

MINUTES

Walker Field Airport Authority Regular Board Meeting February 21, 1995

BOARD MEMBERS PRESENT: Chairman Earl Payne, Commissioners Joe Croker, Elaine Ingvertsen, Mariann Novack, John Crouch, Larry Jokerst, and Reford Theobald. Also present: Authority staff members Marcel Theberge, Mike Sutherland, and Corinne Nystrom.

GUESTS: Ed Armstrong and Keith Koler of Armstrong Consultants, Inc., Miles McCormack of the Confederate Air Force, Diane Gibson and Bernie Buescher of West Star Aviation, Joseph V. Marie, II of the Mesa County Civil Forum, Steve Costello of Costello, Allyn & Co. CPA's, Leonardo Guillermo of Walker Field Airport Authority, Stephen Robertson of Sky's Restaurant, Ron Rouse of Colorado Airlines, and Larry Kempton, Jr. of Kempton Air.

Regular Board Meeting Called to Order

Chairman Payne called the meeting to order at 5:29 p.m. A quorum was present.

Introductions, Presentations, & Public Comments

Guests introduced themselves. There were no public comments.

Chairman Payne presented a framed letter to West Star Aviation from Harold Handke, Lead Airport Safety Inspector with the Federal Aviation Administration. The letter commended West Star for the quality of their fixed base operation. Bernie Buescher accepted the letter on behalf of West Star.

Approval of Minutes of January 24, 1995 Board Meeting

Commissioner Ingvertsen moved to accept the January 24, 1995 Board Meeting minutes as presented; seconded by Commissioner Croker. Unanimously carried.

FINANCE:

Review and Approval of 1994 Financial Statements and Audit Reports

Commissioner Jokerst presented the 1994 financial statements as audited by Costello, Allyn & Co., P.C. Steve Costello briefly summarized the audit reports, noting that the audit went very well, that the financial records which are maintained are complete and well organized. He also noted that there were no concerns or discrepancies that the auditors discovered and had no recommendations for changes in how the financial records are kept. Discussion followed.

Commissioner Jokerst moved that the Board accept the financial statements and audit report dated December 31, 1994 and December 31, 1993, as well as the Independent Auditors' Report and Federal Financial Assistance and Passenger Facility Charges Report dated December 31, 1994; seconded by Commissioner Theobold. Unanimously carried.

Resolutions 1995-002 and 1995-003 to Amend the Authority's Money Purchase Pension Plan

Corinne Nystrom presented Resolution 1995-002 to amend the Authority's money purchase pension plan to include a provision which allows for direct rollovers into other qualified plans upon retirement or separation from service.

Commissioner Theobold moved approval of Resolution 1995-002; seconded by Commissioner Jokerst. A roll call vote carried the resolution unanimously.

Corinne Nystrom presented Resolution 1995-003 which would amend the Authority's money purchase pension plan to include conforming language which complies with recent IRS regulations, a provision which places a cap on salaries which are eligible for consideration in the plan, and a provision which addresses domestic orders as they pertain to the plan.

Commissioner Theobold moved approval of Resolution 1995-003; seconded by Commissioner Ingvertsen. A roll call vote carried the resolution unanimously.

PROPOSALS:

Paul Maynard Proposal to Lease a Parcel of Land West of the Existing Shade Hangar

Director Theberge stated that Paul Maynard's proposal which was included in the Board packet was superseded by another proposal today, which he handed out to Board members. Mike Sutherland summarized the new proposal, noting that it is adjacent to the air carrier ramp and would probably not be acceptable for F.A.A. security reasons. In addition, the master plan update being prepared by Coffman Associates should include a recommendation for the highest and best use for the property which Mr. Maynard is proposing to lease.

Commissioner Ingvertsen proposed that the Board table discussion of the proposal until staff has an opportunity to discuss it further with Mr. Maynard and Coffman Associates. The item was tabled; no action was taken.

Site Approval for Potential Regional Fire Training Center

Mike Sutherland provided background on the discussions which have been held with the Colorado Division of Aeronautics to construct

a regional fire training facility at Walker Field as a potential alternative to the one which is located at Peterson Air Force Base in Colorado Springs. The State has indicated that it would like to locate this training center on the Western Slope and that Walker Field would be a very good location. A local task force consisting of representatives from the Airport Authority, the Grand Junction Fire Department, and the BLM has been formed in an effort to coordinate the placement of the facility at Walker Field.

Mr. Sutherland described the proposed location for the center, noting that it could be located on the property on 27 1/4 Road which the Airport Authority purchased from Bruce and Wilma Currier in 1994. Discussion followed.

Commissioner Theobald moved that the Airport Authority continue to enter into discussions to locate a fire training facility which is undesignated in specific location but which would be located in cooperation with the airport master planning process...that it be self-supporting, and that all costs be borne by the sponsoring entities and not borne by the Airport Authority; seconded by Commissioner Jokerst. Unanimously carried.

