

MINUTES

Walker Field Airport Authority Regular Board Meeting August 17, 1989

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

GUESTS: Dick Witsken of West Star Aviation, Keith Koler of Armstrong Consultants, Inc., Jim Over, Gene Burchett of APCOA, Inc., Richard Livingston, attorney representing Westrac, Inc.

Meeting Called To Order

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

Approval of Minutes Dated June 15, 1989 and August 3, 1989 Special Board Meeting Minutes

Chairman Theobald and Director Ingvertsen requested that typographical and grammatical errors be corrected on the June 15th minutes and that on the first line of page two of the June 15th minutes, the words "They have" be replaced with "Abstract & Title Co. has." Director Ingvertsen moved that the minutes for both meetings be accepted as corrected; seconded by Director Leane. Unanimously carried.

OLD BUSINESS

Westrac Payment Agreement

Manager Wendland brought the Board up-to-date on the status of a proposed settlement with Westrac, Inc. regarding arrearage payments and provided them with a copy of a proposed Supplemental Settlement Agreement drafted by Airport counsel. The Board considered whether or not to accept a check in the amount of \$1,000.00 from Westrac, Inc. for partial payment of the arrearage, as well as considering whether or not to accept the proposed Supplemental Settlement Agreement.

Discussion followed regarding the principal amount due.

It was clarified that the percentage of gross revenue payments by Westrac, Inc. are based upon revenues generated from all airport traffic and not just traffic generated from the terminal building.

Discussion was held regarding interest charges and legal fees relative to the issue.

Director Love made a motion to accept the figure of \$10,670.00 as the arrearage due from Westrac, Inc. to the Airport Authority and to accept the proposed Supplemental Agreement as presented; seconded by Director Fausson. Director Ingvertsen requested that legal counsel correct a discrepancy between the guaranty agreement and the Supplemental Settlement Agreement regarding interest charges. The motion was unanimously carried.

Currier Drainage Construction Contract

Operations Manager Sutherland provided the Board with background regarding the Currier drainage issue. Construction bids were let on the project, and Operations Manager Sutherland requested that the Board consider whether or not to award the contract to the apparent low bidder, Ben Down Excavating Co. whose bid was submitted in the amount of \$8,598.60. It was noted that this amount does not include the cost of materials which the Airport will purchase directly from Grand Junction Pipe and Supply (believed to be the only firm in the area who supplies the necessary materials).

Operations Manager Sutherland indicated that the final contract will delete references made in the draft to paragraphs which do not exist.

Director Ingvertsen noted that the Contracts Committee had reviewed the proposed contract agreement. Discussion followed regarding the total estimated cost of the entire project, and a clarification was made regarding the reference in Article 1. to materials which the contractor would furnish.

Director Ingvertsen made a motion to accept the contract agreement for improvements to the Currier drainage project with Ben Down Excavating in the total amount of \$8,598.60 to begin within the specified time period; seconded by Director Leane. Unanimously carried.

Revised Airline Rents and Landing Fees

Manager Wendland provided background regarding the airline contract negotiations, and requested that the Board consider revising the airline rent and landing fee charges as follows until December 31, 1989:

- 1) Landing fees would be changed from \$.685/1000 lbs. to \$.725/1000 lbs. for signatory carriers effective July 1, 1989.
- 2) Airline rental space would be adjusted from \$20.35/sq. foot per year to \$21.79/sq. foot per year effective July 1, 1989.
- 3) Rental space improvement charges assessed to some of the

airlines would be dropped retroactive to January 1, 1989.

Discussion was held regarding the projected net change that these adjustments would have on projected total landing fees and rental space revenues for the remainder of 1989 and the revised landing fee rate was derived.

Director Ingvertsen commented that the Contracts Committee had reviewed the proposed rate changes. She clarified for the record that the original airline lease agreements had expired in December, 1988 and that the new proposed rates would only be used until a new lease agreement can be drafted and signed by the airlines and the Airport Authority.

Discussion followed regarding adjusting the landing fees and rental space square footage rate retroactive to July 1, 1989 and adjusting the improvements charge retroactive to January 1, 1989; whether or not the rates will be re-negotiated prior to the signing of the new lease agreements; that the rates should be reviewed annually in a timely manner; that non-signatory carrier landing fees will be reviewed when the new lease agreement is negotiated; and that it is anticipated that the new lease agreement will become effective January 1, 1990.

