

MINUTES  
Regular Board Meeting  
December 20, 1984

MEMBERS PRESENT: Chairman Bill Love; Directors Maxine Albers, H.A. Cornelison, Frank Dunn, Henry Faussone, Ron Gibbs and Janine Rider. Also Present: Manager Mike Boggs, Airport Administrator Jeff Wendland, and Clerk Mary Kay Rath.

GUESTS: Attorney J.D. Snodgrass, Kenneth Cox and Shirley Howard of National Car Rental, J. Robb, Neil Allen, and James Driscoll of HCEDC and Public Service Company, Attorney Bill Nelson, Jean Rhodes of the League of Women Voters, Attorneys Harmon and Griff, Alan Vigil and Bill Carr of KREX-TV, Betsy Clark, Mayor Pacheco, Bob Kays and Ken Alderton of the Chamber of Commerce.

Meeting Called to Order

Chairman Love called the Board meeting to order at 8:00 a.m. on December 20, 1984 and noted that a quorum of the Board was present.

Approval of 11/15/84 Minutes

Chairman Love called for corrections of the November 15, 1984 Minutes. The corrections were as follows:

A misspelling of the word "and" was corrected under the topic of "Rental Cars" on page 2. Also, the topic of "By-Law Consideration" on page 4, was corrected to read as follows:

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.

OLD BUSINESS

Restaurant

Chairman Love asked Manager Boggs to update the Board on the restaurant status. All documents have been executed and Air Host

is now in business at the Airport. The only issue left to complete is the liquor license for Air Host, which they expect to be approved within 30-45 days.

→ Manager Boggs also briefed the Board on the Briefing Center lease. Discussion followed. Chairman Love recommended that a clause be included in the lease regarding abandonment by ~~Air Host~~. Director Gibbs then made a motion to authorize Chairman Love to approve and execute the lease between the Walker Field Airport Authority and Mesa County Economic Development Council, Inc., subject to the insertion of the performance clause and the additional documents discussed. Director Rider seconded the motion; unanimously passed. MCED

Manager Boggs also raised the subject of the agreement between Walker Field Airport Authority and the Public Service Company as to the rules set forth during the period of construction. Discussion followed. Director Gibbs made a motion to approve the Agreement During Construction between Walker Field Airport Authority and the Public Service Company, with regard to the construction of the Briefing Center. Director Albers seconded the motion; unanimously passed.

#### Air Travel Center

Chairman Love requested Manager Boggs to bring the Board up to date on this matter. Discussion among the Board and Attorney Bill Nelson followed regarding the IRB's and the payment now past due. It was the staff's recommendation to review the status of this matter with Air Travel Center. Director Rider made a motion to authorize the staff to review this matter with Air Travel Center; and if it is determined to pursue this matter legally, then the staff will do so. Director Faussone seconded the motion; unanimously passed.

#### 4/22 Project

Manager Boggs informed the Board the 4/22 Runway is complete. He then advised all in attendance of the ribbon cutting ceremony planned to take place directly following the Board meeting.

#### Rental Cars

→ Manager Boggs briefly updated the Board on this matter. He then introduced J.D. Snodgrass, Attorney for the rental cars. Nat'l.  
→ Mr. Snodgrass addressed the Board as to the concession agreement between Hertz and the Walker Field Airport Authority, and gave his interpretation of the "Prudent Man clause" contained in said agreement. Attorney Snodgrass Nat'l. asked for the Board's consideration in not forcing ~~Hertz~~ to build their service building, due to the economy and lack of revenues. He also requested that the Board not charge any rental car agencies the service area rents. Attorney Nelson pointed out that this is a policy issue, not a legal issue. Discussion and questions

followed. After much discussion, it was decided to table this matter and schedule it for a workshop. Manager Boggs noted for the record that in the September Board meeting, it was set as Board policy to enforce the rental car agencies contracts as executed. The workshop was then scheduled for Tuesday, January 8, 1985 at 7:00 a.m.

#### Westcom

Administrator Wendland updated the Board on this matter. WFAA has offered to settle this matter for \$15,000 cash, a portion of which could be in notes. Westcom counter-offered to settle for \$10,000 cash, \$7,000 of which would be in notes. Discussion followed. The Board gave authorization to the staff to continue the negotiations with Westcom and make the very best decision and settlement possible.

### NEW BUSINESS

#### City of Grand Junction Participation in 4/22 Project

Manager Boggs briefed the Board on this matter. Chairman Love asked Director Cornelison to review with the Board the discussions and decisions made at the Finance Committee meeting. The Board determined that, because the City's contributed money was not necessary for the completion of the 4/22 Runway, the money should be returned to the City, along with a letter to them suggesting this money be set aside for future WFAA land acquisition. Director Cornelison made a motion stating the same; seconded by Director Faussone; unanimously passed.

#### FAA Tower Lease

This matter was tabled until the January meeting.

#### Directors' Term Modifications

The Board held discussions on this matter. The City has passed the resolutions regarding the Directors' term modifications. It was recommended that the resolution now be returned to our legal counsel to add a signature area for the County and WFAA to sign.

#### Continental and America West Lease Agreements

This matter was tabled.

#### Land Use Planning Schedule

Manager Boggs suggested visiting with the other Airports that have dealt with these matters to see how they handled them. He suggested that two Board members assist him in accompanying him to said Airports for the visitations. Specific dates for these visitations will be scheduled later.

Gold Coin Lease Modification

Administrator Wendland advised the Board that the staff has agreed to some modifications in the contract as discussed at the previous meeting. Gold Coin will now pay the WFAA 50% of gross sales, and they now have a 30-day cancellation clause in their lease. Director Gibbs made a motion to approve the lease modifications between Gold Coin and WFAA. Director Albers seconded; unanimously passed.

COMMITTEE REPORTS

Art Committee

No Report.

Finance/Audit Committee

Director Cornelison stated that financial matters at WFA look good. Director Fausone has been appointed to the Committee. Director Cornelison requested that the compilation of all financial reports be discussed and explained at a future workshop.

Insurance Committee

No Report.

Planning Committee

No Report.

Nominating Committee (Election of Officers)

Chairman Love asked Director Dunn to report on the progress of this Committee. Director Dunn informed the Board that the Committee recommended Al Cornelison as Chairman for 1985, and recommended Janine Rider as Vice-Chairman. Chairman Love called for any further nominations. There being no further nominations, Director Cornelison made a motion to close the nominations and that the recommended nominations be accepted. Director Fausone seconded the motion; unanimously passed. Discussion followed.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

Meeting Adjourned  
There being no further business to come before the Board,  
Director Gibbs made a motion to adjourn the meeting at 10:00  
a.m.; Director Rider seconded. Unanimously passed.

ADOPTED AND PASSED this \_\_\_\_\_ day of January, 1985.

APPROVED:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk