

WALKER FIELD MINUTES  
September 15, 1983

Members Present: Chairman Frank Dunn, Directors H.R. Barnett, Betsy Clark, Al Cornelison, Bill Love, and George White. Also present: Airport Manager Mike Boggs, Atty. Rich Hall, Staff Consulting Accountant Jeff Wendland, Clerk Mary Ann Harms, Maintenance Chief Jerry Myers, and Assistant Maintenance Chief Ted Balbier.

Guests: Louis Brach; Ken Cox and Marv Brownlee, of National Car Rental; Daren Cyphers of Hertz; Joe Bestgen of Avis; Kent O'Leary of Continental; Fred Sperber; Allen Heimer of Mesa United Bank; Duane Phelps of Frontier Airlines; Randy Jackson of KJCT-TV; Mark Thompson of KQIL; Mike Rogers of KEXO; and Jim Bernath and Bob Grant of the Daily Sentinel.

Chairman Dunn called the meeting to order at 8:05 a.m. He complimented the staff: Mary Ann Harms, Jeff Wendland, Jerry Myers, Ted Balbier, Mary Kay Rath and Atty. Rich Hall on their performance. Mr. Dunn said he never appreciated the staff as much as he has during this past month. It had been a good month, and he appreciated all the help.

Chairman Dunn said the new Airport Manager, Mike Boggs, would not be in attendance until 9:00 a.m. and would be introduced at that time.

Approval of September 1-8 Minutes.

Dir. Clark moved the Minutes of the September 1, 1983 meeting, reconvened on September 8, 1983, be approved as written. Dir. White seconded the motion. Dir. Cornelison said the Minutes were not in order and he would like to go over them. He said a quorum as described in the Airport Bylaws was not present during the last part of the meeting, following the Executive Session, and we must be careful to be in compliance. Dir. Cornelison said we did something in the meeting that was wrong, and we have Counsel present to help us with these matters. Dir. Clark said Atty. Hall is temporary Counsel while his partner is out of town. Dir. Cornelison said Counsel is to keep the Board out of mischief. Dir. Barnett suggested the motion be tabled until Counsel has had a chance to review the Bylaws and research the number of members necessary to make up a quorum. Dir. Cornelison referred the Board to the applicable part of the Bylaws. Atty. Hall said no motions were made and no decisions were made. He also stated he was not a Parliamentarian. Dir. Barnett again suggested this be tabled and approved at the next meeting after our Attorney has had time to research the problem. Dir. Clark withdrew her motion. Dir. White said the portion of the meeting in question, which followed the Executive Session, was a report by Mr. Sperber and was strictly housekeeping items.

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Mr. Bernath said nothing can be discussed in an Executive Session other than the matters specified. Atty. Hall said only the Avis lift station and the lawsuit was discussed, and no decisions were made. Chairman Dunn said no matters other than those mentioned by Atty. Hall were discussed by the Board in Executive Session. All other matters were discussed after the regular meeting had reconvened. Mr. Bernath said any matters approved in an Executive Session need to be made public. Dir. Clark said we can resolve this with Counsel, and Dir. Barnett said we must be sure that our Minutes are correct. Dir. Love said he doesn't see anything wrong with the way the meeting and the Minutes were done, and we should approve the Minutes. Dir. Cornelison said he would like to have a legal opinion. Chairman Dunn said Counsel will do some research and see if the meeting was conducted correctly. Approval of the Minutes was postponed to the October 6th meeting.

Presentation to Louie Brach.

Chairman Dunn, speaking on behalf of the Board, said we can never thank Mr. Brach enough for the work he has done. Mr. Dunn said as Chairman he has had to research the Minutes and he appreciates now more than ever Mr. Brach's importance as a member. The two plaques presented are just tokens of appreciation which will in no way ever show how much the Board appreciates Mr. Brach's help.

Mr. Brach said retirement has been fun. However, as he thinks back, he notes things that were done and how they should have been done. But the Board cannot operate with hindsight and should look forward. Things are moving in the right direction. He asked the Board to please call if he can ever be of assistance, and Chairman Dunn said Louie would hear from the Board.

Management Report.

1. Westcom/Bell Changeover: Mr. Wendland said we are in the process of getting the expensive PBX switch out of the system and that this changeover is more involved than he had thought it would be. Twenty lines need to be changed over to eliminate the switch, and the line charges will drop. Bell, Westcom and the tenants will work together for the changeover. Dir. Barnett asked if these lines are connected to various computers, and Mr. Wendland said they are not through the PBX switch.