Director Ingvertsen made a motion to accept the new airline rent and landing fee rates as proposed; seconded by Director Leane. Unanimously carried.

NEW BUSINESS

Long distance Pay Phone Concession

Manager Wendland provided background regarding long distance carriers' authority to reimburse facility owners for a portion of the long distance calls made from the facility. The Board considered whether to authorize Staff to execute an agreement with AT&T providing for a 14% commission to the Airport Authority for long distance calls made from the pay phones located in the terminal building.

Director Ingvertsen moved the acceptance of an agreement with AT&T to provide long distance carrier coverage for Walker Field at a 14% commission rate; seconded by Director Leane. Unanimously carried.

Finance Committee

Director Love stated that the Committee reviewed the financial statements. A payment of approximately \$10,000 was received from Frontier Airlines as partial payment for amounts due to the Airport

Authority. Revenues and expenses are running very close to those a year ago with the exception that, as a result of the bond re-issue, interest earnings are less, as are interest expenses.

Contracts Committee and Planning Committee

No further reports

MANAGER'S REPORT

Land Acquisition: Discussions are continuing with Horizon View. They may be amenable to our suggestions regarding an easement and have also approached Staff regarding a possible trading of land for fee interests in the property. Staff will probably not be able to fully pursue this option, however, prior to the court date set in September and a obtaining a continuance on the court date is improbable.

Air Show 1989: Net proceeds from the Air Show will be approximately \$26,000- \$27,000. The Air Show committee will probably set aside \$10,000- \$12,000 of this for seed money to finance the next air show. It is anticipated that \$10,000- \$15,000 of the proceeds will be donated to the Aviators Memorial Park.

Aviators Memorial Park: The park committee is considering how to allocate the proceeds donated from the Air Show. Funding priorities are: 1) construction of the concrete wall and terracing; 2) installation of provisions for water and irrigation for the park; 3) landscaping. Discussion followed regarding the extent to which the Air Show proceeds donation will finance the priorities mentioned and that when such improvements are made, the public should be made aware of them.

Advertising Concession Agreement: Staff is still negotiating an agreement with Rocky Mountain Advertising. Cowden Associates has expressed a renewed interest in negotiating an agreement. Discussions are being held about the possibility of re-issuing a new request for bid proposals since more than one firm is now interested in securing an agreement with the Airport Authority.

Payroll Conversion: The payroll and personal conversion process is well under way and is running smoothly. Staff is still researching options for a retirement plan and will be establishing a new plan as soon as we are comfortable with a specific plan.

Construction Update: The concrete construction work at the Rocky Mountain Hangar, Inc. site has been completed, and Jim Over, representing the Confederate Air Force, stated that the t-hangar building will be relocated soon. Construction at Western Aviators and in the safety area off the threshold of Runway 29 is also completed. Keith Koler, engineer for Armstrong Consultants, Inc., stated that almost all of the construction for this year's airport improvement project will be completed by the end of August.

National Airports Conference: Manager Wendland recommended that Operations Manager Sutherland be sent to the conference in Dallas, Texas in September. The Board concurred.

OTHER MATTERS

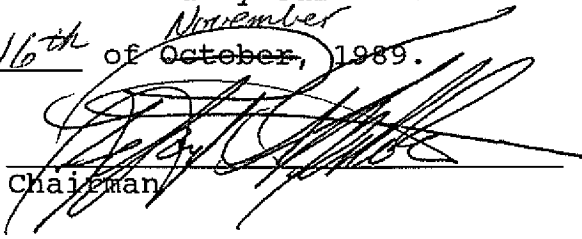
None

PUBLIC COMMENT

Jim Over of the Confederate Air Force was pleased to relate that their World War II vintage aircraft, the TBM, has been rehabilitated and has now been flown.

There being no further business to come before the Board, Director Leane made a motion to adjourn the meeting at 8:59 a.m.; seconded by Director Faussone. Unanimously carried.

ADOPTED AND PASSED this 16th of ^{November} ~~October~~, 1989.


Chairman

ATTEST:

Corinne C. Nepton
Clerk