

MINUTES  
Regular Meeting August 18, 1983

Members Present: Chairman Frank Dunn, Commissioners H.R. Barnett, Betsy Clark, Al Cornelison, Dave Humphries, Bill Love, and George White. Also present Attorney Randy Pearce, Staff Accountant Jeff Wendland, and Clerk Mary Ann Harms.

Guests: Dennis Kirtland, Loring Knutson, Wallace Corn and Bill Elsberry with Corn Construction; Bob Savage and Gene Murphy with Isbill Associates; Mike Rogers, KEXO; Mark Thompson, KOIL; Gary Nichols, Nichols and Associates; Atty. Richard Hall, Hall and Pearce; and Dick Schmitz, Continental Airlines.

The meeting was called to order by Chairman Dunn at 8:10 a.m. Chairman Dunn said the Airport Authority had accepted Mr. Bowers' resignation as Airport Manager on August 15, 1983. He said Mr. Bowers has been important to the airport in obtaining FAA grants, negotiating tenant leases, and in the new terminal development. He said the Authority wishes Mr. Bowers the very best in his future endeavors.

Chairman Dunn announced that Mr. Mike Boggs is the new manager, and that Mr. Boggs has always wanted the position at Walker Field. The Board received 287 applications and Mr. Boggs is and always has been our choice. Chairman Dunn thanked the Manager Selection Committee; Comms. White, Clark, Barnett and City Personnel Director Claudia Hazelhurst for their hard work.

Comm. Barnett said Mr. Boggs preferred to be called "Mike", and that Mike was one of the finest prospects for Manager and the Committee is excited that he will soon be on board. Comm. Barnett said he had personally spoken with 14 applicants. He said that Mr. Boggs is 39 years old, is an avid skier, is an ex-Lieutenant in the Navy and has over six years of experience in Charlottesville. Much of his airport experience closely parallels the situations he will be handling at Walker Field. He continued that on behalf of the Committee and the Board we are very pleased. For the benefit of the press, Mr. Barnett said the reasons for the recent vacillations were due to personal problems which Mr. Boggs has resolved, and that we have always been Mr. Boggs' choice and he has always been ours.

Chairman Dunn said the Authority will be actively marketing the airport and its facilities, and that Walker Field is a regional airport and a closer relationship with the cities in Western Colorado and Eastern Utah needs to be established. Chairman Dunn said he feels very positive about the airport and its future.

Good News

Chairman Dunn said enplanements are up for 1983 over 1982 and for July, and the Authority has received a grant of \$75,000.00 from the Energy Impact Assistance Funds. He said this money will be used as matching funds for the Runway 4/22 project that is estimated to cost \$1.5 Million. Comm. Barnett said there were 14 members on the Energy Impact Assistance Team and this is

the same organization that gave us \$350,000.00 towards the Runway 11/29 project. We had requested a \$150,000.00 to \$200,000.00 match for the Runway 4/22 project, and our request was one of \$25,000,000 in requests, and the Team only had \$4,000,000 in funding available. Comm. Barnett said that in order to proceed with the Runway 4/22 project, the Authority will have to have funding assistance from the City and the County, with each contributing \$37,500.00 to make this project feasible. He continued that when the airport completes the 4/22 project, it will be the last major project the airport has planned. We have done over \$14,000,000 in capital improvements in the last several years and we have done them with the use of FAA, Energy Impact monies and Oil Shale Trust Fund monies, with no cost to the citizens of Mesa County. This is the first time during this period that the Authority has needed assistance from the City and the County. Chairman Dunn said this is a very necessary project and no other airport in the State will be up to par like we will be when this is completed.

Chairman Dunn introduced Attorney Richard Hall who will be acting for Randy Pearce while he is on vacation.

#### Runway 11/29 Construction Project

Chairman Dunn thanked Corn Construction and Isbill Associates for the tremendous job and excellent caliber of work they had done on the runway construction project. He said we have the finest contractor and best airport engineering firm in the State. The FAA had stated in a visit to the airport that there is not a runway in Colorado as fine as Runway 11/29. The Authority would like to personally thank Mr. Corn and Gene Murphy of Isbill and Associates. Mr. Corn said he would like to thank all the men who worked out here and Mr. Bowers and Mr. Murphy. He also said they had enjoyed excellent cooperation from the airport people.

Upon request from Comm. Barnett, Gene Murphy gave a brief construction update. He said the primary purpose of the project was to level and smooth the runway. The runway had been to the required strength but is even better now. The petro mat application used is a water seal to prevent minor reflective cracking; though in several years there will be some thermal cracks developing. A porous friction course was also used as an aid to planes landing and to help prevent hydro planing. Mr. Murphy said he would like to thank everyone and it has been a pleasure working here at Walker Field. Comm. Love asked what remains of the construction project, and Mr. Murphy said the weather has hampered the shoulder grading but they should be done early next week; the light base extensions should be in next week and the work should be essentially completed by the end of next week. The painting will be done the first week in October and will be scheduled around the air carrier flights. The painting will take approximately three days and we will again

Minutes

August 18, 1983

Page Three

have a displaced threshold and this will be coordinated through the airlines, Air Traffic Control and Flight Service. This will not be a complete shutdown and will be coordinated with the air carrier flights.

Accounts Payable and Receivable

Mr. Wendland presented the accounts payable report to the Board. Corn Construction had submitted a bill for \$165,000. Comm. Barnett asked about the retention and asked if the 5% was appropriate and had been approved by Isbill and Corn's bonding company. Mr. Wendland said he would check on this. Comm. Love asked about the Pegco bill and it was explained that this was for some crack sealing on the air carrier ramp area. Comm. White said he liked the format of the payables report. Mr. Wendland said the problem accounts receivable had been cleared and that the receivables were \$380,000 which includes the \$193,000 owed by Penner Construction.

