

## MINUTES

### Walker Field Airport Authority Regular Board Meeting June 15, 1993

BOARD MEMBERS PRESENT: Chairman Larry Jokerst, Directors Joe Croker, Dan Rosenthal, John Crouch, Earl Payne, Elaine Ingvertsen and Pierre Bettelli. Also present: Airport Authority staff members Corinne Nystrom, Mike Sutherland, Tess Sullivan, Kathie Laurin, and Leona Andrea.

GUESTS: Gene Burchett of Republic Parking, Stephen Robertson of Skys Restaurant, Mark Holmes of Hill & Holmes, Marilyn Petek and Peg Wallace of Thunder Mountain Ground Service, Steve Heller of KEKB-FM, Richard Cyr of Canyon Run Service, Roger Fischer and Con Singleton of West Star Aviation, Ron Rouse of Colorado Airlines, Reford Theobald and Karl Metzner of the City of Grand Junction, Rick Fowler of Western Aviators, Ginger Rice of the Daily Sentinel Tom Henley of KREX-TV, Louis Buescher of West Star Aviation, and Charlie Huff of Continental Airlines.

#### Regular Board Meeting Called to Order

Chairman Jokerst called the meeting to order at 5:45 p.m. A quorum was present.

#### Approval of Minutes Dated May 18, 1993

Director Ingvertsen moved to accept the minutes of the May 18, 1993 Board meeting as corrected; seconded by Director Bettelli. Unanimously carried.

#### Special Announcement

Chairman Jokerst made a special announcement that "a notice went out yesterday in the form of a press release as follows: Effective this morning, Mr. Jeff Wendland is no longer providing services as Airport Manager. The announcement was made by Larry Jokerst, Chairman of the Walker Field Airport Authority Board of Directors. Mr. Jokerst stated that differences in management philosophy have arisen between the Board and the Airport Manager resulting in this decision. He is presently on administrative leave without pay until final arrangements of the separation are concluded. Jokerst acknowledged the accomplishments made by Mr. Wendland during his tenure. He has served the airport in various positions for nearly ten years with almost six as the manager. Jokerst also announced that Ms. Corinne Nystrom has agreed to serve as Airport Manager on a temporary basis until a new manager is hired. With the experienced and talented airport staff we are fortunate to have, we anticipate that operations and future plans will proceed with little, if any, interruption. Of course a change of this nature requires everyone's trust, understanding and cooperation. With

that we have to begin the process of searching for an airport manager and today I am going to appoint a search committee to carry out that activity. Of course it will involve all of the Board but three of the Board Members will be working closely on this." Chairman Jokerst thereupon requested Pierre Bettelli, Elaine Ingvertsen and C. Joseph Croker to serve on the search committee, which they agreed to do. Chairman Jokerst then appointed Director Bettelli to chair the committee.

#### Contracts Committee

##### Thunder Mountain Ground Services Lease Agreement

Director Payne presented the proposed Thunder Mountain Ground Services Lease Agreement. Lengthy discussion followed. A motion was made by Director Payne and seconded by Director Croker relative to a percentage of payment of rent based upon square footage and actual usage figures of Thunder Mountain. A vote was not called for. A motion was then made by Director Payne to table the matter until further information has been received from staff. Director Ingvertsen seconded the motion. The motion unanimously carried.

##### Annexation of Airport Land into the City of Grand Junction

Karl Metzner of the City of Grand Junction reported on the results of surveys taken at three neighborhood meetings regarding the annexation of various areas into the City including the Rider and Waymeyer properties owned by the airport. Discussion followed. Director Croker moved the Board accept Resolution 1993-005 to annex property including the Waymeyer and Rider properties of the Airport Authority into the City of Grand Junction. Director Payne seconded the motion. The motion carried by majority vote, with Director Crouch voting against the annexation.

##### B.F.L.P. Subleases to West Star

Director Payne stated the Contracts Committee had reviewed these subleases. Discussion followed. Director Payne moved the Board approve the subleases subject to review by the airport attorney. Director Bettelli seconded the motion. The motion unanimously carried.