Republic Parking Proposal For a Rate Adjustment

Director Theberge presented proposed rate increases for the parking lot as proposed by Republic Parking. Discussion followed. Commissioner Croker moved that the Board approve the implementation of the parking lot rate adjustment at midnight, March 6th; seconded by Commissioner Ingvertsen. Unanimously carried.

Proposed Resolution 1995-004 Concerning the Airport Authority's Opposition to the Proposal Known as the Benson Ranch Subdivision

Commissioner Crouch asked that he be allowed to step out of the room because this proposal will most likely be presented before the County Commissioners for consideration in the near future.

Mike Sutherland presented and summarized the proposal and discussed why this development is unacceptable to the airport. A public hearing before the Mesa County Planning Commission is scheduled for March 16th.

After discussion, Commissioner Jokerst moved approval of Resolution 1995-004; seconded by Commissioner Croker. A roll call vote carried the resolution; Commissioner Crouch abstained because of his absence from the room.

STAFF/COMMITTEE REPORTS

January Reports of Passenger Traffic and Airfreight:

Director Theberge presented these reports. Discussion followed.

Terminal Radar Facility Task Force

Director Theberge stated that a meeting has been scheduled for March 2nd with F.A.A. representatives from Seattle and Washington, D.C. Discussion followed.

Finance Committee

Commissioner Jokerst gave a committee report regarding the review of the 1994 financial statements and discussion about the Authority's by-laws regarding the number of Board members which are to be appointed to the Finance Committee. Staff is researching the extent to which the by-laws could be changed to reduce the number of Board members who must serve on this committee.

Commercial Development Task Force

Commissioner Novack provided an update on the task force's progress. They are working on brochures (mailers), and some will be attending a conference in April in Atlanta to begin marketing the airport to prospective hotel developers.

Attorney Selection Committee

Commissioner Ingvertsen provided an update on this committee's progress. A meeting was held on February 1st. Information has been requested from AAAE-member airports regarding possible selection formats and processes.

CAOA Conference Committee

Commissioner Ingvertsen provided an update on plans for holding the conference on June 8th and 9th. The committee met on February 14th and discussed numerous items related to the conference. The featured speaker at the banquet will be Jim DeLong of Denver International Airport.

Other Items

Staff provided the list of delinquent accounts receivable to the Board. They were directed to continue to pursue collection of monies owed by Private Jet.

Director Theberge presented a letter from Challenger, Inc. requesting that they be allowed to pay the balance due on their 1994 account through nine installments. Discussion followed.

Discussion returned to the Private Jet issue. Commissioner Novack moved to direct staff to file a judgement against Private Jet in District Court; seconded by Commissioner Jokerst. The motion carried; Commissioner Croker opposed.

Discussion returned to the Challenger, Inc. issue. Commissioner Theobald moved that the Board not approve Challenger, Inc.'s request to pay their 1994 balance due in nine installments; seconded by Commissioner Novack. Unanimously carried.

Commissioner Ingvertsen presented ideas for the Authority's roundtable luncheon. Chairman Payne appointed her to coordinate the planning for this function with staff.

Discussion was held regarding the upcoming AAAE Annual Conference in Boston. The 1995 budget was approved to allow for the Airport Director and the Vice Chairman to attend. Discussion followed. It was the consensus of the Board to send only one Board member to this conference. The Vice Chairman would have the first option to attend. The alternate attendee would be the Board Chairman.

Discussion returned to the Private Jet issue. Commissioner Crouch asked Commissioner Croker's opinion on the motion which was passed earlier. Commissioner Croker stated he would recommend that legal counsel be involved in the filing process, as these types of collection matters can become very complicated legally. Discussion followed. Commissioner Crouch moved to amend the previous approved motion to allow for legal counsel to become involved in the filing process with a cap of \$300.00 being placed on the amount of attorney's fees which can be expended. seconded by Commissioner Novack. Unanimously carried.

Executive Session

Commissioner Jokerst moved that the Board go into executive session at 7:45 p.m. to discuss personnel issues; seconded by Commissioner Croker. Unanimously carried.

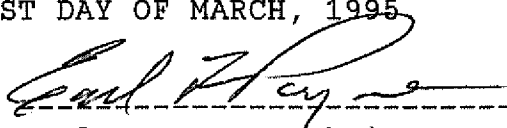
Commissioner Jokerst moved that the Board come out of executive session at approximately 8:00 p.m.; seconded by Commissioner Theobald. Unanimously carried.

There being no further business to come before the Board, Commissioner Novack moved to adjourn the meeting at approximately 8:01 p.m.; seconded by Commissioner Croker. Unanimously carried.

ADOPTED AND PASSED THIS 21ST DAY OF MARCH, 1995

ATTEST:


Corinne C. Nystrom, Clerk


Earl F. Payne, Chairman