2. Avis Lift Station: Chairman Dunn said that in researching this problem through Isbill, all three service areas

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are involved in the station (Service Area Sites 2, 3, and 4). The Authority had engaged Armstrong and Associates to do a preliminary review, the results of which have been given to the rent a cars and the Board Members this morning. Dir. White asked if this means that one station has been designed for all three spaces? Chairman Dunn said yes, and the rent a cars will have to work this out among themselves.

Mr. Brach asked if the City will operate this. Chairman Dunn said once the lift station is installed, the City will take it over and pay for all the power and operation costs. Mr. Cyphers asked if this will be a cost to the rent a cars now, and Chairman Dunn said there is nothing in the rent a car contract that has the Authority involved in the installation of the lift station. Chairman Dunn said the Board was not previously aware that all three areas would be involved.

Atty. Hall said the letter the Board authorized him to send to Avis asked that the contract be reviewed by Avis' Counsel and for them to show obligation of the Authority. Atty. Hall said he did not believe the Authority had such an obligation under the contract. Dir. Barnett said there are alternatives to this that need to be discussed. Dir. White said only one lift station is needed to serve all three locations. Chairman Dunn said we appreciate the rent a car agencies; the Board will work with them, and asked the rent a cars for their support and comments.

Mr. Bestgen said Avis was under the assumption that this had been discussed at previous Board meetings when it had been assumed that only one service area was affected. Atty. Hall said a decision has not been made, but in his opinion the Authority is not under obligation. Mr. Bestgen said this could go on for months and sooner or later one of the rent a cars will have to put in the station and pay for it. Dir. White said the Board needed to give the rent a cars a decision. Chairman Dunn said that in order for the Board to make the right decision, this needs to go through the attorneys. Mr. Bestgen said he is not familiar with the contract. Mr. Cyphers said the contract states "all utilities will be made available". Chairman Dunn said we will research this and abide by the contract.

Atty. Hall again said anyone who thinks this is in their contract or can be construed to be in there, please let us know. That is why the letter went out to the rent a car Attorneys to look at this contract and show us where it is. Dir. White said no decision will be made today. Dir. Barnett said we are more knowledgeable now, and we have identified the problem. We all need to cooperate, and no decision should be made today. Dir. Love said we need to have the reaction from Avis, Hertz and National, and he will feel more comfortable when we hear from

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their Attorneys. We can go forward once we have the information. Dir. White said the projects need to get under way by December 16, 1983, and Dir. Clark said we need to bring the new Manager into this. Dir. Cornelison said we need to determine the needs of each of the three and bring it into one lift station. If all three want it, the cost can be divided three ways. Dir. White said this estimate is for one lift station.

Chairman Dunn said Avis, Hertz and National need to get together and cooperate, and the Board will cooperate with them. Dir. White asked when Avis intends to get underway. Mr. Bestgen said that Avis has requested the drainage and engineering drawings from Isbill Associates, so they are contemplating the service area. Chairman Dunn said he can assure the rent a cars that the Board will be helpful in working this out.

Introduction of Mike Boggs.

Chairman Dunn said on behalf of the Community, he would like to welcome Mr. Boggs. He said the Authority went through 300 applicants and picked the best one; Mr. Boggs was our first choice and we are looking forward to a fantastic future.

Mr. Boggs said it is great to hear nice things and great to be here. He said this is a fine community, and that the Airport has a bright future. He added that he appreciates all the help he has received in coming into the community.

The meeting recessed at 8:45 a.m. for the press and others in attendance to talk with Mr. Boggs. The meeting reconvened at 9:07 a.m.

Introduction of Maintenance Chief Jerry Myers and Assistant Maintenance Chief Ted Balbier.

Chairman Dunn introduced Jerry Myers and Ted Balbier and thanked them for their hard work and asked if the Board had any questions to ask them. The Board had no questions. Mr. Myers said it had been a good month, and any problems that occurred had been handled with the help of Chairman Dunn. The staff morale and work production is up. Dir. White said he appreciated the staff and the work that had been done in the past month.

3. Sidewalk Proposals. Chairman Dunn said in answer to some inquiries from the Board, the excessive water standing in front of the building is a result of the landscape architect's request that the drought stressed trees in the front of the building be given extra water to help bring them out of it. Mrs. Harms said three proposals had been received for the sidewalk

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work as depicted on the layout given to the Board. She recommended that none of the proposals be accepted at this meeting, as there were some discrepancies and the companies needed to be contacted to work them out. Dir. Barnett commented that the walkways connecting to the existing ones needed to be straighter. Dir. Clark said Mesa College does not construct the sidewalks until it finds out where the students walk; we should use the same method. Dir. Cornelison said he thinks there should be sidewalks along the entire length of the curbing so people can use them to access the existing walks and not have to walk around their cars. Dir. Love said to give these alternatives to Manager Boggs. Dir. Clark said it is the concensus of the Board to let the Manager make this decision.

