

MINUTES

Walker Field Airport Authority Regular Board Meeting September 17, 1987

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

GUESTS: Mr. Keith Koler of Armstrong Consultants, Inc. and Ron Niehoff and Greg Isbill of Isbill Associates, Inc.

Meeting Called to Order

Vice-Chairman Bill Love called the Board meeting to order at 8:00 a.m. The Clerk noted that a quorum of the Board was present.

Approval of the August 20, 1987 Minutes

There being no corrections to the August 20, 1987 Minutes; Director Theobold made a motion the Board approve the Minutes as written; seconded by Director Faussone. Unanimously carried.

OLD BUSINESS

Appointment of Board Members

At the August 20, 1987 Board Meeting, Director Theobold questioned whether the Airport Authority should pass appointing resolutions for its Board Members. Vice-Chairman Bill Love informed the Board that staff had consulted airport counsel and had been informed that it is not necessary for the Airport Authority to pass resolutions approving the appointment of the selected representatives.

NEW BUSINESS

National Weather Service

Manager Miller informed the Board that the National Weather Service has requested authorization to construct an addition of 240 square feet to their inflation shelter for purpose of storing their equipment. Manager Miller recommended the Board approve the addition contingent upon staff insuring that all building codes and airport regulations are adhered to. Discussion followed. Director Collier than made a motion that the Board approve the 240 square foot addition to the inflation shelter; contingent upon staff insuring that all building codes and airport architectural standards are followed; seconded by Director Rider. Unanimously carried.

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A.I.P. Projects

1. Approval of Construction Contract AIP-06

Administrator Jeff Wendland introduced Greg Isbill and Ron Niehoff of Isbill Associates to the Board. Mr. Greg Isbill discussed with the Board the upcoming AIP Construction Project and outlined with the Board the schedules of the project. Mr. Isbill recommended that staff maximize the available funds and request approval from the F.A.A. of a 10% overrun on project costs. Discussion followed.

Mr. Isbill then informed the Board that on September 4, 1987, bids were opened and Ames Construction was low bidder with a bid of \$699,010 for the total project. Mr. Isbill recommended that the Board award the project to Ames Construction. Discussion followed. Director Rider then made a motion that the Board approve the Construction Contract of AIP-06; contingent upon F.A.A. approval; seconded by Director Faussone. Unanimously carried.

2. Approval of Engineering Contract Amendment AIP-06

Manager Miller informed the Board that the Amendment to the Engineering contract includes the fees and charges by Isbill for the AIP-06 Construction Project. Manager Miller also stated that the engineering fees for the Fog Seal Project which is not eligible for F.A.A. funds, is also included in the amendment. Discussion followed. Director Rider then made a motion that the Board approve the Amendment to the Engineering Contract for AIP Project 06; seconded by Director Faussone. Unanimously carried.

3. Approval of F.A.A. Grant Amendment

Manager Miller discussed with the Board the Amendment to the F.A.A. Grant Contract and informed the Board that the Amendment would include as much of Schedule III as available F.A.A. funding would allow. Discussion followed. Director Faussone then made a motion that the Board approve the Amendment to the F.A.A. Grant Contract; seconded by Director Rider. Unanimously carried.

4. Approval for Offer - F.A.A. Grant Land Acquisition

Manager Miller discussed with the Board the parcels of land which are being considered for purchase under federal grants. Manager Miller informed the Board that Attorney Griff has reviewed the appraisals for adequacy in potential condemnation and that Nance Early of the F.A.A. concurs with the Authority's plans for all parcels except Parcel 21, the Benchmark parcel which is currently under review to see if all or just a portion of the property is eligible for acquisition. Manager Miller stated that the Authority's share for the acquisitions is \$34,560 and that the funds will come from the Land Acquisition Fund already established. Discussion followed. Director

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Theobold then made a motion that the Board approve the Land Acquisition Plan and allow staff to proceed with the purchase offers at the appraised values for parcels 18, 19, 20A, 20B, 23, 24, 25 and 26 as identified on the updated Exhibit "A", a copy of which is attached to these minutes; seconded by Director Collier. Unanimously carried.

5. Approval for Land Purchase - Non-F.A.A. Eligible

Manager Miller informed the Board that staff has been approached by a real estate broker to see if the Airport Authority is interested in making an offer on a parcel of ground north of Interstate 70 and east of 30 Road. Manager Miller informed the Board that the parcel contains about 63.5 acres. Manager Miller stated that staff feels an offer of \$300 an acre or \$19,050 for the entire parcel, is appropriate and recommended the Board approve the purchase. Discussion followed. Director Theobold then made a motion that the Board allow staff to proceed with the acquisition of 63.5 acres of land at a price of \$300 per acre or \$19,050 for the entire parcel; seconded by Director Faussonne. Unanimously carried.

6. Approval to Submit Section 16 Release Request

Manager Miller informed the Board that portions of the Airport's lands were conveyed by the United States with the restriction that they be used only for "airport purposes." Manager Miller stated that in 1982, Congress authorized the F.A.A. to release 18 acres of Walker Field property from this restriction. Manager Miller stated that staff has updated the boundaries to be considered for release and recommended the Board authorize staff to submit a release request for parcels F, G, I, J and K as identified on the updated Exhibit "A". Discussion followed. Director Rider then made a motion that the Board approve the Section 16 Land Release Request; seconded by Director Theobold. Unanimously carried.

COMMITTEE REPORTS

Finance Committee

Director Faussonne informed the Board that the Finance Committee met and reviewed August results. Director Faussonne reported that the balance sheet position is still good and that revenues had been improved, while the Airport Authority had maintained control on expenses. Director Faussonne also reported to the Board that increased revenues are due in part to United Airlines training flights and a recently strong performance by the parking lot. Discussion followed.

Contracts Committee

No report.