

MINUTES OF REGULAR MEETING
Reconvened September 1, 1983, Meeting on September 8, 1983

Members Present: Chairman Frank Dunn, Commissioners H.R. Barnett, Al Cornelison, Dave Humphries, Bill Love, and George White. Also present: Atty. Richard Hall, Staff Consulting Accountant Jeff Wendland, and Clerk Mary Ann Harms.

Guests: Jim Bernath, Daily Sentinel; Fred Sperber; Sandy Freudenberg, Hertz; Joe Bestgen, Avis; Glen Younger, Clarke and Younger.

Meeting Called to Order: The reconvened September 1, 1983 meeting was called to order at 8:07 a.m. by Chairman Dunn.

Chairman Dunn commented on a meeting held on Tuesday, September 6, 1983, between Aspen Ski Corp., Pat Conklin; Club 20, Bill Cleary; and Frank Dunn and Mary Ann Harms from the Airport. The purpose of the meeting was to combine efforts to promote primarily the ski industry and to utilize Walker Field as the gateway to the ski areas. The ski industry was combining forces in a joint marketing effort to recover some of the losses to the Utah areas and to better utilize Walker Field, as the weather and traffic problems at Stapleton have impaired the skiers' access to Western Colorado. Chairman Dunn said it was a good meeting and opened communications between the other communities on the Western slope and Walker Field which serves as a regional airport. He said the marketing effort will be done on a nationwide basis. Mrs. Harms commented that this was an organizational meeting and it will take a year for the impact of such efforts to be realized, as this year's ski traffic had already been committed.

Chairman Dunn said Mr. Fred Sperber was working hard on the Airport Action Committee punch list and that much progress has been made.

Air Freight Gate:

This gate is being installed under the AIP 01 project and had originally been scheduled for September 15th operation. Chairman Dunn said several of the agencies involved had not been contacted in time to meet this deadline, but the gate should be operative by Oct. 1st. The phone company had been contacted, Public Service had the power in, the electrician was ready to start trenching and Isbill Engineer Gene Murphy was in town to coordinate the operation.

Landscaping:

Chairman Dunn said Mrs. Harms had walked through the final inspection on the airport landscaping and asked her to report. Mrs. Harms said Mr. Ron Liston from Land Design Partnership, and Mr. Glen Younger from Clarke and Younger, walked the landscaped areas. There were some plantings to be replaced and some irrigation line repair and valve repair to be done before the contract would be completed. Clarke and Younger would have all plant materials replaced before October 31st, and the valve repaired, but the irrigation line repairs would have to be made by the Airport personnel as the breaks were caused by shovels cutting the drip line in the irrigation system in the outlying areas. The request for release of retainage by Mr. Younger would not be honored until Mr. Liston wrote that all the items checked were completed by Mr. Younger.

Management Report:

1. Discussion of Avis' Request For Service Car Area Pumping Station.

Atty. Hall requested that the Board go into executive session as the information he needed to give was privileged client/lawyer information and was pertinent to the pending lawsuit. The Board unanimously voted to go into executive session.

(Comms. Barnett and White left the meeting.)

Back in regular public meeting, Comm. Humphries requested that whatever Atty. Hall did it be put in writing. Comm. Cornelison said there has been some confusion and that the Airport Authority should take a fair share of the blame. Also, things had been done that were not part of the record and that we should look at a settlement based on the long range view and decide where we want to be and direct all business in settlement toward that end. We need to be sure that anything we put in rentable areas be done according to high standards.

2. Report by Fred Sperber.

a. Grills. The grills have been purchased for the ducts located in the bag claim units for \$120.00, and will be installed by Dave Yoder.

b. There are openings in the airline conveyor systems that need to be closed, and he has contacted Mr. Ken Muhr with Aluminum Specialities. They will weld the openings closed with stainless steel for about \$150.00.

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This should be done before winter. The Board informally approved this expenditure.

c. We also need to put stainless steel around the corner and the doors where the baggage hits them. He will have Mr. Muhr do this when he is out on the above.

d. Air Leaks. The big doors in the bag claim area leak under one side and they will be provided with locks, and weather stripping will also be added on the drum. He said that to stop the air leakage, a drive through may eventually have to be added on the outside of the building.

e. The electrical inspector had required the Authority to correct the wiring to the planters water heater. This can be corrected for \$125.00. The Board informally approved this expenditure.

f. Service Area Horn. As it is necessary to maintain the airlock in the delivery area on the first floor of the building, a delayed action warning device can be installed according to design by Yoder Engineering for \$325.00. The Board informally approved this expenditure.

