

REGULAR MEETING
February 24, 1983

Members Present: Chairman Frank Dunn, Commissioners Dick Pond, Betsy Clark, Luis Brach, H.R. Barnett, George White (arrived late). Also present Airport Manager Paul Bowers, Attorney Randy Pearce. and Clerk Mary Ann Harms.

Guests: Art Moss, Chamber of Commerce; Gene Harrison; Norman and Howard Reid, Reid Plumbing and Heating; Jim Bernath, Daily Sentinel; Louis Moore and Doug Fossbinder, Sundance Construction Co.; Joe Bestgen, Avis; Mona Hicks.

Meeting Called to Order, Update Items

Chairman Dunn said after meeting with Greg Isbill things had never looked better for obtaining funding for runway 11/29 and 4/22 and the Board needed to do everything in their power to keep in touch with Colorado Senators and the FAA.

Tenant meeting Wednesday morning produced two suggestions; 1) public address system to be used by authorized personnel and 2) see if the Ski Country USA booth could be combined with a tourist information center and run on a year around basis. Also it might be moved to the first floor and would be manned by volunteers.

Clarke and Younger landscape contract is progressing on schedule and landscaping will soon be in place.

Approval of February 10, 1983 Minutes

Commissioner Brach made a motion to approve the February 10, 1983 Minutes. Commissioner Clark second the motion which passed unanimously.

Grandmet Restaurant Construction Cost

Chairman Dunn said there had been an overrun on construction costs over the \$400,000 contract amount and suggested that settlement of this matter be turned over to the airport finance committee and Attorney Pearce.

Commissioner Barnett asked if Grandmet had made it's payments due the airport. He also suggested the unpaid contractors be given some relief on those portions of the outstanding bills that have been decided upon. Mr. Bowers said Reid Plumbing has an outstanding bill of \$7,000.00 and Sundance Contractors has \$28,000.00. Sundance did general site construction (all but the plumbing and electrical). Commissioner Barnett asked if the airport portions of the bill could be broken out from the Grandmet charges and the contractor said they could not be. Mr. Barnett said no further negotiations should be made with Grandmet until they paid up to date. Commissioner Brach asked if Grandmet signed their contract in September and the rent for the first month and last two months of their lease was to have been paid then why wasn't it collected up front. Mr. Bowers said it was an oversight on his part. Mr. Barnett said this needs to be taken care of now and not to deal with Grandmet until it is taken care of and we should pay the contractors the items that are identifiable as the Authority's and then the finance committee and attorney Pearce should meet with Grandmet.

Commissioner Barnett made a two part motion 1) we do not deal with Grandmet until they pay and to notify them of this today and 2) that we pay the contractors on the identifiable items set out in the Exhibit as \$19,132 and \$1,736 and that the back of the check record that this is the extent of our liability at this time. Commissioner Brach seconded the motion

which passed unanimously. (Commissioner White came in immediately after this motion.)

7-Laws Discussion

Attorney Pearce said several items had been presented to him for discussion:

1) Regarding meetings, should read at least one meeting per month rather than pinning down exact date and times. Commissioner Brach said the intent is to have two meetings and should that not be stated in the By-Laws. Mr. Pearce said historically the Board has only met once a month but it could be worded twice a month and leave the dates and times open.

2) Number of votes it takes to pass \$10,000 expenditures and inclusion or exclusion of a municipality. Attorney Pearce suggested it go back to four votes. Commissioner Brach said he thought the reason for this was to get more members to attend the meetings. Commissioner Clark said the Board might run into occasions where there were not enough members present to conduct business. Mr. Pearce said the four votes would meet the criteria as set out in the statutes. An informal polling of the members unanimously supported this change.

3) Attorney Pearce said Commissioner Albers had asked a discussion on restricting the County Commissioner appointed to the Board to reside outside the city limits. It was informally decided that this might restrict getting the best people on the Board and rather than put it in the By-Laws have the County Commissioners adopt their own policies and guidelines.

