

## MINUTES

### Walker Field Airport Authority Regular Board Meeting September 21, 1989

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

GUESTS: Doug Thompson and Dick Witsken of West Star Aviation, Ed Armstrong of Armstrong Consultants, Inc., Gene Burchett of APCOA Parking, and Ginger Rice of The Daily Sentinel.

#### Meeting Called to Order

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

#### Approval of Minutes Dated August 17, 1989

Staff was directed to revise that portion of the minutes regarding the Westrac Payment Agreement for re-submission to the Board for their review. No action was taken to approve the minutes as submitted.

### OLD BUSINESS

#### Horizon View Settlement Agreement

The Board reviewed proposed Resolution No. 1989-002 regarding a proposed settlement agreement with Horizon View Properties, Ltd. Director Jokerst made a motion to accept the Resolution as proposed; seconded by Director Leane. A roll call vote was taken, and Resolution No. 1989-002 was unanimously carried.

#### 5-Year Construction Improvement Plan

Manager Wendland presented the proposed 5-Year Construction Improvement Plan to the Board for their consideration, clarifying that this is a planning document only and does not give staff authorization to commence with any of the projects described therein.

Director Leane commented that the Planning Committee had reviewed the plan and moved to approve it as submitted; seconded by Director Jokerst. Unanimously carried.

## NEW BUSINESS

### Auditor Selection Procedure

The Board considered putting the 1989 audit out to bid. Director Jokerst stated that the Contracts Committee had reviewed the form for the proposed Request for Proposal for the Annual Audit Examination of Financial Statements and recommended a 3-year length of engagement, with the Airport Authority reserving the right to terminate it at an earlier date with notice.

Director Love commented that the consensus of the Finance Committee was to direct staff to commence with the bid process.

Chairman Theobald commented that the decision to put the audit out to bid did not reflect upon the performance of Dalby, Wendland & Co., who conducted the audit previously.

Director Jokerst moved to direct staff to request proposals for the Annual Audit Examination of Financial Statements using the forms prepared by staff; seconded by Director Leane. The motion carried; Director Love opposed.

### Airport Addressing and Street Names

The Board was requested to provide feedback regarding options for selecting street names for six streets located on the airport. The Board directed staff to proceed with a selection process in which the public would be encouraged to participate in submitting proposed names and whereby the selections would be consistent with each other.

### Carpet Replacement - Car Rental Offices

The Board considered options regarding replacing the carpet in the four rental car offices and also considered whether or not to authorize additional expenditures beyond the \$2,700.00 which was set aside in the 1989 budget for the replacement. Director Bettelli made a motion to authorize the expenditure of \$2,700.00, as was originally budgeted, to replace the carpet in all four offices; seconded by Director Jokerst. Unanimously carried.

### Rocky Mountain Hangar, Inc. Agreement Regarding Encumbrance of Leasehold Interest

The Board considered a proposed Agreement Regarding Encumbrance of Leasehold Interest which would authorize Rocky Mountain Hangar to assign their leasehold interest at the airport to United Bank of Grand Junction National Association as part of the security for a loan. The assignment would be for leasehold interest only and does not include the assignment of any operating rights.

Director Jokerst commented that the Contracts Committee had reviewed the proposed agreement and made a motion to approve the agreement; seconded by Director Leane. Unanimously carried.

#### COMMITTEE REPORTS

##### Finance Committee

Director Love reported that a small profit was made in August. Revenues continue to come in under budget, but expenses are also under budget. Another check was received from Frontier Airlines early in September, thereby reducing the amount still owed to the Airport Authority.

##### Contracts and Planning Committees

No further reports

#### MANAGER'S REPORT

**Land Acquisition:** Once the Horizon View Agreement is signed, a major phase in the Airport land acquisition project will be completed. Options for pursuing the acquisition of the BLM property are currently being investigated.

**Advertising Concession:** Discussions are continuing with Rocky Mountain Advertising and Cowden Associates regarding this concession. Requests for proposal were sent to both agencies with the request that they be returned by early October.

**Construction Update:** A final walk-through was done on the AIP-08 projects which were completed this summer. Review of the AIP-07 project is also in its final stage. The Currier drainage project construction is in process.

**Thrifty Litigation:** All of the required documents and records regarding this issue have been compiled and submitted for the court's review and consideration in anticipation of a summary judgement.

#### OTHER MATTERS

None

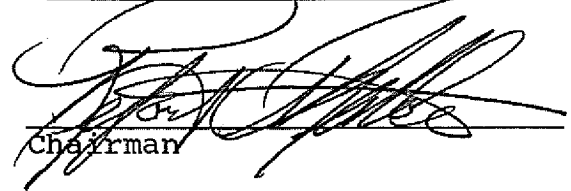
#### PUBLIC COMMENT

Dick Witsken of West Star Aviation asked if the 5-Year Construction Plan was available for tenant review. Manager Wendland confirmed that it is.

Doug Thompson of West Star Aviation announced that an open house, sponsored for the benefit of Family Health West, will be held on October 8, 1989 from 10:00 a.m.- 3:00 p.m. A B1 bomber will be on display.

There being no further business to come before the Board, Director Leane made a motion to adjourn the meeting at 8:31 a.m.; seconded by Director Bettelli. Unanimously carried.

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

  
Chairman

ATTEST:

Corinne C. Nepton  
Clerk