

## MINUTES

Walker Field Airport Authority  
Regular Board Meeting  
May 19, 1989

BOARD MEMBERS PRESENT: Chairman Theobald, Directors Love, Bettelli, Ingvertsen, and Leane. Also present: Airport Manager Jeff Wendland, Airport Operations Manager Mike Sutherland, Clerk Corinne Nystrom, and Deputy Clerk Tess Sullivan.

GUESTS: Ginger Rice of The Daily Sentinel, M.G. Burchett of Apcoa, Inc., Jim Over, Keith Koler of Armstrong Consultants, Barney Barnett of Valley Insurance Agency, Dixie Williams of Western Aviators, and Dick Witsken of West Star Aviation.

### Meeting Called to Order

Chairman Theobald called the meeting to order at 8:00 a.m. A quorum was present.

### Approval of Minutes Dated April 26, 1989

Director Love moved approval of the minutes; seconded by Director Leane. Chairman Theobald recommended that the minutes be changed to reflect that Ron Gibb's position was vacated when Ron resigned following the completion of his four-year term in February. He also suggested that the expiration date of Director Jokerst's term be noted. The motion was amended and seconded. Unanimously carried.

### OLD BUSINESS

None

### NEW BUSINESS

#### Mesa County Economic Development Council Request For Storage Space

Manager Wendland explained the request for additional storage space for the MCEDC on the third floor of the terminal building and described its location. Discussion followed relative to the cost of the improvement (to be borne 100% by the MCEDC) and whether or not Air Host Restaurant holds any rights to the space in the future. Director Leane moved to approve the change as suggested to lease the storage space to the MCEDC; seconded by Director Ingvertsen. Unanimously carried.

#### Rocky Mountain Hangar, Inc. Lease Agreement

Manager Wendland provided background regarding the proposed relocation of the Airport's t-hangar building and proposed lease

agreement with Rocky Mountain Hangar, Inc. relative thereto. Director Ingvertsen stated that the Contracts Committee had reviewed the proposed agreement. She moved to approve the proposed agreement contingent upon the following: 1) receive a confirmation from their financial institution that all financial documents are in order and that their loan has been approved; 2) that the required insurance is in place; 3) that the Airport Authority receive a signed agreement for individual guarantees from Jim Over and Rod Huskey and also financial statements from these two individuals; 4) To grant a waiver to the Architectural and Development Standards, waiving the requirement that the parking lot be paved and allow for graveled parking for an undetermined amount of time; seconded by Director Leane. Unanimously carried.

#### Construction Contract With United Companies of Mesa County

Manager Wendland commented that the construction bids had been opened for the AIP-3-08-0027-08 project scheduled for this summer and that United Companies of Mesa County was apparently the lowest bidder. He provided a summary of their bid. Director Invertsen stated that the Contracts Committee had reviewed the proposed contract and that all the figures met the requirements for this airport improvement project grant. She moved to award the construction contract contingent upon the Alex Brewer Lease Amendment being properly handled; seconded by Director Bettelli.

Discussion followed regarding voting on the motion prior to discussing the proposed amendment to the Alex Brewer lease. The motion was tabled.

#### Amend Construction Limits- Alex Brewer Lease

Manager Wendland provided background for this proposed amendment, indicating that the bids for this project came in higher than originally anticipated. Consequently, the proposed amendment would reflect the higher dollar amounts as bid so that the ramp could be constructed as originally designed. He requested that the Board approve such an amendment contingent upon Airport counsel drafting the amendment and Alex Brewer executing such document. The amended amount would be \$43,261.05 payable by the tenant. Director Ingvertsen withdrew the motion regarding the proposed construction contract with United Companies of Mesa County. She stated that the Contracts Committee had discussed the proposed amendment and made a motion to amend the Alex Brewer Lease, that the amendment be drafted by Airport counsel, be signed by the necessary parties on behalf of Alex Brewer, and to indicate that the tenant be responsible for paying \$43,261.05 for the increased construction; seconded by Director Leane. Unanimously carried.

Director Ingvertsen moved that the construction contract with United Companies of Mesa County be entered into contingent upon the necessary documents being signed with Alex Brewer; seconded by Director Bettelli. Discussion followed regarding the effect the Alex Brewer portion of the project has on the overall construction

project. The motion was unanimously carried.

Amendment No. 1 to Engineering Contract - Armstrong Consultants, Inc.

Manager Wendland explained that the original contract with Armstrong Consultants did not specify dollar amounts that would be paid to them for their engineering services. Now that their services have been defined, the proposed amendment lists the dollar amounts that would be paid for these services. Director Leane made a motion to approve the Amendment No. 1 to the engineering contract with Armstrong Consultants; seconded by Director Ingvertsen.

Manager Wendland commented that the FAA has reviewed and approved the amounts stated in the amendment. The motion was unanimously carried.

Schedule Workshop on Airport Finances

A general orientation workshop on Airport finances was scheduled for Thursday, May 25th at 7:00 a.m. A workshop to discuss the future outlook of Airport finances was scheduled for 7:00 a.m., June 15th (just prior to the regularly scheduled Board meeting).

Authorization to Place Insurance Coverages

Manager Wendland provided background regarding the insurance bid process and summarized the proposals which were submitted. He recommended that all coverages, with the exception of the public officials liability policy, be placed with Alexander & Alexander and that the public officials liability policy be placed with The Valley Agency.

Discussion followed regarding the bids and proposed awards. Director Leane made a motion to award the insurance coverage policies as follows: comprehensive general liability to Alexander & Alexander; property to Alexander & Alexander; automobile to Beckner Power if it is possible to separate it from comprehensive general liability and if not, to award it to Alexander & Alexander; inland marine, boiler & machine, and fidelity bond to Alexander & Alexander; and public officials to The Valley Agency. Seconded by Director Love; unanimously carried.

COMMITTEE REPORTS

Finance

Manager Wendland commented that a small profit was realized during April and that the usual seasonal turn is being made to bring expenses back under budget. An update was provided on the status of the Frontier Airlines receivables.

Contracts Committee

No further report

Planning Committee

No report

Terminal Action Committee

Staff is reviewing the terminal canopy repair project. Specifications are being drawn up for the repair.

MANAGER'S REPORT

Land Acquisition: The ATC closing is scheduled for June 1st. Strategies are being designed by staff regarding the BLM land acquisition project.

AAAE Conference: Director Ingvertsen and Manager Wendland both attended the conference in Nashville, Tennessee. Both commented that the sessions at the conference were very informative.

Marketing Update: A draft of a marketing survey drawn up by Mesa State College students has been received and is being reviewed. The large airport brochure is in the process of being updated and reprinted. Manager Wendland is continuing to visit other airports to market Walker Field.

Currier Drainage: Operations Manager Sutherland provided an update on this matter. Both the Airport Authority and those representing the Curriers have approved the documents drawn up to resolve the drainage discrepancy.

Air Show: Operations Manager Sutherland gave a brief description of the events planned for the show. Most of the proceeds from the show will be donated to the Aviators Memorial Park.

Aviators Memorial Park: A fund raiser for the memorial park is planned for June 23rd at West Star Aviation.

OTHER MATTERS

None



PUBLIC COMMENT

None

There being no further business to come before the Board,

Chairman Theobald adjourned the meeting at 8:59 a.m.

ADOPTED AND PASSED this 15<sup>th</sup> day of June, 1989.

  
Chairman 

ATTEST:

Corinne C. Nystrom  
Clerk