4) Attorney Pearce said Commissioner Pond had raised a point regarding removal of an Authority member if the appointee turns out to be a problem. Mr. Pearce said the Authority has the power to appoint but also the power to remove but such action must go back to the appointing agency, the City and the County, and they serve at the pleasure of the Board that appoints them. Only the member of the Authority appointed at large can be removed by unanimous vote. Commissioner Pond said it is important that all City Councilmen and County Commissioners be actively involved in the airport and Chairman Dunn said there should always be County Commissioners and City Councilmen on the Board. Commissioner White said if the airport receives \$8 million in federal grants the Authority may need the backing of the City and County for the 10% match.

Daily Sentinel reporter Jim Bernath asked if an appointee makes a wrong move is he off the Board. Commissioner Pond said the one City Councilman on the Authority would represent the entire Council and serve at the pleasure of the Mayor. The Board does not believe this would be perceived as members being "rubber stamps".

5) Commissioner Clark asked Attorney Pearce to clean up the remaining referrals in the Minutes to Board members as Board of Commissioners and Attorney Pearce said this would be done.

Attorney Pearce said advertisement of the By-Laws would be done and they would be in place in April and a rotation system needs to be put place to replace Board members under the new By-Laws.

Master Plan Update

Commissioner Dunn said that Greg Isbill said without a Master Plan FAA funding is more difficult to obtain. The Master Plan will take eight

months to complete and there will be public hearings. Mr. Bowers said the preliminary draft will be done in four months and then there will be a formal hearing. Commissioner Barnett said right now is a critical time and the Board going after \$8 million would be an excellent stimulus to the economy. We need to remind, not pressure the FAA, that we are five to ten years behind and Club 20 could also be a factor. Commissioner White asked about the \$200 million the airports \$8 millions hinges on and Mr. Bowers said the \$200 million will come from the Airport Users Trust Fund and will be taken out of future funding. This trust fund money comes from airport users (ticket tax, etc.).

Letter to Senator Armstrong

A letter was mailed to Senator Armstrong thanking him for his support. Chairman Dunn asked that Senator Hart and Representative Kogosek be kept informed and Mr. Bowers said he would write them today.

FAA Planning Conference

The conference will be held April 28th - 30th and it is important that the Airport Manager and Board members attend. Commissioner Pond said he would try and make it.

Colorado Aviation Week April 2nd - 10th

Chairman Dunn said it would be appropriate if we do something here in Grand Junction. Mr. Bowers said most of the activities will be in Denver and on Thursday of that week the FAA Seattle Administrator will be present for an information session. Chairman Dunn said he would like to see something done locally with the possible cooperation of Monarch and Horizon Aviation. Mr. Bowers said he would pursue this.

Guideline Sheet for Media During Airport Emergencies

Sentinel reporter Jim Bernath read the guidelines at the Western Colorado Press Association meeting Wednesday night February 23rd. No comment was made as the airport was not represented and Mr. Bernath suggested Mr. Bowers speak with the President of the Association, Ellen Hadow.

Accounts Payable

Commissioner Barnett asked who had approved the Clarke and Younger payment and asked if we are withholding 10% and Mr. Bowers said the landscape architect had approved payment.

Commissioner Brach said the Board had not approved the cost of the Dale Carnegie Course for Mr. Bowers. Mr. Bowers said it was an appropriate expense and it did not matter whether he or the airport paid for it. A discussion followed and as no standard procedure for this type of expenditure has been set for the Manager, Commissioner Barnett suggested the cost of the course be split 50/50. Commissioner White agreed as did Commissioner Clark. Commissioner Pond and Brach were opposed.

Commissioner Brach made a motion the Accounts be paid with the exception of the 50% reduction in the Dale Carnegie check. Commissioner Barnett seconded the motion which passed unanimously.

Accounts Receivable

Commissioner Pond asked where the Authority stands with WestCom and their payment. Attorney Pearce said Western Slope Telephone was to buy WATTS lines and the customers would have the use and Western Slope Telephone and the Airport would split the difference between the Mountain Bell rate and the WATTS lines with the Airport receiving 40%. It was suggested that Chairman Dunn, Attorney Pearce and Manager Bowers meet with Western Slope Telephone regarding their space lease.

Monarch Lease

Chairman Dunn said Mr. Pabst had called and asked that the airport not make any improvements to the old terminal for the next two weeks as Monarch was going to present a new package. Attorney Pearce said the only hold up at this time is the legal description and survey.

