

MINUTES

Walker Field Airport Authority
Regular Board Meeting
September 22, 1988

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

GUESTS: Chuck Torres and Bill Hill of the FAA, Buz Oliver of Junction Jet Center, Ginger Rice of The Daily Sentinel, Keith Koler and Ed Armstrong of Armstrong Consultants, Inc., Larry Kempton, Jr. of Kempton Air Service, Jim Over, Dick Witsken and Donna Robison of West Star Aviation, and Ted Balbier of the 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 August 18, 1988

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

OLD BUSINESS

Amendment to Armstrong Consultants, Inc. Contract

Director Ingvertsen commented that the Contracts Committee had reviewed and recommended acceptance of Armstrong Consultants' request to amend their contract with the Airport Authority to make mutual the provision that either party could terminate the contract on short notice with no cause.

Director Ingvertsen moved acceptance of the amendment to the Armstrong Consultants contract which makes mutual the opportunity to terminate the contract on short notice with no cause; seconded by Director Albers. Unanimously carried; Director Theobold abstained.

Manager Wendland recommended that the Board retain a requirement of \$5,000,000 of insurance on Armstrong's part, stating that this amount was acceptable to Armstrong. Director Ingvertsen stated that the Contracts Committee concurred with the recommendation. A consensus of the Board was to retain the \$5,000,000 insurance requirement as originally approved in the contract.

Authorization For Airport Authority to Act as Contracting Agent for Weaver Publications' Advertisement

Director Theobold provided background on the Colorado Tourism Book, and Manager Wendland explained that the Airport Authority has been asked by the City of Grand Junction to serve as the contracting agent for the ad while the City of Grand Junction will serve as the guarantor for payment of the ad. Director VanHouten moved that the Airport Authority serve as the contracting agent for the ad with the provision that the Airport Authority accept no liability for payment of the ad and that the City of Grand Junction provide the Airport Authority with the funds to finance the ad; seconded by Director Faussone. Unanimously carried.

NEW BUSINESS

Selection of Bond Underwriting Advisors

Manager Wendland provided background regarding a proposal to select a bond underwriting firm to assist the Airport Authority in reviewing the possibility of calling and re-issuing bonds. He commented that the Finance Committee had interviewed four prospective underwriting firms and recommended that the Board commit to the selection of an underwriter while not committing to a call and re-issue of the bonds.

Director Ingvertsen moved acceptance of a proposal submitted by Kirchner Moore & Company and moved to authorize staff to negotiate a contract with Kirchner Moore & Company for future board approval; seconded by Director Theobold. Unanimously carried; Director Albers abstained.

Amendment to Buescher Family Limited Partnership Lease Agreement to Add Catering to Authorized Activities

Manager Wendland provided background on BFLP's request to be authorized to provide catering services to commercial air traffic, stating that Air Host, Inc. also provides catering services but not on an exclusive basis.

Director VanHouten stated that he should be put on the record as stating that Air Host's service is terrible.

The proposed amendment to BFLP's contract tracks the catering provisions in Air Host's contract.

Director Ingvertsen stated that the Contracts Committee had reviewed the amendment and recommended acceptance. She moved that the amendment to the BFLP lease agreement which allows them to add catering to their authorized activities be accepted; seconded by Director VanHouten. Unanimously carried.

COMMITTEE REPORTS

Finance Committee

Director Albers stated that the cash flow situation in August was good, as are the accounts receivable. A small profit was made during August. Discussion followed regarding enplanements, air fares, additional flights in September, landing fees and parking lot revenues.

Contracts Committee

Director Ingvertsen commented that no additional report is necessary.

Planning Committee

Director Faussonne commented that several parties have expressed an interest in leasing the Wegner Hangar. Manager Wendland stated his intention to attempt to negotiate a contract with Kempton Air Service to lease the hangar.

Terminal Action Committee

Director Faussonne stated that the Airport Authority should proceed to make the necessary repairs on the terminal canopy and that action should be taken to prevent further deterioration of the roof beams.

Discussion followed concerning Jack Porter's suggestion that he would work to resolve the problems, if the Board relieved him of all liability in connection with his work on the terminal building. The Board concluded that no parties should be relieved of any liability regarding the terminal canopy situation.

Personnel Committee

Director Ingvertsen reported that the committee had reviewed a proposed organizational chart and general job duties for staff positions. Staff was directed to conduct a salary survey on the proposed positions and to finalize the specific job descriptions.

MANAGER'S REPORT

Land Acquisition: Horizon View and Benchmark principals have asked for 30 days to review our purchase proposals in conjunction with their development plans.

BLM Land Transfer: Directors Theobold and Albers, Kathy Hall of Senator Armstrong's staff and Manager Wendland met with Secretary of the Interior Robert Burford and discussed the proposed land acquisition. Communication gaps were closed, and Mr. Burford agreed to re-review the matter in light of the fact

that the Airport Authority has been actively purchasing private land in immediate proximity to the BLM land in question.

Irrigation Water: Staff is waiting to receive a revised draft of a preliminary study conducted by WestWater Engineers to bring irrigation water to the frontside of the airport.

Construction Progress: The old terminal building has been torn down, and the general aviation ramp improvements are progressing. The reliever access road is being constructed. Discussion was held regarding the movement of the old asphalt from the general aviation ramp area and where it will be dumped.

Aviator's Memorial Park: BLM employees have agreed to donate the survey work and rough grade work to prepare for the pouring of the concrete support structure. Jim Over will donate the labor to fabricate the steel structural supports for the plane. It is hoped that the concrete will be poured next week.

Fun of Flying: This event on September 15th was successful. Positive feedback was received from the Prime Timers who attended and the travel agencies. The airline sponsors expressed a desire to hold another Fun of Flying Day soon.

Wegner Hangar: Already discussed.

OTHER MATTERS

None

PUBLIC COMMENT

Bill Hill, ATCT Chief, commented that the ILS will be inoperable for about a month because the localizer antenna is being replaced. The VOR is still in use. Long term plans for Walker Field still include consideration of radar capabilities.

Bill Hill noted that he will be relocating with the FAA in November.

There being no further business to come before the Board, the meeting was adjourned at 8:41 a.m.

ADOPTED AND PASSED this 17th day of ^{November} ~~October~~, 1988.

W. Hill
Chairman

ATTEST:

Corinne Nystrom
Clerk