##### B.F.L.P. Sublease to Friendship Tours

Director Payne asked Louis Buescher of West Star Aviation to give a brief review of this sublease. Discussion followed. Director Payne moved that the Board approve the Friendship Tours sublease with B.F.L.P. subject to review by the airport attorney. Director Bettelli seconded the motion. Director Ingvertsen moved to amend the motion to require "written approval" be inserted into the lease regarding airport approval. Director Croker seconded the motion to amend. The motion unanimously carried.

### Colorado Airlines Commercial Ground Lease

Ron Rouse discussed his proposed plans. Discussion followed. Director Payne moved the matter be tabled until the next Board meeting. Director Croker seconded the motion. The motion unanimously carried.

### Planning Committee

Regarding the 1993 Strategic Plan, the Board decided to table the matter until the next workshop.

Director Ingvertsen stated that the upcoming Colorado Airport Operators Association meeting in Crested Butte would include several agenda items including selection of the site for the 1996 NWAAAE Conference and the Stapleton surplus equipment issues.

### Finance Committee

Rick Fowler of Western Aviators stated he was attempting to bring his account current and hoped to do so in the near future. Director Croker recommended Western Aviators and staff work together to arrive at this end.

A discussion was held regarding accounts receivable and delinquency letters to tenants.

Director Croker moved the Board terminate Sammy Hudson's tenancy due to an ongoing default in payment on his rent account. Director Bettelli seconded the motion. The motion unanimously carried.

After reviewing the May financial report, Director Croker moved that the Board adopt and approve the May financial statements. Director Payne seconded the motion. The motion unanimously carried.

There was a discussion regarding cost allocations on the airport. No action was taken at this time.

### Manager's Report

Corinne Nystrom reported the enplanements were up 14.5% over last year.

Operations Manager Sutherland gave a progress report on the landscaping, pump station and pond, and on the AIP #12 project, estimating a two week completion date.

Kathie Laurin reported on the Passenger Facility Charge revenues received to date. Director Payne requested a report be given to the Board of all PFC revenues received by airlines each month.

Other Matters

Operations Manager Sutherland reported on the restaurant remodel project and requested that the Board approve a supplemental appropriation of funds for the project for a total of \$32,000. Director Bettelli moved the Board approve additional funding for the cost of the restaurant improvements. Director Payne seconded the motion, and the motion unanimously carried.

Corinne Nystrom reported that the Army Corp of Engineers would be here on June 28th to look over proposed sites for a facility, and gave a brief review of their proposal. Director Bettelli indicated that the Authority should pursue all military lease proposals.

Staff has had discussions with Larry Kempton of Kempton Air regarding the possibilities of relocating, renegotiating the current month to month lease, or purchasing the Wegner hangar building, and requested the Board's direction as to which area to pursue. Discussion followed. Director Crouch requested staff provide the Board with additional information to enable the Board to make a decision.

Public Comment

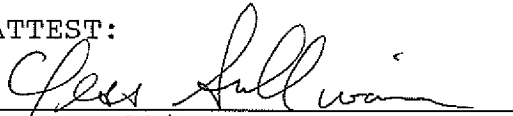
Corinne Nystrom briefed the Board on Steve Robertson's efforts to receive a liquor license to include the second floor boarding area and submitted a proposed amendment to his contract to give him a non-exclusive use of this area for food and beverage service only. Discussion followed. Director Rosenthal moved that the Board approve the amendment to Mr. Robertson's contract as drafted and submitted by Corinne Nystrom, with a minor correction as noted by Director Ingvertsen. Director Bettelli seconded the motion. The motion unanimously carried.

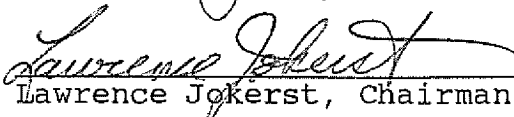
Director Bettelli moved for adjournment for the purpose of going into executive session to discuss a personnel matter. Director Payne seconded the motion. The motion unanimously carried. The meeting adjourned at 8:45 P.M.

Following executive session the Board meeting reconvened at 9:10 P.M. There being no action to be taken resulting from the executive session and no further matters to come before the Board, upon motion by Director Bettelli, seconded by Director Payne, the motion carried, and the meeting adjourned at 9:11 P.M.

ADOPTED AND PASSED THIS 20<sup>th</sup> DAY OF July, 1993.

ATTEST:

  
Tess Sullivan, Deputy Clerk

  
Lawrence J. Kerst, Chairman