

MINUTES
Regular Board Meeting
September 18, 1986

BOARD MEMBERS PRESENT: Chairwoman Janine Rider; Directors Bill Love, Maxine Albers, Ron Gibbs and Al Cornelison. ABSENT: Directors Henry Fausson and Jim Leland. Also Present: Manager Frank Miller, Airport Administrator Jeff Wendland, Clerk Tracy Peeples and Deputy Clerk Corinne Nystrom.

GUESTS: Doug Thompson of the Air Show Committee, Jim Over, Glenn Baxter of Redtail Aviation, John Linke of Redstone Aero Services, State Representative Ed Carpenter, Derry Newby of the National Weather Service and Ann Myers and Dave Smith of KJCT.

Approval of August 21, 1986 Minutes

Director Gibbs noted a correction to the August 21, 1986 Minutes under the Art Committee Report. Director Gibbs requested that the motion regarding professional track lighting be changed to reflect that the Board authorized the installation of the track lighting by the Airport Art Committee and at the Committee's expense. Director Gibbs then made a motion to approve the Minutes as corrected; seconded by Director Albers. Unanimously carried.

OLD BUSINESS

Strand Aviation - Tower Use and Lease Agreement

Manager Miller updated the Board on the status of the Strand Aviation Tower Use and Lease Agreement. Manager Miller recommended that the Board adopt the Strand Aviation Tower Use and Lease Agreement contingent upon the Board's approval of the Specialized FBO Agreement with Strand Aviation. Director Gibbs suggested that the Board consider the documents together and discussed with the Board the changes that the Contracts Committee recommended. Discussion followed. Chairwoman Rider then moved to new business to discuss the Strand Aviation - Specialized FBO Agreement.

NEW BUSINESS

Strand Aviation - Specialized FBO Agreement

Discussions continued on the Strand Aviation Tower Use and Lease Agreement and Specialized FBO Agreement. Manager Miller recommended approval of the Strand Aviation Specialized FBO Agreement contingent upon the insurance requirements being received from the insurance company. Director Gibbs then made a motion that the Board authorize the Chairman to sign the Tower Use and Lease Agreement and the Specialized FBO Agreement with Strand Aviation contingent upon the following: 1) That the Airport Authority receive written assurance from the insurance company that Strand Aviation has met the \$1,000,000 single limit Public Liability insurance requirement and that the Airport Authority is named as an additional insured; and 2) staff receive from Strand Aviation an application with credit references and

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that staff review the credit references. Director Cornelison seconded the motion. Unanimously carried.

Western Aviators - Specialized FBO Agreement

Manager Miller updated the Board on the status of the Western Aviators' Specialized FBO Agreement and highlighted with the Board the changes that were made to the document. Manager Miller then recommended the Board approve the Specialized FBO Agreement with Western Aviators contingent upon the Performance Bond being clarified with Mr. Fowler of Western Aviators. Director Gibbs then made a motion that the Board authorize the Chairman to enter into a Specialized FBO Agreement with Western Aviators contingent upon Walker Field Airport Authority being named as an additional insured on the insurance certificate and contingent upon staff receiving credit references under the application and that those credit references are satisfactory and that staff receive from Mr. Fowler sufficient information to allow staff to calculate the amount of the Performance Bond; seconded by Director Albers. Unanimously carried.

COMMITTEE REPORTS

Finance Committee

Director Love informed the Board that the Finance Committee met and reviewed the financial statements. Director Love summarized by reporting that revenues and expenses are up slightly and that year-to-date earnings are at approximately \$9000 after depreciation. Director Love also noted that the Airport Authority may have a bad debt with Frontier of approximately \$28,000 due to the recent bankruptcy.

Contracts Committee

Director Gibbs informed the Board that the Contracts Committee did meet and review changes to the contracts that were discussed previously in the meeting.

Planning Committee

No Report.

Old Terminal Committee

Director Cornelison updated the Board on the status of the Old Terminal Building.

Art Committee

Art Committee member Tracy Peeples informed the Board that an Art Reception was held for the new art hanging and that one piece of art was sold at that reception. Tracy Peeples also reported that the tracks for the professional lighting were being installed and should be completed next week.

Compensation Committee

Director Cornelison updated the Board on the status of the salary survey. Director Cornelison discussed with the Board a Flexible Benefit Plan. Discussion followed.

