately. Commissioner Clark made a motion that the Board adopt proposed rent-a-car service area guidelines 1 and 3-14. After brief discussion, Commissioner Clark withdrew the motion. Commissioner Brach made a motion that the Board allow construction for buildings with a steel frame and roof with sidewall materials of concrete compatible with the new terminal building. Commissioner Dunn seconded the motion which unanimously passed.

Commissioner Clark made a motion that the proposed criteria as amended in #2 be adopted along with proposed general application procedures. Commissioner Albers seconded the motion. Discussion followed and Mr. Bowers suggest #7 be changed to read "all external vehicle storage limited to usable rental vehicles (rented through the terminal building) plus "reasonable related equipment" and employee parking which shall be stored out of view from road frontage. Overall area must be maintained, without accumulation of wreckage or trash. Housekeeping review by management or it's "designee". Commissioner Clark amended her motion to include such wording. The Board unanimously approved the amended motion. (Complete copy of Rental Car Service Area Development Criteria/Guidelines attached.) Mr. Bowers said he would send a letter to Mr. Gustine enclosing the adopted criteria. Mr. Barnett said a lot of preparation had gone into this criteria and apologized to Budget for the Board not being prepared to handle their construction plans.

The American Cancer Society had been asked to attend the meeting to clarify their procedures in securing the new terminal holding room for their December 14th style show. Initially, Ruth Michels stated they had contacted Commissioner White, who directed them to Manager Bowers: Bowers noted he personally did

not oppose their program but stated that it would need Board approval. This approval was subsequently denied and in turn they contacted individual Board members and Chairman Enstrom, who reversed his earlier position. Commissioner Clark said at this point the style show was the kick off event for the new terminal. Mrs. Michels said it was intended only as a fund raising event and approximately 200 invitations were ready to be mailed. It was planned to be a light buffet and style show and Mrs. Michaels apologized for any perceived upstaging of the art committee. The original December 9th date was changed to December 14th to enable the restaurant kitchen to be fully operative. The event will be limited to the holding room and west side access door, with no tours of the building planned. Commissioner Clark thanked the Cancer Society for their clarification of the events leading to approval to use the new terminal holding room and selection of the date.

Next the Board was addressed by Rebecca Frank from the Airport Art Committee. Ms. Frank said the committee was disappointed in the cancer society event being allowed before the ribbon cutting or art gala. The Art Committee feels it is authorized and commissioned for it's operation by the Airport Authority. They have been planning the ball since January with plans finalized in August. The Art Committee's intent was to open the airport in style, not only for the people of Grand Junction but for the entire western slope region. It also makes a statement on art, noting not even Stapleton has any outside art. She requested the Board rescind it's approval of American Cancer Society fashion show.

Chairman pro tem Barnett said the Board needs to set up guidelines for future terminal events and the Board needs to work with both the Cancer Society and the Art Committee. The previous fashion show authorization remained.

A workshop was scheduled on December 1, at noon in the airport manager's office for consideration of the 1983 airport budget. Meal will be provided and the workshop will go into a special meeting at 2:00 p.m. for the revenue bond approval.

Accounts receivable and payable were reviewed, with accounts payable in two lists: one list sent with the agenda plus an additional list distributed at the meeting. Commissioner Brach made a motion to approve the first November accounts payable; Commissioner Dunn seconded the motion which unanimously passed. The additional list of accounts payable submitted by the contractor's after the November payable list had been typed, in the amount of \$857,487.47 was next considered. Commissioner Albers made a motion to pay the additional bills: Commissioner Brach seconded the motion which unanimously passed.

It was asked that an Aerial Photos proposal by Nichols & Associates be an agenda item at the next regular meeting.

The Board adjourned into an executive session to discuss pending litigation on a motion by Commissioner Clark, seconded by Commissioner Dunn and unanimously approved.