

## MINUTES

### Walker Field Airport Authority Regular Board Meeting September 20, 1990

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

GUESTS: Gene Burchett of Apcoa, Inc.; J. E. Trujillo of Barr Air Patrol; Bernie Buescher and Donna Sanford of West Star Aviation; Arnett P. Williams, FAA Air Traffic Control Tower Chief; Jim Wilds, FAA Flight Service Station; Clifford Runge, Aspen Base Operations, Inc.; Ron Rouse, Fred Watson, Kerry Lauck of Junction Jet Center; Billy John; Jim Over; Ralph Simons; Leona Andrea of Air Host; Keith Koler of Armstrong Consultants, Inc.,

#### Meeting Called to Order

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

#### Approval of Minutes Dated June 21, 1990

There being no changes or corrections, a motion was made by Director Leane and seconded by Director Theobold, to approve the minutes of the meeting of June 21, 1990. The motion unanimously carried.

#### PLANNING COMMITTEE

##### Quarterly Planning Review

Director Jokerst reported that the Planning Committee met in August and conducted the second quarter review of the Strategic, Operations and the Marketing plans. He noted the following:

- 1) funding has been secured for a study of commercial air service in Western Colorado due to the efforts of the Club 20 Aviation Committee and western Colorado airports;

- 2) the AIP-09 and terminal canopy repair projects are complete;

- 3) staff is monitoring fuel price increases and their effect on commercial and general aviation;

- 4) the deterioration of the air traffic control tower is on-

going;

- 5) the 5-year construction improvement plan was discussed.

Manager Wendland provided further information regarding the projects and time table for next year's F.A.A. grant program. Director Jokerst moved to proceed with the first seven items in the construction improvement plan so that Armstrong Consultants, Inc. can commence with the design work. Seconded by Director Theobold. The motion unanimously carried.

#### CONTRACTS COMMITTEE

Director Leane stated that the Contracts Committee had met twice and reviewed the contracts submitted before the Board for consideration. He recommended the Board approve the UNC contract. A motion was so made by Director Theobold. Clerk Nystrom noted that the Lessee's name should be changed from UNC Geotech to Chem-Nuclear Geotech, Inc.; seconded by Director Leane. Unanimously carried.

Director Leane presented the Open Range Gift Shop Lease. Clerk Nystrom stated that Jo Ann Smith, owner, had requested that consideration of the lease be deferred until a future meeting so that she could address the Board regarding a provision in the lease for a security deposit or performance bond. Following discussion, it was the general concensus of the Board to consider the lease at this time. Director Love moved that the Board approve the lease agreement with the Open Range Gift Shop as submitted. Seconded by Director Faussone. The motion carried; Director Theobold opposed.

Manager Wendland provided background on the proposed Airline Use and Lease Agreement. Discussion was held regarding the effect of Amendment One, should it pass, on the agreement relative to rate increases or decreases. Director Leane moved that the Board accept the Airline Use and Lease Agreement as submitted. Director Theobold seconded. The motion unanimously carried.

Director Leane presented the proposed 12th Flying Training Wing Operations Agreement and moved that the Board approve the same. Discussion followed regarding aircraft noise abatement. The motion was seconded by Director Theobold and unanimously carried.

Director Leane presented the proposed purchase of Junction Jet Center by the Buescher Family Limited Partnership, the termination of the lease agreement with Aspen Base Operations and a request for amendment to the BFLP lease agreement. Director Leane suggested that the Board recess until the following week to give the Board an opportunity to review the documents. Bernie Buescher of West Star Aviation provided additional background on the proposed purchase. The Board agreed to continue this meeting to 7:00 A.M., Monday, September 24.

#### FINANCE COMMITTEE

Director Love that stated the Finance Committee had reviewed the financial statements for August. Revenues are as expected or better, and expenses are down. Overall the financial situation of the Airport is good.

Manager Wendland submitted a packet of historical airport financial data for the Board's information.

#### MANAGER'S REPORT

Manager Wendland provided updates on the following:

1) The BLM land acquisition and the position of the FAA regarding same;

2) Real estate negotiations, including the status of the Rider property transaction.

3) Because of a revision in the Colorado statutes which affects the presentation of an annual budget for the Authority, staff will be providing the Board with a preliminary 1991 budget at the continuation of this meeting on Monday.

4) The irrigation water project continues to progress.

5) The terminal canopy repair project came in close to budget plus the \$20,000 additional appropriation approved by the Board.

6) The status of Federal Express constructing a new facility. Rick Leech of the Mesa County Economic Development Council continues to pursue this lead.

7) The status of the new advertising kiosks.

#### OTHER MATTERS

None

#### PUBLIC COMMENT

Jim Over and Arnett Williams commented on the Authority's plans to install distance-to-go signs as part of next year's AIP project.

Jim Over and Billy John commented on the proposed purchase of Junction Jet Center.

Arnett Williams commented on the asbestos situation in the air traffic control tower.

#### MEETING CONTINUED

Director Leane moved that the meeting be continued on Monday,