MANAGER'S REPORT

The items discussed by Manager Miller were as follows:

1. Ski Marketing
2. Powderhorn Resort Corporation

OTHER MATTERS

Whitewater Runway Strip

Director Albers informed the Board and staff that a proposal was being pursued about the possibilities of a Whitewater runway strip.

John Pabst

Chairwoman Rider informed the Board and staff that John Pabst, President of Monarch Aviation, had requested to meet with Manager Miller and a couple of the Board members to discuss negotiations.

Board Member Manual

Director Cornelison commented on the new Board Member Manual and asked Manager Miller to review its contents. Director Gibbs requested that the Strategic Plan for Walker Field be included also.

Grand Junction Lions Club

Director Cornelison introduced Mr. Doug Thompson of the Grand Junction Lions Club and Air Show Committee to the Board and staff. Mr. Thompson commented on the success of this year's Air Show and expressed his appreciation to the Airport Authority. He informed the Board that the G.J. Lions Club would like to contribute time and/or money that would be used to benefit the Airport. He discussed with the Board the possibilities of funding for Airport landscaping. Discussion followed.

Engineering Bids/Irrigation Water

Director Gibbs asked for an update on the bids for engineering services to investigate the possibility of irrigation water for the Airport. Administrator Wendland informed the Board that four proposals had been received and that staff was in the process of reviewing those proposals and hoped to have made a selection by the end of the following week.

PUBLIC COMMENT

John Linke/Redstone Aero Service

John Linke of Redstone Aero Service expressed his concern on the specific seat limit insurance requirement and that a \$1,000,000 per seat limit would double the insurance premium. Discussion with the Board on insurance requirements followed. Chairwoman Rider requested staff review the insurance requirements that the Airport Authority needs and report back to the Board.

Derry Newby/National Weather Service

Derry Newby of the National Weather Service complimented the staff on their actions to move the National Weather Service out of the Old Terminal Building.

Ed Carpenter/State Representative

State Representative Ed Carpenter informed the Board that state legislation was about to meet and asked the Board if they had any concerns and/or comments that needed to be brought to that meeting. Mr. Carpenter also expressed his concerns on the Airport parking fees. Mr. Carpenter suggested that a free parking of 30 minutes be allowed in both the long-term parking and short-term parking areas. Director Love suggested that staff contact APCOA and discuss the possibilities of a 30 minute free parking time for each area.

Jim Over/Wind Sock

Jim Over asked whether or not the Wind Sock, which is now located on the right side of the approach end of Runway 11, could be moved to the left side to reduce conflict with the ILS System. Manager Miller stated that he would look into the possibility of relocating the Wind Sock.

Meeting Adjourned

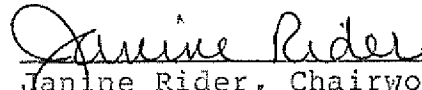
There being no further business to come before the Board, Director Albers made a motion to adjourn the meeting at 9:18 a.m.; seconded by Director Love. Unanimously carried.

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Informal discussions continued after adjournment between Glenn Baxter of Redtail Aviation and various Board Members.

ADOPTED AND PASSED this 20th day of November, 1986.



Janine Rider, Chairwoman

ATTEST:



Tracy Peeples, Clerk

Strand Aviation - Tower Use and Lease Agreement

Strand Aviation relocated from the Old Terminal Building to the third floor of the tower building in July when Monarch Aviation gave a thirty-day notice to vacate. At the August Board Meeting the Use and Lease Agreement was presented but was not adopted because of editorial changes and amendments needed to reflect this situation (the form used was originally for the terminal building) and a Specialized FBO Agreement had not been finalized.

Changes made to the Use and Lease Agreement are as follows:

- 1) Article I. (c). page 2. Redefined AOA(2) to better reflect the area and avoid problems with Monarch Aviation
- 2) Article IV. page 3. Deleted last paragraph which discussed the Authority providing routine custodial care on a daily basis. We deleted this paragraph since the \$7.00 per square foot rental does not reflect routine custodial care.
- 3) Article XXIV. page 17. Deleted last five words ("of the New Terminal Building") in last paragraph and inserted "on the Airport."
- 4) Article XXX. page 22. Wording changed "Terminal Building" to "Tower Building" and reference to providing magnetic gate cards deleted as it no longer is applicable to the lease.

The square footage has been confirmed and Strand Aviation will lease the three rooms of the third floor, for a total monthly rental of \$348.10.

Strand Aviation has been invoiced for the Performance Bond required under the Use and Lease Agreement.