

MINUTES

Walker Field Airport Authority
Regular Board Meeting
July 21, 1988

BOARD MEMBERS PRESENT: Vice Chairman Reford Theobold, Directors Maxine Albers, Henry Faussone, Elaine Ingvertsen, and Robert Van Houten. Also present: Airport Manager Jeff Wendland, Clerk Corinne Nystrom, and Acting Deputy Clerk Tess Sullivan.

GUESTS: Ray Curtis of Curtis Electric, Bernie Buescher of West Star Aviation, Inc., Jerry Basham and Rick Fowler of Western Aviators, Jola Castillo, Sheryl Jack, Ginger Rice of The Daily Sentinel, Rene Will of Budget Rent A Car, Shirley Howard of National Car Rental, Jennifer Harris of Hertz Rent A Car, Keith E. Koler of Armstrong Consultants, Inc., Kathie Laurin, Mari Brown, and Cody Jack of the Walker Field Airport Authority.

Meeting Called to Order

Vice Chairman Theobold, noting that a quorum was present, called the meeting to order at 8:00 a.m.

Approval of Minutes Dated May 18, 1988

There being no changes or corrections to the May 18, 1988 minutes, Director Ingvertsen moved acceptance of the minutes as presented; seconded by Director Faussone. Unanimously carried.

OLD BUSINESS

Oath of Office for Robert G. VanHouten

The Clerk administered the oath of office as a member of the Walker Field Airport Authority Board to Robert G. VanHouten. *see Apr 88*

NEW BUSINESS

Selection of Airport Engineer

Director Faussone stated that the Planning Committee recommended the selection of Armstrong Consultants, Inc.'s proposal for the airport engineer. Director Faussone moved to select Armstrong as the new airport engineer and to instruct staff to enter into negotiation of an appropriate contract. Seconded by Director Albers; unanimously carried.

Approval of Banking Resolution

Manager Wendland explained the banking resolution procedure and that the resolution would enable Director Theobold to sign banking documents as the Airport Authority Vice Chairman. A roll

call vote resulted in unanimous passage of the resolution.

Approval of Construction of Lavatory Cart Dump Facility

Manager Wendland provided background and a general description of the proposed FDA-approved lavatory cart dump facility. He requested that the Board authorize the expenditure of \$5,400.00 for construction of the facility and necessary fencing. Director Albers moved that the Board approve the expenditure for the cart dump facility. Seconded by Director Ingvertsen; unanimously carried.

Amendment of Rental Car Contracts to Allow for Requested Counter Spaces

Manager Wendland explained that the three rental car operators who were scheduled to relocate to different rental car counters as a result of the 1987 rental car concession bidding process have requested that their contracts with the Airport Authority be amended to allow them to remain at the locations effective under the contracts expiring December 15, 1987. Director Ingvertsen moved that the Board approve the rental car contract amendment as stated. Seconded by Director VanHouten; unanimously carried.

Mountain Bell Right-of-Way Easement

Manager Wendland stated that the granting of this easement will allow for the finalization of phone service to the 4/22 G.A. area and to West Star's new hangar building. It will also allow for the placement of phone lines, which are currently located in the old terminal building, to a service vault south of the tower. The easement also tracks with a previously granted easement to Public Service for electricity and gas. Manager Wendland recommended that the Board grant the easement to Mountain Bell.

Director VanHouten moved that the Board approve the granting of the easement. Seconded by Director Fausone; unanimously carried.

Default Remedies of Tom Hall Lease and Junction Jet Center Operating Rights

Manager Wendland stated that the defaults in question have been remedied by the lessee and concessionaire and that no action is necessary at this time.

Approval of Strand Aviation Sublease From West Star Aviation

Manager Wendland prefaced this issue by recommending that any subleases approved by the Board be subject to notification to and acknowledgement by the sublessee that the Airport Authority is reviewing its fees and charges and that there may be changes in such charges for aeronautical operators as a result of those

discussions.

Manager Wendland stated that Strand Aviation's tower building lease with the Airport Authority has expired and that she and West Star Aviation have submitted a sublease to the Airport Authority whereby she will relocate her operations to West Star's main hangar. The specialized FBO agreement which Strand has with the Airport Authority would remain in effect. Manager Wendland recommended approval of the sublease contingent upon her acknowledgement that the Airport Authority is reviewing the fees and charges which it assesses.

Director Faussone moved that the Board authorize the chairman to approve the sublease between Strand Aviation and West Star contingent upon staff's receipt of acknowledgement from Ms. Strand that the Airport Authority is reviewing its fees and charges and may make some amendment in the specialized FBO agreement. Seconded by Director Albers; unanimously carried.

Approval of F.A.A. Sublease From Buescher Family Limited Partnership

Manager Wendland explained that the proposed F.A.A. sublease is similar to the Strand sublease with two exceptions: 1) the F.A.A. will be moving into the new office building currently being constructed by West Star and not into West Star's main hangar; 2) since the F.A.A. is an agency of the U.S. government, it is not contemplated that the Airport Authority would charge them an additional fee for operating on the airport; therefore, the contingency regarding fees and charges would not be necessary.

Director Albers moved approval of the F.A.A. sublease with the Buescher Family Limited Partnership. Seconded by Director Faussone; unanimously carried.

Approval of C.D.G. Sublease From Buescher Family Limited Partnership

Manager Wendland stated that C.D.G. will be moving to the new West Star office building. He indicated that this sublease should also be subject to an acknowledgement by C.D.G. that the Airport Authority is reviewing its fees and charges. He recommended Board approval of the sublease subject to the terms of the underlying lease agreement between the Buescher Family Limited Partnership and the Airport Authority.

Director VanHouten moved to approve the C.D.G. sublease with the addition noted by Manager Wendland. Seconded by Director Ingvertsen; unanimously carried.