4. Landscape Change Order/Final Payment to Land Design. Mrs. Harms said the proposal from Clarke and Younger to complete the landscaping and seeding the East of the new terminal was approved in July. This work needs to be completed this Fall, and cannot begin until the sidewalk work is completed.

Mrs. Harms said that Land Design has done the landscape design and irrigation system design without a contract with the Authority. In December they had received a \$2,600 payment with the understanding that a contract would be forthcoming. When the Authority reviewed the contract, they decided that 12 trips to Grand Junction for contract supervision were excessive and had authorized only three trips and had not signed the contract. Land Design made the three trips and has requested final payment. Mr. Liston made a trip down here last week to review the final checklist and will be writing the Board a letter regarding the items that need to be completed and will sign off on the Clarke and Younger contract when the items are completed. This trip was not one of them, and will be billed separately at the rate of \$45.00/hour or \$180.00 total. Mrs. Harms recommended that the Clarke and Younger retainage not be paid until this letter is received and work completed.

Dir. Love moved that the Board authorize Manager Boggs to pay the final bill in the amount of \$686.01, after review of the contract and correspondence. Dir. Clark seconded the motion which passed unanimously.

5. Insurance Consultant. Chairman Dunn said a letter had been received from the insurance consultant, Mr. Jurgens. Also, the Airport Insurance Committee had asked Mr. Kyle Dufford to serve on the Committee. Dir. Barnett said we have an active Insurance Committee and that it would be a waste of public money to hire a consultant. As long as the specifications are detailed and put out in a timely manner (60 days ahead), the Committee

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will provide the same services as the consultant. Dir. Clark said she has no problem using the Airport Insurance Committee. Question was raised as to whether the agencies represented on the Insurance Committee would be able to bid. Dir. Love said he has no problem with them bidding on the Airport insurance. Dir. White said he has some reservations regarding whether the specifications could be drawn up to skew the bidding. Dir. Love said this would be a problem if only one person was on the Committee, but with three there would be no problem.

Dir. Cornelison said we need to have a professional on the Committee, and he is willing to spend the money to get one. He does not question the integrity of the men on the Insurance Committee, but the consultant in question is very well qualified. He noted that in Jurgens' qualifications, there are a lot of public agencies. However, he would like to have two more bids from other consultants. Chairman Dunn said he had talked with local people who have been hired as consultants and feel that the local people are as qualified to do this as Mr. Jurgens. He added he would go along with the majority of the Board in that an outside consultant is not needed. Dir. Cornelison asked if the local consultants had specific experience in studying airport needs. Dir. Barnett said we have local people with better credentials than this man has, and if we are going to hire an independent consultant let us do so locally on an hourly basis. Dir. Cornelison asked that the Board hire an expert. Dir. Barnett said there are qualified people in town.

Dir. Clark moved that the Board go with the three member Airport Insurance Committee and appoint Mr. Kyle Dufford to this Committee; and that they provide specifications and allow a 60-day bid period. Dir. Love seconded the motion. Dir. Barnett said the only unusual coverage is the general liability coverage, and he would recommend the bids be split with the Airport liability separate from the other insurance coverage. Dir. Clark said she would ammend her motion to include this. Dir. White asked about the insurance companies giving the Airport a 90-day notice of cancellation before the expiration of the policy, as some of the Airport insurance had lapsed. Mrs. Harms said the policy had not lapsed and had been bound by the company in question. Dir. Barnett said he would offer his services to oversee this Committee. Chairman Dunn called for a vote and the motion passed unanimously.

Dir. Cornelison moved that we delay implementing this motion for thirty days to allow Manager Boggs to look this over and make recommendations. Dir. Clark said she had assumed that this was already a part of the motion to include the Manager. Manager Boggs said he had just finished going through this situation

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where he came from, and it is as Dir. Barnett has said. They had to go outside for an expert because they did not have one inhouse, but we have an expert to look over the specifications of the Committee. He added that he would be glad to get involved. Dir. Cornelison said he would withdraw his motion, if it was amended to include the above inclusion of the Manager. Dir. Clark said this is already assumed in her motion. Dir. Cornelison's motion died for lack of a second.

5. Airport Action Committee: Mr. Sperber said some drill samples had been taken and there will be a meeting next Tuesday. A written report will be submitted at that time. There has been some water introduced under the floor and there has been a pipe break, but we will have to wait for the report. Mr. Sperber also suggested that the Airport Action Committee meet next week with the Architect and Soils Engineer.

Mr. Sperber said the bid is out on the auxiliary heating for the terminal. The bid opening will be Tuesday, September 20th at 2:00 p.m. in the Board Room.

