

MINUTES

Walker Field Airport Authority Regular Board Meeting June 15, 1989

BOARD MEMBERS PRESENT: Chairman Reford Theobald, Directors Pierre Bettelli, Larry Jokerst, Elaine Ingvertsen, Henry Faussone, and Bill Love. Also present: Airport Manager Jeff Wendland, Mike Sutherland, Airport Operations Manager, Clerk Corinne Nystrom and Deputy Clerk Tess Sullivan.

GUESTS: Leona Andrea, Air Host; Rod Huskey, Rocky Mtn. Wing-Confederate Air Force; Dick Witsken and Donna Robison, West Star Aviation; Keith Koler, Armstrong Consultants.

Meeting Called to Order

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

Approval of Minutes Dated May 21, 1989

There being no changes or corrections to the May 15, 1989 minutes, Chairman Theobald stated that the minutes stand as submitted.

OLD BUSINESS

Ground Water Monitoring

Director Ingvertsen stated the Contracts Committee had met late Tuesday and discussed the matter and then requested Manager Wendland to provide the background. Manager Wendland discussed the possibility of constructing a pond near the terminal building. Since there is the potential for the pond to affect the ground water or cause changes in the water table on adjacent properties, a proposal was requested from Glen A. Miller & Associates to establish monitoring wells to study the water table in the vicinity of the proposed pond site. The cost estimate is \$6,170 on the Miller proposal. Payment would be made as the monitoring is conducted, not in a lump sum at the end of the project. The Contracts Committee recommended the proposal, and a motion was made by Director Ingvertsen that the Board accept the proposal of Glen A. Miller & Associates for ground water monitoring. Motion was seconded by Director Faussone; unanimously carried.

Settlement Agreement with Abstract & Title Company of Mesa County

Operations Manager Mike Sutherland presented a proposed settlement agreement between the Airport and Abstract & Title Company of Mesa County since Abstract & Title Company did not include one specific mineral interest reservation in its title commitment for the ATC

(Benchmark) property. Abstract & Title Company has agreed to reimburse the Airport for attorneys fees and an additional appraisal fee. Airport counsel drafted this proposed Agreement, and staff recommended its approval. Director Ingvertsen stated that the Contracts Committee had reviewed the Agreement, recommended its approval and so moved. The motion was seconded by Director Jokerst and unanimously carried.

ATC Closing Agreement

Operations Manager Sutherland gave a background statement relative to the mineral reservation discrepancy on the ATC (Benchmark) property. Director Ingvertsen stated that the Contracts Committee reviewed the Agreement and recommended its approval. She made a motion that the ATC property closing agreement be approved by the Board; seconded by Director Faussonne. Director Ingvertsen noted for public record that the cost has been reduced by \$1000 because of the mineral reservations discrepancy with Abstract & Title Company. The total purchase price is \$169,000 as opposed to \$170,000, 90% of which is to be paid by the FAA. The motion was unanimously carried.

Mineral Interest re ATC

Operations Manager Sutherland requested that the Board determine whether or not to pursue obtaining the mineral rights on the ATC (Benchmark) property, which were appraised at \$600.00. There being no objections from the Board, Chairman Theobold gave staff direction to pursue obtaining the mineral rights.

Letter to Rod Huskey and Jim Over of Rocky Mountain Hangar, Inc.

Manager Wendland gave a brief background relative to potential cost overruns on the apron being constructed at the Rocky Mountain Hangar, Inc. site under the AIP-08 project. The Airport's lease with Rocky Mountain Hangar, Inc. states that they would be responsible for any cost overruns. A letter to Rod Huskey and Jim Over documents that there will not be any overruns but that the Airport has the authority to scale back the project in an effort to hold costs down. Director Ingvertsen said that the Contracts Committee had discussed the matter, recommended that the Amendment Letter be approved as written and so moved. Motion was seconded by Director Bettelli and carried unanimously.

NEW BUSINESS

FAA Tower Lease

Airport Administrator Nystrom provided background regarding the FAA's proposal to lease the third floor of the Tower Building. Director Ingvertsen commented that the Contracts Committee had reviewed the proposed amendment to the FAA lease, which would include the third floor, and moved that the Supplemental Agreement

No. 1 to the FAA Lease to include 580 sq. ft. on the third floor, with annual rent adjustments as contained in the Agreement, be approved by the Board. Administrator Nystrom noted that the annual rent figure should be corrected to \$68,779.80. The motion was seconded by Director Jokerst and unanimously carried.

