

MINUTES

Walker Field Airport Authority Regular Board Meeting September 19, 1995

BOARD MEMBERS PRESENT: Commissioners Joseph Croker, John Crouch, Elaine Ingvertsen, Larry Jokerst, Gary Morris, and Martin O'Boyle. Also present: Authority staff members Marcel Theberge, Corinne Nystrom, Dennis Wiss, and Susan Stokes. Commissioner Theobold was not present.

GUESTS: Peg Wallace of Thunder Mountain Ground Service, Stephen Robertson of Sky's Restaurant, Mike Sutherland of PDM Group Consultants, Miles McCormack of Confederate Air Force, Leona Andrea, Kathie Laurin, Bud Gimple of the Tenants' Committee, Ruth and Kent Pfleider, Harry Griff as airport attorney, Keith Koler of Armstrong Consultants, Doug Thompson of West Star Aviation, J.J. Johnston of Mesa County Economic Development Council, and Joseph V. Marie, II of Civic Forum.

I. Acting Chairman John Crouch called the meeting to order at 5:25 p.m.

A quorum was present.

II. Introductions, Presentations, and Public Comments

Acting Chairman Crouch explained the sign-in sheet and asked that all present sign in.

III. Approval of Minutes of August 22, 1995 Board Meeting

Commissioner Ingvertsen moved to accept the August 22, 1995 Minutes of the Board Meeting with corrections. Commissioner Jokerst seconded. The motion carried unanimously.

IV. Review / Proposals

A. Resolution 1995-007: Periodic Adjustments to Lease Rate Provision in Long-Term Aviation-Related Ground Leases

Director Theberge briefly explained the premises of the Resolution and then introduced Harry Griff to answer questions. Commissioner Ingvertsen moved to accept the resolution; Commissioner Croker seconded. Motion carried.

Kent Pfleider asked about the scheduling of the meeting between the tenants and the Board. Acting Chairman Crouch explained that Commissioner Theobold had communicated with the tenants' contact person. Bud Gimple contradicted that statement, saying that repeated attempts had been made to contact Commissioner Theobold, but with no success.

Roll call was taken for approval of Resolution 1995-007:

Commissioner O'Boyle	aye
Commissioner Crouch	aye
Commissioner Ingvertsen	aye
Commissioner Croker	aye
Commissioner Jokerst	aye
Commissioner Theobold	not in attendance
Commissioner Morris	abstaining

B. Resolution 1995-008: Commissioner O'Boyle Conflict of Interest Resolution

Harry Griff gave an overview of the terms of the Resolution. Kent Pfleider asked for elaboration. Acting Chairman Crouch responded.

Commissioner Croker moved for acceptance of Resolution 1995-008; Commissioner Ingvertsen seconded. Commissioner Ingvertsen requested a minor grammatical change in the wording of the Resolution. Harry Griff will insure the change is included in the final version.

Roll call was taken for approval of Resolution 1995-008:

Commissioner O'Boyle	abstaining
Commissioner Morris	aye
Commissioner Ingvertsen	aye
Commissioner Croker	aye
Commissioner Jokerst	aye
Commissioner Crouch	aye
Commissioner Theobald	not in attendance

C. Request by Mesa County Economic Development Council and IDI for easement off Falcon Way

J.J. Johnston presented the request for access to MCEDC parcel across airport property via Falcon Way. He displayed blueprints of the intended development on the parcel. Discussion followed. Mr. Johnston will submit written specifications to Director Theberge in the coming week. Mike Sutherland raised the issue of irrigation at the intersection. Doug Thompson suggested that Walker Field Airport Authority get input from the landside tenants. Mr. Johnston will get statistics and information regarding 18-wheelers and road deterioration.

Commissioner O'Boyle moved to draft a letter to agree to pursue the grant of easement for a period of two (2) years, contingent on comments from the City, the County, and tenants. Commissioner Ingvertsen seconded. Motion carried. Commissioner Croker abstained.

V. **Contracts**

A. Exhibit No. 8 for Runway Reference Tower

Director Theberge explained the need for and the terms of Exhibit 8, noting the revisions in the FAA definition. Commission Croker moved to accept; Commissioner O'Boyle seconded. Motion carried.

VI. **Finance**

A. July 1995 Financial Statements

Corinne Nystrom presented the July 1995 financial statements, explaining the new designations "airfreight" and "government leases." Discussion followed. Commissioner Jokerst moved for acceptance; Commissioner Ingvertsen seconded. Motion carried.

B. Banking Resolution 1995-006

Corinne Nystrom explained the changes necessitating the Resolution: addition of Dennis Wiss and Gary Morris as signatories, deletion of Mariann Novack as same. Commissioner O'Boyle moved for acceptance; Commissioner Jokerst seconded. Motion carried.