Comm. Humphries moved the bills be paid and Comm. White seconded the motion. Comm. Barnett said this should be with the approval on the Corn bill by Isbill and the bonding company. The motion passed unanimously.

Dalby-Wendland Audit

Mr. Wendland said this is an audit requested by the FAA on the ADAP 07 and ADAP 08 projects. He said he would not be able to do this as it requires an independent auditor; and as he is involved in management decisions, he would not qualify. Mr. Wendland said he will be working with Dalby in preparing the audit information, and Dalby Wendland would do the audit for \$1,250.00.

Comm. Humphries moved the Board accept the audit engagement letter and authorize the Chairman to sign the engagement letter. Comm. White seconded the motion, which unanimously passed.

Mr. Wendland said he had checked with Mr. Jerry Smith regarding any audit requirements on the Oil Shale Trust Fund and Mr. Smith said the standard annual airport audit was sufficient. Comm. Barnett requested that Mr. Wendland send a letter to Mr. Smith confirming their conversation.

Chairman Dunn requested a Finance Committee meeting be held next Wednesday, August 24th, at 8:00 a.m.

Enplanement Report

Chairman Dunn said the enplanements are up for the year. He asked Mrs. Harms if she had anything to add and she said the abbreviated Continental strike period should not affect the upward trend over 1982. Continental Station Manager, Dick

Schmitz, said service will be reinstated with their 1:00 p.m. afternoon flight today and full schedule would be in operation tomorrow. He said Continental had reopened 11 of the 18 stations they had discontinued due to the strike. Chairman Dunn asked if the lower airfares had contributed to the increased enplanements, and Mr. Schmitz said Continental was keeping track of enplanements and he was sure the lower fares were a contributory factor to the increase in passengers. He thanked the Authority for their support.

#### Approval of Minutes of the August 4, 1983 Meeting

Approval of the Minutes was postponed until the next meeting. Staff apologized to the Board for delivering the meeting packets so late and it would not be the case in the future. The Board said they understood as there were extenuating circumstances.

#### Airport Action Committee

This committee is composed of Comms. White, Love and Cornelison and County Commissioner Maxine Albers, who had been a member of the original airport design committee. The function of this committee is to work with Mr. Porter to see that all the items or problems on the terminal are solved. Chairman Dunn said Mr. Fred Sperber has agreed to represent the Authority in dealing with Mr. Porter. This committee meets every ten days.

Comm. Cornelison said he is pleased and happy with the setup we have and that Mr. Sperber is an excellent representative. He added that their are always maintenance and guarantees to be resolved at the end of a construction project. He said there are abnormal maintenance areas that need to be covered and worked out with the airport maintenance people. Mr. Cornelison said it appears there will be approximately \$50,000 in expenses remaining; and he is looking forward to the completion of the wrapup. Mr. Barnett said most items will be minor and should not be even near \$50,000. He said he also is pleased with the progress and the appointment of Mr. Sperber. Mr. Humphries and Mr. White expressed concern with having any additional expenses necessary to correct the problems, but realized that things must be done. Mr. Cornelison said an inspection must be done to comply with COSHA regulations, as this would cover us in case of an accident.

Mr. Cornelison said input was needed on correcting the building envelope. Chairman Dunn said Dr. Jan Kreider said the omitted louvres are a most important part of the solar package and was included under Phase II of the D.O.E. contract. Comm. Barnett said the Airport Authority must be 100% behind the Action Committee. Chairman Dunn said everyone is talking and working together and we are making progress.

Other Matters

Westcom

Comm. Humphries asked about Westcom, and Atty. Pearce said that would be discussed in an executive session.

Penner-Frantz

Comm. Love asked about Penner-Frantz and Chairman Dunn said we will explore the options. Mr. Mark Thompson asked if Penner had received their financing and Atty. Pearce asked Mr. Thompson to contact Penner directly and that the Airport Authority is exploring their options. Mr. Thompson asked about the Grandmet contract and Atty. Pearce said it hasn't been formalized.

Parking Lot Walkway

Comm. Cornelison asked about correcting the irrigation water running down the sidewalks, and suggested a small hump would keep the water off. It was informally decided that the Airport Action Committee would handle this problem and the question of additional sidewalk placements.

Management Policy

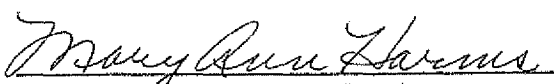
Comm. Love said a written management position policy should be done in the next couple of weeks, and someone needed to be appointed to do it; and what are we doing about interim management of Walker Field; how are we going to do it? Chairman Dunn said he would be acting as interim manager with Comm. Barnett assisting. Chairman Dunn said everything had been taken care of. Comm. Barnett said they had spelled out their responsibilities to staff Jerry Myers in maintenance, and Mary Ann Harms in Administration.

Comm. Barnett said the delineation of administration would have Mr. Boggs in receipt of the Board's thoughts and he would have some of his own and we would work together. Comm. Love said the relationship of the new manager and the Board should be done before he gets here. Chairman Dunn said the Board had gotten completely out of their role. Comm. Clark suggested that a good breakdown of the Board and Management was given in a paper and suggested that all Board members be given a copy. The Board appointed Comm. Cornelison to develop a management policy.

The meeting adjourned into Executive Session.

Approved as set forth this 1st day of Sept, 1983.

  
Frank Dunn, Chairman

  
Mary Ann Harms, Clerk