Approval of Pony Express Sublease From Buescher Family Limited Partnership

Manager Wendland brought to the Board's attention the existing sublease with Pony Express. He stated that the sublease addresses Pony Express' operations in the old terminal building but that the intent was to allow Pony Express to relocate from the old terminal building to the new West Star office building subject to the existing sublease.

Bernie Buescher of West Star Aviation stated that it was his understanding that a new sublease had been brought before the Board which provides for Pony Express relocating to the new building. Manager Wendland indicated that he does not have a record of this but that he would look into it. He suggested that the Board approve a new sublease for Pony Express in the standard form, if necessary.

Director Albers moved that the Airport Authority approve the sublease between the Buescher Family Limited Partnership and Pony Express in the Airport Authority's standard form for a sublease subject to the review by the Authority's counsel and subject to an acknowledgement by Pony Express that the Airport Authority is reviewing its fees and charges and may change such fees and charges. Seconded by Director Faussonne; unanimously carried.

Approval of Construction Change For West Star's New Building

Bernie Buescher reported on the status of the construction of the new West Star office building and demolition of the old terminal building. He requested that the Board consider granting the Airport Manager the authority to approve a change in the building to allow for the installation of an elevator to meet handicapped access requirements on the second level of the building.

Director Faussonne moved that staff be given authorization to negotiate the change of the stairway to an elevator as required by West Star in the construction of their new building. Seconded by Director Ingvertsen; unanimously carried.

Director Faussonne commended Bernie Buescher and West Star Aviation in their efforts to improve facilities on the airport.

COMMITTEE REPORTS

Finance Committee

Director Albers commented that the Airport Authority showed a small profit for the month of June. Reimbursements came for some of the grant receivables. Revenues are anticipated to remain stable until the end of the year.

Contracts Committee

No report

Planning Committee

Director Faussonne asked Manager Wendland to update the Board on land acquisition. Manager Wendland stated that staff closed on the Burkhalter transaction. The Schiesswohl transaction will close as soon as the Airport Authority can receive clear title on the property. The BMI and Horizon View transactions have not closed yet. Condemnation proceedings have been filed on the Horizon View property in an effort to get a valuation established on the property.

Terminal Action Committee

Director Faussonne stated that he and Manager Wendland have met with people who could contribute to alleviating some of the deficiencies in the new terminal structure. They will provide more information to the Board as it becomes available.

MANAGER'S REPORT

Land Acquisition: Manager Wendland met with representatives of the BLM, Director Albers, and several Congressional representatives to discuss the transfer of the BLM property to the Airport Authority. The BLM representatives agreed to provide the Airport Authority with a list of what is required in order to consummate this transaction in an effort to streamline and economize the process.

Airline Negotiations: The airline representatives have received a draft of the proposed contract. A meeting will be scheduled with them after they have reviewed it.

Staffing Plan/FAA Security Manual: This is staff's next major priority since the update on the security manual is almost completed. Corinne Nystrom attended the F.A.A. Security School in Denver last week in order to ensure that we are familiar with all of the latest F.A.A. security provisions.

Memorial Park: A proposed design has been arrived at, and Joe Shipman, a structural engineer, is designing the concrete retaining walls that would be involved in the park. Hopefully, United Companies of Mesa County can do the concrete work while they are working on the airport this fall. The buildings and tanks in the area are being removed, and Public Service will be removing unused lines and poles in the immediate vicinity of the proposed park.

Bond Refunding: This was discussed with the Finance Committee. Staff is pursuing and reviewing some numbers on the potential bond refunding so that a request for proposals from

underwriters may be prepared for Board review.

State Division of Aviation: Staff will be discussing with the Board and others in the area the possibility of nominating a representative from the Grand Junction/Mesa County area. We will be discussing who an appropriate nominee might be and how the nomination can best be forwarded to Governor Romer. It is staff's understanding that a nomination should be submitted within the next 30 days in order for it to receive consideration.

Fun of Flying: Organizational meetings have been held to form a "Fun of Flying" committee at Walker Field. Members of the committee include the airlines, travel agencies, the FBOs, St. Mary's Hospital, and the media. A "Prime Timers" day has been scheduled for September 15.

This month, Grand Junction was featured in the United Express "In Flight" magazine. The Airport Authority was able to work a trade whereby our ad was run in the magazine at no cost to the Authority.

Cody Jack Selected as City Employee of the Month: Cody Jack was selected as the Airport Authority's Employee of the Month and was subsequently selected as the City of Grand Junction Employee of the Month. His nomination was based upon the helpful service which he always provides to the public and to airport tenants. Cody was applauded and given two certificates in appreciation of his service.

OTHER MATTERS

None

PUBLIC COMMENT

Keith Koler of Armstrong Consultants thanked the Board for selecting them as the airport engineering firm and stated that they look forward to a long and happy relationship.

Bernie Buescher of West Star Aviation brought to the Board's attention fuel flowage statutes and how the local FBOs are trying to maintain competitive prices with other FBOs in the area. He asked that the Board take this into consideration and to determine whether the additional revenues generated by airport fuel flowage fees are really necessary since they are ultimately charged back to the consumer.

Mr. Buescher reviewed a suggestion made earlier to staff that a committee be established consisting of the Airport Authority, airport tenants, the MCEDC and possibly a representative from the state to work towards further developing the airport.

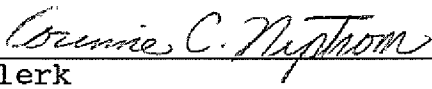
There being no further business to come before the Board,
the meeting was adjourned at 8:50 a.m.

ADOPTED AND PASSED this 18 day of August, 1988.



Chairman

ATTEST:



Clerk