Personnel Services

Manager Wendland provided background regarding the payroll and personnel services provided by the City of Grand Junction for the Airport Authority, stating that the Airport will be assuming the responsibility of payroll and benefits administration for its employees. Staff is in the process of the conversion. They are preparing to have payroll services provided by another outside agency and that efforts are being made to convert benefit programs to Airport Authority-administered programs which are comparable to what the City provided. Personnel policies will be reviewed this fall in an effort to establish Airport Authority policies by January of next year.

Director Ingvertsen stated the Contracts Committee had discussed this matter and felt that it would be appropriate to terminate the City's payroll and personnel services. She stated that it appears that the cost of administering these programs ourselves would be comparable to those incurred by other businesses. She moved that the Board approve the separation of the Airport from the City as far as payroll and personnel services are concerned, effective with the pay period ending July 8, 1989; that we contract with an outside agency to prepare the payroll and the payroll tax reports; that payroll policies and benefit packages be continued as close as possible to what they have been; and that the second phase, a review of all personnel policies and benefits be undertaken with an anticipated January 1, 1990 effective date. The motion was seconded by Director Bettelli. Director Fausson asked Manager Wendland if the transfer of services would have any effect on any current or potential litigation which the Airport may face with reference to the past agreement with the City. Manager Wendland stated that there would most likely be no impact with the switchover. There being no further discussion, the motion unanimously carried.

COMMITTEE REPORTS

Finance Committee

Chairman Love stated that the Committee had reviewed the financial statements, summing them up as follows: Operating expenses are approximately equal to those a year ago; revenues are down, as are interest earnings. A small profit was seen last month, and it appears that the Airport finances will come close to budget by the end of the year. A discussion was held regarding factors which will influence the Airport's finances in the future.

Contracts Committee

No further report.

Planning Committee

No further report.

Terminal Action Committee

Chairman Fausone stated that the Committee had met with engineers and reviewed and concurred with Armstrong Consultants' proposal. Keith Koler of Armstrong Consultants stated that the remedies could be accomplished without major construction. Once a detailed description of the work and cost estimates are received from Armstrong Consultants, a formal proposal will be brought to the Board for consideration.

Manager's Report

Manager Wendland stated that staff would probably close on the ATC property this afternoon. Discussions are still being held with Horizon View. Once a new director of BLM is appointed, staff will recommence its efforts to acquire BLM property. Director Fausone expressed his concern about possible plans for residential development in the immediate vicinity of the Airport.

United Companies of Mesa County has commenced with the AIP-08 construction project.

Marketing is continuing, and we will be reviewing a final draft of a revision of the Airport's eight page brochure. Staff is continuing to talk with ski areas and surrounding airports regarding increasing ski traffic at airports.

Operations Manager Sutherland reported on the upcoming Air Show. Proceeds from the Air Show will be donated to the Aviators' Memorial Park.

Manager Wendland spoke of the groundbreaking ceremonies and press conference at the Confederate Air Force (Rocky Mountain Hangar, Inc.) site scheduled for Monday, June 19.

A discussion was held regarding Chairman Theobold's proposal to hold a Board retreat. He recommended that it be held on a Friday afternoon and Saturday and recommended that Powderhorn be considered as a prospective site. He also recommended that July 28 and 29 be scheduled tentatively for the retreat.

Manager Wendland stated that Ginger Rice of the Daily Sentinel has expressed a desire to contact Board Members to get their perspective on Denver's proposed new airport and its possible effect on Walker Field.

Rocky Mountain Advertising has again contacted us regarding an advertising concession agreement, and staff hopes to have a proposal to bring to the Board at the July meeting.

OTHER MATTERS

None

PUBLIC COMMENT

None

There being no further business to come before the Board, Director Theobald adjourned the meeting at 8:39 a.m.

ADOPTED AND PASSED this 17th day of August, 1989.


Chairman

ATTEST:

Connie C. Nyström
Clerk