

# MINUTES

## Walker Field Airport Authority Regular Board Meeting

August 22, 1995

**BOARD MEMBERS PRESENT:** Commissioners Joseph Croker, John Crouch, Elaine Ingvertsen, Mariann Novack, Martin O'Boyle, and Reford Theobald. Also present: Authority staff members Marcel Theberge, Corinne Nystrom, and Susan Stokes. Commissioner Larry Jokerst was not present.

**GUESTS:** Joseph V. Marie, II of Mesa County Civic Forum, Miles McCormack of Confederate Air Force, James E. Fuoco, Jim Biber, Peg Wallace and Marilyn Petek of Thunder Mountain Ground Service, Ron Rouse of Colorado Airlines, Doug Thompson of West Star Aviation, Keith Koler of Armstrong Consultants, Bernie Buescher of West Star Aviation, Jim Hybarger of Hawkins & Powers, Bud Gimple, Herman Allmaras of Plane Storage, Mike Sutherland of PDM Group Consultants, Leona Andrea, and Diane Gibson of West Star Aviation.

**I. Acting Chairman John Crouch called the meeting to order at 5:23 p.m.**

A quorum was present.

**II. Introductions, Presentations, and Public Comments**

Commissioner Crouch noted that this would be the last Board meeting for Mariann Novack and thanked her for serving on the Board. He voiced appreciation for former Commissioner Earl Payne, also. Guests introduced themselves. There were no public comments.

Commissioner Crouch presented a copy of a Notice of Meeting from Mary Huddleston of the State of Colorado Department of Local Affairs, Division of Property Taxation. A meeting is scheduled for August 23, 1995 to discuss the ramifications of the Colorado Supreme Court's decision in Mesa Verde Company v. The Montezuma County Board of Equalization, et al. Both Lyle Deschant and a representative from the Walker Field Airport Authority Board will attend the meeting. See Handout #1.

**III. Approval of Minutes of July 18, 1995 Board Meeting**

Commissioner Ingvertsen moved to accept the July 18, 1995 Minutes of the Board Meeting as corrected. Commissioner Novack seconded. The motion carried unanimously.

Commissioner O'Boyle raised a question regarding potential conflict of interest. Airport attorney Harry Griff explained that no general conflict of interest existed concerning Commissioner O'Boyle's participation in the Board meetings, and that should any issue be perceived as potentially conflicting, the Board should vote regarding whether they felt Commissioner O'Boyle's participation in that specific issue constituted a conflict in accordance with State law.

**IV. Review / Proposals**

**A. Addendum to Lease Agreement with Buescher Family Limited Partnership regarding the Western Executive Air Center Facility**

Airport attorney Harry Griff explained the changes in the language of the addendum. Bernie Buescher agreed that the language was consistent with the discussion of the June Board meeting,

but that he was "not comfortable with it" and had agreed to the changes for the sake of compromise. Airport attorney Griff suggested that the language of the Buescher addendum be incorporated in the proposed lease with Jim Fuoco.

Commissioner O'Boyle asked for explanation of the dynamics of the market survey used to determine lease rates on airport property. Director Theberge explained that the Federal Aviation Administration uses historic costs as a basis and that WFAA probably would also. Airport Attorney Griff noted that WFAA held the right to change the market survey dynamics at will.

**B. GJT Airport Tenants Association**

Director Theberge explained that the tenants' association has requested three (3) rather than two (2) WFAA Board members be appointed to the joint committee to insure that the committee meetings would be open to the public. Discussion followed. The majority consensus of the Board was to continue with two Board members on the committee for a period of two months, then evaluate the effectiveness of operating with only two members, and if consensus dictates, add a third at that time.

Ron Rouse and Peg Wallace were designated as tenant representatives to the committee by the tenants association.

**V. Contracts**

**A. Fuoco Hangar Proposal**

Director Theberge presented a proposal from Jim Fuoco to construct a private hangar on airport property. Kent Pfeider voiced concerns regarding rates and FOD. Commissioner Ingvertsen moved to accept the contract; Commissioner Croker seconded. Motion carried.

Jim Fuoco noted that conflicts with the utility easements had not been resolved; Commissioner Crouch stated that if the issue could not be worked out, the contract would become void.

**B. Interim Ground Lease with William Hunsaker and RuthAnn Chilton Pfeider**

Director Theberge explained the reason for and the terms of the interim lease. RuthAnn Chilton Pfeider stated that she had with her a check for the rent. Commissioner Ingvertsen moved for acceptance; Commissioner Novack seconded. Motion carried.

**C. Attachment C to Agreement for Engineering Services for FAA AIP-15 Runway 11/29 Rehab**

Director Theberge gave an overview of the purpose of Attachment C, explaining that work is scheduled to begin Spring 1996. Brief discussion followed. Commissioner Croker moved for acceptance; Commissioner Ingvertsen seconded. Motion carried.

**D. Exhibit 8 for Runway Reference Tower (RRT)**

Director Theberge explained the issue and noted that the Radar Task Force has requested the issue be tabled and has asked for staff to research the need for the RRT. Commissioner Theobald moved to continue at the September 1995 Board meeting; Commissioner Ingvertsen seconded. Motion carried.

**VI. Finance**

**A. May and June 1995 Financial Statements**

Corinne Nystrom presented the May 1995 financial statements. Commissioner Croker moved for acceptance; Commissioner O'Boyle seconded. Motion carried. Corinne Nystrom presented the June 1995 financial statements, and responded to Commissioner Croker's request for

elaboration on the figures for long-term debt. Commissioner Ingvertsen moved for acceptance; Commissioner Novack seconded. Motion carried.

**B. Audit Results of Reed Miller, Inc. (Hertz Car Rental)**

Corinne Nystrom explained that the audit was completed by Costello, Allyn & Co. P.C. (pursuant to the Board request), and that Reed Miller had overpaid WFAA by \$170. Commissioner Theobald presented a resolution to refund the overpayment to Reed Miller, Inc.. Commissioner Ingvertsen seconded. Motion carried.

**VII. Staff/Committee Reports**

**A. Passenger Traffic, Air Freight, and Aircraft Operations Reports**

Director Theberge provided an overview of the July report of passenger traffic and air freight, noting that air freight figures were low because some carriers have not been submitting their reports. He explained that staff is working with the carriers to resolve the problem.

**B. Commercial Development Task Force**

Commissioner Novack and Mike Sutherland of PDM Consultants, representatives of the Commercial Development Task Force, distributed and explained a flow chart showing the history and progress of the task force (See Handout #2). Commissioner Novack noted that because she would be leaving the area, a new member would need to be appointed to the task force, and that Mike Sutherland would assume responsibility for keeping the development process going forward.

Commissioner Novack expressed the need for approval to fund a feasibility study, explaining the dynamics and process of two types of feasibility studies suited to the WFAA project.

Commissioner O'Boyle requested information and history on the five (5) developers indicated to be most interested in the hotel project. Commissioner Novack responded.

Commissioner Crouch summarized the issues for consideration of a motion:

1. Proceed with RFQ/RFP for the feasibility study
2. Mike Sutherland be designated to oversee preparation of RFQ/RFP for an amount of compensation not to exceed \$2,000
3. Commissioner Croker be appointed to replace Commissioner Novack on the task force
4. \$10,000 is to be appropriated to cover the cost of the feasibility study

Commissioner Theobald moved to accept all four points noted above; Commissioner Novack seconded. Motion carried, with Commissioner O'Boyle dissenting.

Commissioner Novack thanked Mike Sutherland, staff, and the task force members for their help with the commercial development project.

**C. Terminal Radar Facility Task Force**

Director Theberge reported to task force activities to date, referencing letters provided to the Board in their Board packets..

**D. Grand Junction Air Traffic Control Tower Modernization and Remodeling**

Director Theberge explained that the control tower is listing and that the FAA intends to pursue the ramifications of that discovery before completing the planned work. Peg Wallace noted that when mill tailings were removed ten (10) years ago, the Authority was notified then that the tower was leaning.

