

## MINUTES

### Walker Field Airport Authority Regular Board Meeting August 18, 1988

BOARD MEMBERS PRESENT: Chairman Bill Love, Directors Elaine Ingvertsen, Bob VanHouten, Maxine Albers, Reford Theobold, Ron Gibbs, and Henry Faussone. Also present: Airport Manager Jeff Wendland, Clerk Corinne Nystrom, and Acting Deputy Clerk Tess Sullivan.

GUESTS: Dick Witsken and Bernie Buescher of West Star Aviation, Kit Strott of Skywest, Inc., Ron Rish of Armstrong Consultants, Inc., Julie Roth of America West Airlines, Bob Wilson of Junction Jet Center, Tom Hall of W.R. Hall Construction, Ted Balbier and Jerry Myers of the Walker Field Airport Authority.

#### Meeting Called to Order

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

#### Approval of Minutes Dated July 21, 1988

There being no changes or corrections to the July 21, 1988 minutes, Director Albers moved approval of the minutes as presented; seconded by Director Faussone. Unanimously carried.

#### OLD BUSINESS

#### Approval of Airport Engineering Contract With Armstrong Consultants, Inc.

Director Gibbs stated that the Contracts Committee had reviewed the contract and would recommend approval with certain changes. He recommended a redraft of Section 4 of the contract, and specifically subparagraphs 2, 4 and 5 such that it is clear that the contract can be terminated by the Airport Authority at any time for any reason. Also, a typographical error in Section 6, subparagraph IV should read "not to pursue." Finally, the level of insurance required should be determined. The proposed contract requires \$2,000,000. Staff recommended that \$5,000,000 be required since this is what has been required traditionally on engineering contracts. However, if it is found that this amount is cost prohibitive, staff will return to the Board and request a reduction.

Discussion followed regarding termination of the contract at the sole discretion of the Airport Authority as it deems necessary.

Director Gibbs moved that the Board approve the contract in

the form in which it has been submitted with the following changes: Legal counsel be instructed to redraft paragraphs 2, 4, and 5 of Section IV, taking out the provisions for termination for cause and inserting a provision allowing the Airport Authority to terminate the agreement at will in its sole discretion, that the typographical error mentioned previously be corrected, and that the amount of insurance required be changed from \$2,000,000 to \$5,000,000. Seconded by Director Albers. Unanimously carried.

#### NEW BUSINESS

##### Assignment of W.T. Hall Commercial Ground Lease to Junction Jet Center, Inc.

Airport's counsel and Junction Jet Center's attorney drafted an assignment of the Hall Commercial Ground Lease to Junction Jet Center. In this assignment, in lieu of requiring a personal guarantee, the Airport Authority would receive a first lien on the personal property and buildings of Junction Jet Center to secure performance under the assigned lease. Director Gibbs stated that the Contracts Committee recommended approval of the assignment with the change noted. He requested clarification of page numbers referenced in the document. The necessary exhibits also need to be attached.

Discussion followed relative to the position this assignment places the Airport Authority in regarding collections in the event of a Junction Jet Center default, the status of Junction Jet Center and Tom Hall payments on Airport accounts, and the receipt of security deposits.

Director Fausson moved that the assignment be approved with the changes noted. Seconded by Director Theobald. Director Gibbs recommended that legal counsel review the reference to page numbers in paragraph A of the assignment to ensure that they are correct and also that reference to the exhibit on page 2 of the security agreement be filled in correctly. Unanimously carried.

##### Approval of Commercial Ground Lease With Alex Brewer Co., Ltd.

Manager Wendland recommended approval of the commercial ground lease with Alex Brewer Co., Ltd. and approval for the construction of improvements on the leased premises for the Western Aviators operation. Discussion followed relative to clarifications of acreage figures, the security deposit, the term of repayment, and the financial provisions for construction. Director Gibbs stated that the Contracts Committee had reviewed the proposed lease. Discussion followed relative to maintaining a 75 foot right of way from the centerline of the taxiway, excluding any portion of the right of way from the leased premises, and tying the leased premises in with the south taxiway.

Director VanHouten moved that the Board approve the Commercial Ground Lease with Alex Brewer Co., Ltd. with leased acreages to be determined by survey but to approximate 1 1/2 acres for the initial leased premises and 3 1/4 acres for the eventual leased premises, for the security deposit to be two months' rent on the eventual leased premises, that the ramp construction costs be repaid over seven years, and that the 75 foot right of way from the centerline of the stub taxiway not be included in the leased premises. Seconded by Director Theobold. Unanimously carried.

