

MINUTES  
Regular Board Meeting  
November 15, 1984

MEMBERS PRESENT: Chairman Bill Love; Directors Ron Gibbs, Maxine Albers, Janine Rider, Al Cornelison and Frank Dunn. Also Present: Manager Mike Boggs, Airport Administrator Jeff Wendland, and Tracy Peeples

GUESTS: Jean M. Rhodes of the League of Women Voters, Tim Shay, Manager of the Aspen Tree, Bill Miers, Station Manager of Budget Rent-A-Car, Duane Phelps, Station Manager of Frontier, Robert Davis, Station Manager of SkyWest, Kenneth Ray Cox of National Rent-A-Car, David R. Turner, Attorney for Cox Motors, Daren Cyphers of Hertz Rent-A-Car, Barclay Westerfield, Attorney for Hertz, Jim Sullivan of The Daily Sentinel, Tony Prinster of Nelson, Hoskin, Groves & Prinster, Harry Griff, Airport Attorney, Art Moss of the Chamber of Commerce, Jim Driscoll of Public Service Company, Jim Robb, Attorney, Neil Allen of Public Service Company and Walker Field Airport employees; Jerry Myers and Ted Balbier.

OLD BUSINESS

Air Travel Center

Chairman Love asked for an update of the status of Air Travel Center. Manager Mike Boggs called for Attorney Tony Prinster to bring the Board up to date on this matter. Attorney Prinster informed the Board that Air Travel Center had signed the Letter of Agreement that stated the September payment must be received prior to November 30, 1984 with accrued interest of approximately \$5,000.00. Rental payment is expected by November 30, 1984.

Restaurant

Administrator Wendland informed the Board that a draft copy of the restaurant lease was mailed to Air Host. Administrator Wendland explained to the Board that the basic terms of the agreement included an initial three year term with 2 (two) three year options. Air Host would pay 6% of gross income up to \$360,000, 7 1/2% from \$360,000 to \$600,000 and 9% on anything over \$600,000. Discussions of the lease followed. Duane Phelps of Frontier asked about a possible change over date. Administrator Wendland informed him that a December 3rd change over date was possible. A decision from Air Host is expected next week. Director Love said that a special meeting of the Board will be called to approve the contract. That date would be announced later.

4/22 Project Update

Director Love asked that the Board be updated on the status

of Runway 4/22. Manager Boggs informed the Board that paving was completed last week on the Runway and Taxiway. The painting of the Runway is expected to be completed by the end of the next week if the weather holds up. The only delay anticipated is the delivery of some electrical regulators for the lighting system. Runway 4/22 is anticipated to be open for daylight operation by the end of the month. Manager Boggs stated that the job was done excellently and that he was pleased with the final outcome of the Project.

#### Rental Cars

Chairman Love opened up discussion on the Rental Car matter by stating that the decision of the Board at September's meeting was that the proper course of action was to go ahead and enforce the contracts as they were originally drawn up. Chairman Love asked Manager Boggs to review the rental car situation. Manager Boggs discussed the history of the rental car operation and how the problems we are experiencing today were brought about. After numerous attempts to solve the differences and to reach an alternative agreement had failed, the Board's only course of action was to enforce the contract. Manager Boggs informed the Board that Nelson, Hoskin, Groves & Prinster were working on enforcing the terms of the contract. Manager Boggs then asked Attorney Prinster to address the Board on the current status of the contracts. Attorney Prinster discussed the rental car concession agreements. He then suggested to the Board that they vote to activate the termination provisions in the contract and issue a Notice of Termination which gives the operator a 7-day cure period, after which the Authority has the right to take possession of the premises. Discussions followed. Chairman Love stated that the whole purpose of this discussion was to decide whether or not the Authority enforces the contracts as they stand. Director Rider made a motion that the staff proceed with the appropriate legal steps that Attorney Prinster had outlined to enforce or terminate the contracts. Director Gibbs seconded the motion. The motion passed.

#### Westcom

Administrator Wendland updated the Board on the Westcom hearings. He informed the Board that a settlement offer had been received which listed counterclaims Westcom would have brought up, if it went to court. On the basis of those counterclaims they asked to be relieved of the judgment. They offer to drop any further actions against the Airport Authority or Paul Bowers, and give title to the telephone cabling in the terminal to the Airport Authority and additionally pay the Authority \$2500.00. Administrator Wendland stated that a counterproposal was submitted that stated Westcom drop all suits, give the Airport Authority title to all the cable in the terminal and pay

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\$15,000.00 Director Gibbs asked for an update on the nature of the suits filed against Westcom. Discussions followed.