E. National Weather Service (NWS) Forecast Office Update

Director Theberge reported on the open house held recently to celebrate the opening of the new NWS office building on airport property.

F. Master Plan Update

Director Theberge reported on the public workshop, noting that though no one from the general public attended, the workshop was successful.

Representatives from Coffman and Associates are planning to attend the October 1995 Board meeting to report to the Board on the progress and status of the Master Plan.

Commissioner Novack noted that she is a member of the Planning Advisory Committee and would need to be replaced. Commissioner Theobold was designated to take her place.

G. Updated List of Board of Commissioners

Director Theberge pointed out the updates on the list.

H. Flight Schedule

Director Theberge reported on the updated schedule.

I. Air Service Update

Director Theberge informed the Board on the status of air service into the Grand Valley and reported on negotiations with potential new carriers. Commissioner O'Boyle asked if staff had discussed the departure of GP Express with Walker Field signatory carriers. Director Theberge responded affirmatively, noting that Mesa Airlines prefers competition with other carriers.

J. Other Items

Commissioner Crouch and Mike Sutherland reported that the City of Grand Junction and Mesa County would hold workshops on urban development and planning September 5,6, and 7 as a joint effort to improve communication between the two entities.

The location and dates for the Board retreat were discussed; September 22-23 in Ouray was selected. Commissioner Theobold suggested including incoming Board members, if possible, stating that he would try to speed up the city's appointment process so that the individual appointed to take Commissioner Ingvertsen's place at the end of October could attend the retreat.

Dates were discussed for a roundtable luncheon in October. Commissioner Ingvertsen agreed to coordinate arrangements for this function.

Director Theberge noted that the Idaho Falls NWAAAE conference would be held October 8-11, and asked which Board members would be designated to attend. The Board stated that the office would be notified later regarding who would attend the conference.

Director Theberge remarked on the newsletter produced in his absence, commending the WFAA staff for a quality product.

Commissioner Jokerst was appointed to serve on an air service ad hoc committee.

Corinne Nystrom reported on delinquent accounts receivable. Director Theberge reported on efforts to collect from GP Express and Viscount. See Handout #3.

Corinne Nystrom asked for direction on contracting for the annual audit; Board responded that contract should be put out to bid.

Director Theberge informed the Board of the Western Slope Air Service Conference to be held on August 30 at the Hilton Hotel in Grand Junction.

Director Theberge presented a proposal to put seasonal banners on airport property, explaining that the estimated \$2,000 expenditure would come out of the marketing budget and that funds are available for this. The City of Grand Junction will assume hardware and installation costs. The Board nodded approval. Commissioner O'Boyle opposed.

Commissioner Theobald made several requests: that maps be included with contracts in the Board packets, that the Board packet be formatted similar to the City's, and that the Board resume holding monthly workshops between Board meetings.

Commissioner O'Boyle asked that the noise abatement procedures and reporting be resumed. Director Theberge stated that the project would resume when the newly-hired Director of Operations arrives.


Commissioner O'Boyle asked for information regarding how and when airport legal counsel is utilized and could be approached by WFAA as a whole. Director Theberge was directed to put the issue on the agenda for the September 1995 Board meeting.

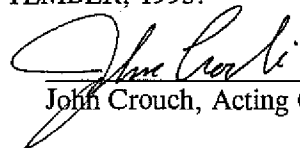
At approximately 8:10 p.m., the Board took a short break before entering Executive Session.

**EXECUTIVE SESSION:** Commissioner O'Boyle moved that the Board go into Executive Session. Commissioner Croker seconded, and the motion carried. Present were Commissioners O'Boyle, Ingvertsen, Crouch, Croker, Novack, and Theobald. Executive Session began at 8:20 p.m. Commissioner Croker moved to end the Session; Commissioner Novack seconded, and the Session ended at 9:45 p.m.

ADOPTED AND PASSED THIS 19th DAY OF SEPTEMBER, 1995.

ATTEST:

  
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Susan Stokes, Deputy Clerk

  
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John Crouch, Acting Chairman