#### Approval of Western Aviators Construction Plans

Director Faussone stated that the Planning Committee had reviewed the plans and that they conform with the building and architectural standards for the airport. He moved that the plan be approved. Seconded by Director Ingvertsen. Unanimously carried.

#### Approval of Design of Phase I of Aviators Memorial Park

Manager Wendland reviewed the plans for the park. Discussion followed relative to marketing of the park, collection of lottery funds to help pay for the park, and delivery of irrigation water to the pond.

Director Theobold moved approval of the design for Phase I. Seconded by Director Albers. Unanimously carried.

#### Approval of Standard Air Carrier Use and Lease Agreement With Continental Express

Manager Wendland described the plans for Continental Express to provide air carrier service to Grand Junction from Denver. Director Gibbs stated that the Contracts Committee had reviewed the agreement, that there were no changes necessary, and recommended approval. He moved that the agreement be accepted as written. Seconded by Director Faussone. Unanimously carried.

#### Approve Form of Request For Proposals For Bond Underwriters

Staff requested that the Board approve a form for requesting proposals from bond underwriters for the purpose of re-issuing Airport bonds. Manager Wendland outlined the request and the time frame for considering proposals.

Director VanHouten moved to approve the form of request for proposals. Seconded by Director Albers. Unanimously carried.

#### Approval of Colorado Alternative Sentencing Program Agreement

Manager Wendland stated that there are still some unanswered questions regarding this agreement and requested that a decision regarding approval be deferred until the questions can be

answered. Discussion followed regarding workman's compensation coverage liability for the CASP workers at the airport. Approval of the agreement was deferred.

#### COMMITTEE REPORTS

##### Finance Committee

Director Albers stated that a small profit was made in July. Discussion followed regarding parking revenues, reimbursement for 4/22 and land acquisition projects, and 1988 enplanements.

##### Contracts Committee

No further report

##### Planning Committee

No further report

##### Terminal Action Committee

No further report

#### MANAGER'S REPORT

**Land Acquisition:** The Schiesswohl and Burkhalter transactions have closed. Discussions are continuing with Benchmark and Horizon View. The BLM land transfer will require an amendment of their land use plan, and the estimated cost for processing this amendment is \$150,000. Manager Wendland and Director Theobold will try to meet with Bob Burford, Secretary of the Interior, to try to economize and expedite the transfer.

**Staffing Plan:** Preliminary job descriptions are close to completion, and Manager Wendland requested that a committee be established to review the proposed staffing plan. Chairman Love appointed Director Gibbs to chair the committee. Directors Ingvertsen and VanHouten were also appointed to the committee.

**State Division of Aviation:** The Board discussed nominating Manager Wendland as a representative from the Western Slope to the Colorado Aeronautical Board. A resolution endorsing Manager Wendland will be submitted to the County Commissioners for their consideration, and the Grand Junction City Council passed Resolution No. 32-88 at its last meeting, endorsing Manager Wendland's nomination.

Airport Authority Resolution No. 1988-003, endorsing Manager Wendland's nomination to the Aeronautical Board was moved by Director Theobold, seconded by Director Faussone and carried

unanimously by a roll call vote. The documentation necessary to nominate Manager Wendland will be sent immediately to Governor Roy Romer's office.

Fun of Flying: Manager Wendland gave an update on the events planned for seniors/prime timers on September 15th.

Advertising Concession Agreement: Additional inquiries have been received from prospective concessionaires, and staff is following up on this.

Irrigation Water: Staff has commissioned a preliminary cost study with West Water Engineers.

Airport Picnic: An end-of-the-summer airport picnic is scheduled for August 26th, and the Board members were invited to attend.

OTHER MATTERS

Board discussion was held regarding the collection of fuel flow taxes pursuant to Colorado statutes and that Airport Authority fuel flow fees should be examined accordingly. The Board also discussed the establishment of a Marketing Committee. It was decided that the Planning Committee include marketing issues within its scope of consideration.

PUBLIC COMMENT

None

There being no further business to come before the Board, Director VanHouten moved to adjourn the meeting; seconded by Director Gibbs. The meeting was adjourned at 9:15 a.m.

ADOPTED AND PASSED this 22<sup>nd</sup> day of September, 1988.



\_\_\_\_\_  
Chairman

ATTEST:

*Courne C. Nipton*  
Clerk