Comm. Cornelison said it will be necessary to spend money to correct these small items and suggested that a fund be set aside for this purpose. He also asked that appropriation of this type of expenditure be set up under terminal construction; not to be included under the standard maintenance part of the budget.

g. Planters. Mr. Sperber said he went over this problem with Miracle, and they said they had recommended bentonite paper be used rather than tar to seal the planters (the inside planters have this type of material.) The outside planters were coated with tar, as it was cheaper. Miracle said they had done a good job of coating the planters. Mr. Sperber said that Miracle dug out the corners of the planters and around any obvious cracks and recoated them. It did help, but it didn't stop the leaks. He suggested that because of the wall construction the water was still able to leak out of the planters because the tar didn't start until 6" below the surface. He said he would look into the cost of putting bentonite on three sides of the planters and extending it to the top. He also said Mr. Porter has designed gutters that will go down the wall and into a pipe along the bottom of the planters and then into the drain.

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Comm. Cornelison said we will have future problems with wet planters, and he doesn't like them inside or outside the building. He suggested that they be taken out and be left bare to prevent leakage. Mr. Sperber said there are no problems with the inside planters, and with the bentonite we won't have any problems. Comm. Humphries asked if a riser put in the outside planters would have them drain faster. Mr. Sperber said with the down spouts, pipe and drain we should have better drainage. And if the planters are lined on three sides with bentonite, it should stop the leaks.

h. Floor. Mr. Sperber said they are going to take up tiles around the heaving area where water was introduced when the heater pipe broke. He was going to do this Monday and rope off the area, take up the tile, and get some soil samples. In other areas, he still doesn't know whether it is the tile that is breaking or something going over it and breaking it.

i. Heating. Mr. Sperber said he has instructed Mr. Yoder to draw up specifications on the auxillary heating (both gas and radiant).

Chairman Dunn said the water purifier system has been installed and the Airport maintenance personnel will be instructed on its operation at 8:30 a.m. on Monday.

j. Water Leaks. Mr. Sperber said there are still floor leaks from the third floor, and they have decided to flood the floor to see where the leaks are. He said the drains have been recaulked and appear to be tight, and there haven't been any leaks recently. Mr. Sperber said he is working with Tim Shay on the leaks and to date everybody is at fault and no one is at fault.

3. Clarke and Younger:

Atty. Hall disqualified himself from the discussion, as Clarke and Younger are his clients.

Mr. Younger said he had requested a walk through on the landscaping on July 21, 1983, and they had eventually responded that they were out of it. He then called Mr. Bowers, and Mr. Bowers said he would handle it and requested some additional work be done when the sidewalks were put in and the request for this work had been signed. Then Mr. Bowers left employment at Walker Field, and Land Design came down for a walk through on Wednesday, September 7th. Mr. Younger said the Raintrees will be replaced with 9 Locust trees, Hackberry will be replaced with Russian Olives, and 29 Syberian Peashrubs will be replaced. One of the

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sprinklers that has never been turned on needs to be cleaned, Zone 4 in front of the building has a valve leak, and there are seven cuts in the drip line made by Airport workers that need to be repaired.

Mr. Younger said they are responsible for 100% of the list above, and from now on up to one year from the date of installation (7/18/83), he will be responsible for 50% of all replacements.

Maintenance Proposal: Mr. Younger said the Airport parking lot was not included in the proposal. Mrs. Harms said the Airport would be responsible for cleaning the parking lots.

Lawn Area: This would include trash pickup and fertilizing at least three times per year.

Watering: Westside and the planters.

Trees and Shrubs: Spray, fertilize and prune.

Drip Line Maintenance: Use mower and weed eater in the outlying areas.

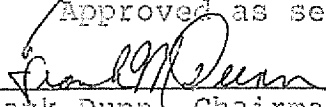
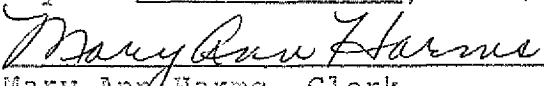
The Airport Authority may also call for additional service per the rates given in the proposal. If the Authority signs a three year contract, the cost would be reduced 10%. This proposal does not include any snow removal. Mr. Younger said he would provide as-builts.

Comm. Cornelison suggested that rather than go with an independent contractor, the Authority contact the City and work out an hourly arrangement with them.

4. Other Matters. Chairman Dunn said that Atty. Hall would write to Avis for the Authority. Atty. Hall asked if the Board wanted the press to receive a copy of the letter he had sent to the Board. It was decided that was not necessary and the press could contact Atty. Hall for comment on anything discussed in the executive session. Comm. Humphries asked about the drop charges and the confusion, and Atty. Hall said this needed to be worked out and more research needed to be done.

Press Release. Comm. Humphries suggested that the Airport consider writing up press releases.

Comm. Humphries moved that the meeting adjourn. Comm. Love seconded the motion, which unanimously passed.

Approved as set forth this 6th day of October, 1983.

Frank Dunn, Chairman

Mary Ann Harms, Clerk