NEW BUSINESS

1985 Operating Plan and Budget

Manager Boggs highlighted the high spots of the 1985 Operating Plan with the Board. Manager Boggs stated that the main focus of the Maintenance Department was the Terminal Building and the general upgrade of the airport area. The Administrative area will be working on increasing the non-ski enplanements and actively participating in the regional economic development with the Chamber of Commerce. Discussion on the Operating Plan followed. Director Dunn asked about the airport's plan for land acquisition. Manager Boggs felt that the Airport Authority was not in a position now for land acquisition. Chairman Love as to be brought up to date on any changes made to the 1985 Budget. Manager Boggs informed the Board that the revenue projections for 1985 were at \$1,400,000 which indicated a positive cash flow for 1985. Chairman Love called for a motion to approve the Budget and Operating Plan. Director Dunn made the motion to approve the 1985 Budget and Operating Plan. Director Gibbs seconded the motion. The motion was unanimously passed. The Art Committee debt to the Airport Authority was discussed and Director Rider made a motion that the Board approve the expenditure of the \$7,000 to eliminate the debt of the Art Committee. Discussions followed. Director Albers seconded the motion which was unanimously passed.

NOAA, FAA, Federal Express Facility Needs

Administrator Wendland updated the Board on the facility needs of the Weather Service, FAA and Federal Express. He informed the Board that the staff would submit a proposed lease cost for their consideration. The proposed lease should be completed by the end of the week. Discussions followed on where the new facility sites would be located.

Economic Development Prospect

Manager Boggs informed the Board that a Mesa County Development Council was formed to bring economic growth to the valley. As a result of that council, a prospect for a seven acre site for a 100,000 square foot office space that would employ 150 people was looking to build on airport property. The initial term to be presented if the prospect was to build was there would be no rent for the first 5 years; then a 20 year market rate rent with two 10 year options. Manager Boggs asked for directions from the Board on how to proceed with items of this nature. Chairman Love suggested that a performance clause should be incorporated that states airport land should be used for air-

related activities. Discussion followed. Director Cornelison suggested that a policy be formed before any land was to be leased. Manager Boggs suggested that a Board Work Shop be used for forming this policy. Chairman Love said that a Land Use Plan would need to be formed and utilized soon. Director Rider suggested a late December, early January workshop be set. Chairman Love asked for a plan to be presented to the Board at the December meeting.

By-Law Consideration

Chairman Love turned this over to Director Gibbs. Director Gibbs discussed with the Board the revised changes to the terms of the Directors of the Airport Board. Director Gibbs stated that with the concurrence of the City Council and County Commissioners, the terms be staggered. Director Gibbs went into discussions on the Resolution to be adopted. Discussion followed. Director Gibbs suggested that before the Board take any action, that approval of the Resolution by the City Council and County Commissioners should be done. Chairman Love suggested that Director Albers and Director Dunn bring the matter before their respective Boards for their approval so the Board can act on it at the next meeting.

Gold Coin

Administrator Wendland updated the Board on the Gold Coin situation. He informed the Board that Gold Coin had asked for relief on their contract due to the economic situation. Gold Coin has asked for the minimum to be dropped and pay the Airport Authority on a percentage basis and for the contract to include a 30 day cancellation clause. Discussions followed. Director Gibbs suggested that the staff begin negotiations with Gold Coin on their lease.

America West and Continental Terminal Space

Manager Boggs informed the Board that America West and Continental Air Lines would share the second ATO space, formerly Rocky Mountain Airways' space.

COMMITTEE REPORTS

Action Committee

Director Love stated that the Action Committee had been eliminated but asked that the Board be updated on the Haney Report. Manager Boggs informed the Board that a letter was written, but there had been no response yet. The Infiltration Report was expected shortly.

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Art Committee

No Report

Finance Committee

Director Cornelison informed the Board that the finances are following the Budget and that he was pleased with the actual spending. He stated that the staff had done an excellent job.

Insurance Committee

No Report

Planning Committee

No Report

OTHER MATTERS

Western Slope Briefing Center

Manager Boggs introduced Neil Allen, Jim Driscoll and Attorney Jim Robb to the Board. Neil Allen, of Public Service Company updated the Board on the Briefing Center. He presented plans to the Board for the construction of the Western Slope Briefing Center. Mr. Allen went into discussion about the purpose of the Briefing Center. Discussion followed. Mr. Allen informed the Board that Penner Construction would do the actual construction. Discussions followed. Chairman Love suggested placing this item on the Agenda of the Board Work Shop.

Board Vacancy Replacement

Director Dunn informed the staff and the Board that the City Council had appointed Henry Fausone to replace the vacancy of Director Dave Humphries. } →

PUBLIC COMMENTS

There were no public comments.

Meeting Adjourned

Director Albers made a motion to adjourn the Board Meeting at 11:10 a.m.; seconded by Director Gibbs. Unanimously passed.

ADOPTED AND PASSED this 20 day of December, 1984.

ATTEST:

Tracy L. Peeples  
Tracy L. Peeples, Deputy Clerk

W.H. Love  
W.H. Love, Chairman