The Airport Action Committee members on the Board discussed the time for the next meeting and it was decided that it be held on Friday, September 23rd at 8:00 a.m. at the Airport. Dir. White asked that we be sure to contact Comm. Albers regarding the meeting. Dir. Cornelison said he would not be in attendance on Friday, but would meet with Mr. Sperber during the week. Dir. Cornelison contended that this Action Committee is involved in cleanup work and suggested that it be allowed to finish its work. Chairman Dunn said Manager Boggs would be involved with this. Manager Boggs said it should continue as set up. Dir. White concurred and said the Committee should be left alone to go on with its business.

6. Handicapped Parking/Signage: Chairman Dunn said the Airport was working with Mr. Jim Bragdon, with the City, getting these problems solved. Chairman Dunn said the handicapped parking will be located in the ready car service area as soon as it can be properly signed and marked. This will enable the handicapped to circumvent the ticket spitters that are creating the problems for them by accessing the Airport via the service road. Dir. Clark thanked the rent a cars for allowing this use within the ready car area. She also asked that Senator Tilman Bishop be written a letter regarding this solution for the handicapped.

7. Air Freight Gate: Mrs. Harms said the signage for the air freight gate would be the first to be completed since it would be in use between October 1st and the 15th. Completion of

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the gate by the first of October is contingent upon the receipt of the card reader which will be shipped the week of September 19th, and requires a two-day installation time. Isbill, Corn, B & B Electric, and Mountain Bell have all been most cooperative in getting this project completed.

8. Penner/Frantz: Chairman Dunn said he had called to congratulate them on getting the financing for Horizon Towers. He said they are still enthusiastic about the airport hotel, and there was not much else to report. Dir. White said they still owe us \$193,331.90. Chairman Dunn said he was hoping to have something to report.

Atty. Hall said he has nothing to report until October 17th. Dir. Love asked if they didn't respond by October 17th, would we file suit? Atty. Hall said we need Board approval for this at the meeting prior to October 17th (the October 6th meeting). He said the Board has many options available, and he will prepare a letter for the Board addressing these options several days prior to the October 6th Board meeting.

9. Enplaned Passenger Report: Chairman Dunn said the decrease in last month's passengers was partially due to Continental's strike. Dir. Clark said that after we had sent a letter to the airlines requesting they lower their rates, the rates went down. Whether this was due to the letter or to other circumstances, she would like us to thank the airlines. Also, she pointed out that now that it is more reasonable to fly, we need to continually inform the public. She commented that all the rates are the same.

### Other Matters As Directors Desire.

1. Replacement of Dir. Clark. Chairman Dunn said next Wednesday night the City Council will appoint a new Airport Authority member to replace Dir. Clark. He said we will miss Dir. Clark and we value her opinions and comments. Dir. Clark said she has enjoyed working with the Board Members. These have been eventful times, and she sees the new Manager as a positive step.

2. General Board Policy. Dir. Cornelison said he has been appointed as a Committee of one to get together some general policies for the Board. He said he has it in a letter to be given to the Board and would like this item placed on the October 6th Agenda. He said he has gone over the Bylaws and they are good; and that the Board's relationship with the Manager should stay within the Bylaws. He said though he has no quarrel with



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it, it is unfortunate that at times the Board meetings are not as formal as in the Bylaws. Dir. Cornelison said this letter is very brief and does suggest three changes be made in the Bylaws. All Board members requested a copy of the Bylaws be mailed along with Dir. Cornelison's letter. Dir. Cornelison also suggested that each Board Member be provided with a scratch pad, pencil and copy of the Bylaws to be available for their use at the meetings and to be left at the Airport.

3. ILS. Dir. Love asked if the ILS had been recommissioned. Mr. Harms said she would check on it.

4. Thank you to the Board. Mrs. Harms thanked the Board and Chairman Dunn on behalf of the staff for their help. She especially thanked Chairman Dunn for all the time and effort he devoted to the Authority this past month.

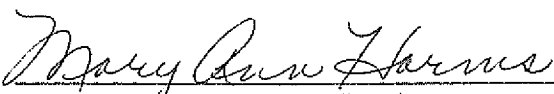
5. Accounts Payable and Receivable List. Mr. Wendland presented the receivables to the Board for their review and the payables for Board approval. Dir. White moved that the payables be paid except for Clarke and Younger. Dir. Cornelison seconded the motion which unanimously passed.

6. Signatures of New Board Members. Mr. Heimer asked that when the new Board member is appointed, they sign a Borrowing and Depository Resolution.

The meeting adjourned at 10:30 a.m.

Approved as set forth this 6<sup>th</sup> day of October, 1983.

  
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Frank Dunn, Chairman

  
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Mary Ann Harms, Clerk