Airline Contracts, Interim Accountant, Financial Reports

Commissioner Brach asked where we stand with the airlines and Attorney Pearce said the airlines are dragging their feet. Mr. Bowers said the Interim Agreement outlined a methodology for reaching the rental rate for the new terminal and the final contract can't be done until the final figures are in on the building and the airlines will be billed in arrears.

It was suggested that Attorney Pearce be turned loose to finalize these contracts and also that an accountant come to the airport on an interim basis and do a spread sheet for the next six months and a financial statement with a closing date of Feb. 28, 1983.

Commissioner Clark made a motion that the finance committee have the Authority to bring in an outside accountant or whomever is needed to produce a six month spread sheet. Commissioner Brach seconded the motion which passed unanimously.

Commissioner Brach said he wanted some guidelines to be given to Attorney Pearce to get the contracts done for Monarch, Grandmet, Western Slope Telephone, and the airlines. Attorney Pearce said he hopes this is not overriding Mr. Bowers as he knows the substance and Commissioner Barnett asked Attorney Pearce and Mr. Bowers to pursue this.

Enplanement Report

Enplanement report was presented and it showed an increase in passengers, not exceeding 1982 but closing the gap and it was hoped this trend would continue.

Other MattersParking

Mr. Bill Robinson had contacted the Airport Manager and most board members regarding \$2.25 charge for 45 minutes. Mr. Bowers said this amount didn't compute and had asked Mr. Robinson to mail him the ticket. Commissioner Barnett said he wanted larger signs in front of the building by next week. It was informally decided better signage was needed to aid the educational process. It was also suggested that a yellow centerline clearly delineating proper lane prior to the spitters for access to the parking and to the terminal drop off areas be painted on the road.

Equipment, Furniture, and Fixture Disposal

It was informally decided to inventory, publish the list, set the time and take sealed bids.

Currier Comfort Letter

Mr. Bowers said he, Ron Rish, Don Newton, Jim Patterson, and Greg Isbill had met regarding drainage from the hotel site. So far Penner has not presented a plan acceptable to City Engineer Rish. The current plan routes the drainage into the detention pond located behind the BLM. Commissioner Brach made a motion that the Chairman be authorized to sign the letter to Mr. Harbert, Western Engineers, regarding the drainage. Commissioner Clark seconded the motion which unanimously passed.

Landscaping for Mangold

Kent Lewis and Sandy Stewart need to meet with Commissioners Albers and Clark regarding the Mangold site design.

Workshop and Regular Meetings

A workshop is scheduled for Wednesday night, March 9th at 7:00 p.m.

Regular meetings will be the first and third Thursdays at 8:00 a.m. beginning the first week in March.

Redi Plumbing and Sundance Construction Payment

Mr. Reid asked the Board to reconsider payment. Commissioner Barnett said until Grandmet acts in good faith there will be no negotiations. We can accept the bathrooms and pursue the negotiations as fast as we can. Mr. Reid said the Board had approved up to \$400,000 and Grandmet was to pay anything over that and Mr. Louie Moore said they have submitted all their cost estimates and they were approved and this Board action is not fair or right. The lines have become blurred between work done for Grandmet and work done for the Authority and the expenses can't be broken down or broken out. Their bill is now 60 days over on \$28,000.00.

Attorney Pearce said payment to the contractor would in no way waive any of our rights with Grandmet and the Authority can negotiate for payment from Grandmet after the fact. Commissioner White said \$29,000.00 of the \$40,000.00 in question is the kitchen venting. Attorney Pearce said he would do some research into how much control we have over a tenant regarding architectural design.

Commissioner Pond made a motion that the Board pay the outstanding bills to Sundance and Reid Plumbing. Commissioner Brach seconded the motion. Commissioner Barnett said this action is premature and Chairman Dunn said he, George White, and Louie Brach had met with Grandmet and they aren't going to do anything. Chairman Dunn called for the question. The motion passed with Commissioners Pond, White, Clark and Brach voting in favor and Commissioner Barnett voting against.

Meeting was adjourned at 9:38 a.m.

Minutes approved as stated herein this 3rd day of March, 1983.

Mary Ann Hansen

Frank Dunn