

## MINUTES

### Walker Field Airport Authority Regular Board Meeting April 16, 1987

BOARD MEMBERS PRESENT: Chairman Ron Gibbs, Directors Bill Love, Janine Rider, Reford Theobald, Henry Faussone and John Collier. ABSENT: Director Maxine Albers. Also Present: Manager Frank Miller, Administrator Jeff Wendland, Clerk Tracy Peeples and Deputy Clerk Corinne Nystrom.

GUESTS: Mr. Bernard A. Buescher, attorney for Buescher/Sparkman, Richard Witsken, receiver for Monarch Aviation, Inc., Ed Berger of Monarch Aviation, Paula Anderson of the Daily Sentinel, Deanna Strand of Strand Aviation, Mike Sutherland of the City Planning Dept., John Linke of Redstone Aero Services, Bill Hill, FAA Tower Chief, Robert Wilson of Junction Jet Center, Tom Hall, Peg Wallace and Marilyn Petek of Thunder Mountain Ground Services and Keith Koler of Armstrong Consultants, Inc.

#### Meeting Called to Order

Chairman Gibbs called the Board meeting to order at 8:05 a.m. The Clerk noted that a quorum of the Board was present.

#### Approval of March 26, 1987 Minutes

Director Rider noted a correction on page 2 under P.M. Air, Inc. - Specialized FBO Agreement regarding the charge of a commercial landing fee. The phrase was changed to "Manager Miller stated that the terms of the agreement would be for a period of five years with a commercial landing fee charge of \$7.50 per landing...." Chairman Gibbs then noted a correction under Other Matters/FAA Safety Inspection. The phrase was changed to reflect more clearly that Walker Field was the only airport inspected in the last seven months in the Rocky Mountain Region that had no safety discrepancies found. Director Rider then made a motion that the March 26, 1987 Minutes be approved with the corrections as noted; seconded by Director Faussone. Unanimously carried.

#### OLD BUSINESS

##### Tom Hall Lease

Manager Miller updated the Board on the status of negotiations with Tom Hall. Manager Miller informed the Board that Tom Hall is now Senior Creditor of the office building, fuel farm and hangar and is authorized to continue the foreclosure action against Horizon Aviation. Manager Miller stated that Tom Hall would like to enter into a long-term commercial ground lease with the Airport Authority. Manager Miller informed the Board that the Contracts Committee did meet and review the Commercial Ground Lease with Tom Hall. Manager Miller stated that the terms of the agreement would be for a term of ten years, with an option for one five-year renewal; and an annual ground rental of \$9,177.60, paid monthly at a rate of

\$764.80. Manager Miller also informed the Board that Tom Hall has agreed to pay a \$5,000 Security Deposit, and that the certificate of insurance naming Walker Field as an additional insured should be received later this morning. Manager Miller then recommended that the Airport Authority Chairman be authorized to execute the agreement contingent upon staff receiving the certificate of insurance. Director Faussone concurred with staff's recommendation. Discussion of the changes followed. Director Faussone then made a motion that the Commercial Ground Lease with Tom Hall be approved contingent upon the certificate of insurance being received; seconded by Director Love. Unanimously carried.

NEW BUSINESS

Junction Jet Center

Manager Miller informed the Board that a newly formed business, Junction Jet Center, Inc. has made application to the Airport Authority to operate an FBO and fueling operation on Walker Field. Manager Miller reported that the requisite paper work had been received and that a lease and fueling permit had been negotiated with Junction Jet Center, Inc. Manager Miller informed the Board that the terms of the agreement included a \$.05 per gallon fuel flowage fee, which would be paid monthly in advance based upon an estimate of annual sales divided by 12 months. Manager Miller stated that in addition to the fuel flowage fee, Junction Jet Center, Inc. will pay 1 1/2% of gross receipts for services excluding fuel sales. Manager Miller reported that the term of the agreement would be for two years. Manager Miller then recommended the Board adopt the form of the lease with the following contingencies:

1. All blanks in the document be filled out; specifically the security deposit equalling \$10,000; the commencement date to begin upon execution of the document; and a term of two years.
2. Inspection of equipment in repair station and fueling facilities.
3. Receipt of security deposit of \$10,000.
4. Receipt of certificate of insurance naming Walker Field Airport Authority as an additional insured.
5. Execution of Guaranty Agreement by Dr. Charles Howard.
6. Receipt of first month's fuel flowage fee payment.

Discussion followed. Chairman Gibbs recommended receipt of a sublease agreement between Junction Jet Center, Inc. and Tom Hall and satisfaction that the necessary FAA Part 135 permit requirements were met prior to execution of the Specialized FBO Agreement with Junction Jet Center. Director Faussone concurred with management's recommendation based upon the discussed changes. Director Love then made a motion that the Board adopt the Specialized FBO Agreement with Junction Jet Center, Inc. contingent upon receipt of a signed, fully executed personal guarantee of Dr. Howard; posting of the \$10,000 security deposit; inspection of operation; receipt of the certificate of insurance naming the Walker Field Airport Authority as an additional insured; receipt of the fully executed sublease between Tom Hall and Junction Jet Center, Inc; and receipt of a copy of the Part 135 Certificate; seconded by Director Faussone. Unanimously carried.

#### COMMITTEE REPORTS

##### Finance Committee

Director Love informed the Board that the Finance Committee did meet and review March results. Director Love reported that expenditures and revenues are running close to budget and that after the first 3 months of 1987, the Walker Field Airport Authority shows earnings of \$36,000 after depreciation of purchased assets. Director Love reported that receivables were down with the exception of Monarch and Frontier.

##### Contracts Committee

Director Faussone had no additions to what was previously discussed.

##### Planning Committee

No report.

##### Art Committee

No report.

##### Insurance Committee

Administrator Wendland informed the Board that the insurance proposals were opened last Thursday and staff is in the process of putting them together to present them to the Insurance Committee next week.

#### MANAGER'S REPORT

The items discussed by Manager Miller were as follows:

1. Seattle ASTA Conference.

OTHER MATTERS

Industrial Display

Director Love asked for an update on the status of the Industrial Display Case. Manager Miller informed the Board that the display case was in place and is located against the wall adjacent to the baggage claim area. Manager Miller anticipated good local participation.

TVOR

Manager Miller informed the Board that engineers are currently in Grand Junction testing for a site to locate a TVOR.

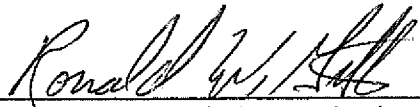
PUBLIC COMMENT

Mr. Bernard A. Buescher, attorney for Buescher Sparkman updated the Board on the status of Monarch Aviation, Inc.

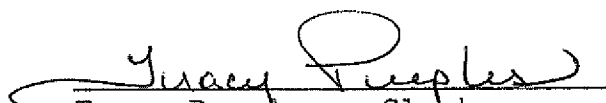
Meeting Adjourned

There being no further business to come before the Board, Director Theobald made a motion to adjourn the meeting at 8:55 a.m.; seconded by Director Love. Unanimously carried.

ADOPTED AND PASSED this 21<sup>st</sup> day of May, 1987.

  
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Ronald W. Gibbs, Chairman

ATTEST:

  
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Tracy Peeples, Clerk