Roll call was taken for approval of Resolution 1995-006:

Commissioner O'Boyle	aye
Commissioner Morris	abstaining
Commissioner Ingvertsen	aye
Commissioner Croker	aye
Commissioner Jokerst	aye
Commissioner Crouch	aye
Commissioner Theobald	not in attendance

VII. Staff/Committee Reports

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

Director Theberge presented the August report for passenger and airfreight traffic and the July report of aircraft operations. Commissioner Ingvertsen questioned why Delta/Skywest was no longer reporting deplanement figures. Director Theberge will check their contract for stipulations regarding reporting of enplane/deplane statistics.

Commissioner Crouch inquired about methods for tracking the freight statistics. Corinne Nystrom noted that we do not have contracts with the freight carriers and that Walker Field Airport Authority staff is open to suggestions on *how* to track those carriers' activities. Commissioner Crouch asked Director Theberge to prepare a brief report on current procedures and possible solutions.

B. Terminal Radar Facility Task Force

Director Theberge gave a report of the task force's activities and distributed copies of a letter from Governor Roy Romer that Commissioner O'Boyle and Steve Johnson worked to procure.

C. Updated List of Board of Commissioners

Director Theberge pointed out that Gary Morris has been appointed to fulfill Mariann Novack's term.

D. Flight Schedule

Director Theberge reported on the updated schedule.

E. Air Service Update

Director Theberge presented a brief report on the status of air service into Grand Junction.

VIII. Other Items

A. Mike Sutherland reported that of four (4) RFQ's sent out, three (3) responses were received:

- HBS of Boulder, Colorado
- PKF of San Francisco, California
- A third firm which no longer does feasibility studies

Both responding firms offer the same service, but present very different costs. Mr. Sutherland suggested that the Board evaluate the firms on their qualifications, and *then* reveal the proposed cost of each. He asked the Board to approve use of the lower-priced company. The Board assented.

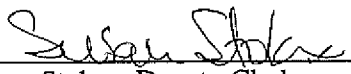
- B. Board Retreat has been firmly set for November 3-4, 1995 at the Grand Junction Hilton Hotel.
- C. Commissioner Crouch suggested that a Board member meet once a month with approximately three tenants at an informal lunch or meeting, and that the same format, but with a larger group, be repeated quarterly. Walker Field Airport Authority would pick up the tab for the meal. Discussion followed. Commissioner Crouch suggested trying the plan for six months (six lunches, two larger socials). Peg Wallace proposed that the meetings *not* involve meals, but drinks only, to save the airport money; she assented to the suggestion of coffee and donuts only. Director Theberge will set up meetings. Commissioner O'Boyle volunteered for the first coffee-and-donuts meeting.
- D. Dennis Wiss reported on the status of the signage project, noting that improvements were underway.
- E. Doug Thompson asked about the status of noise abatement procedures. Director Theberge responded, stating that with the addition of Dennis Wiss to the Walker Field Airport Authority staff as Director of Operations, the program was moving forward.
- F. Harry Griff commented on the ground rent adjustment resolution (Resolution 1995-007), asking for a nod of approval to return to recent leases to incorporate the new language into those leases as addenda. The Board gave a nod of approval.
- G. Commissioner Ingvertsen reported on the progress of the fall Roundtable Meeting, noting that it was set for end-October and that she was working on procuring a keynote speaker.
- H. Commissioner O'Boyle asked about the scheduling of the runway rehabilitation project. Director Theberge reported that the project is set to begin Spring 1996, with further work scheduled for Fall 1996. Commissioner Morris asked for an overview of the project and Director Theberge responded.
- I. Director Theberge reported on the status of delinquent accounts and noted the bankruptcy development with Challenger, Inc. dba Budget Rent-a-Car.
- J. Director Theberge reported that West Star Aviation closed on the Western Executive deal on September 18, 1995. Walker Field Airport Authority received payment for the Brewer ramp, and now can proceed with the Pfleider lease.
- K. Director Theberge reported on the status of AIP spending issues in the House of Representatives and the Senate.
- L. Director Theberge reported that the FAA had mandated a Security Level II for all US airports and that Walker Field would be raised to a Level III by the end of September 1995. He explained the costs that will be involved in complying with the increased security measures, noting that FAA approved use of private-sector security rather than require use of city police which cost much more (\$7 per hour vs. \$25 per hour).
- M. Director Theberge noted that the airshow was scheduled for September 27, and said that tickets to the reception on September 26 were available to the Board.
- N. Director Theberge asked Board to advise him who would be attending the NW AAAE conference in Idaho Falls on October 8-10. The Board will contact him later.

EXECUTIVE SESSION: Commissioner Ingvertsen moved that the Board go into Executive Session. Commissioner Jokerst seconded, and the motion carried. Present were Commissioners O'Boyle, Ingvertsen, Crouch, Croker, Morris and Jokerst. Executive Session began at 6:58 p.m. Commissioner Jokerst moved to end the Session; Commissioner O'Boyle seconded, and the Session ended at 7:59 p.m.

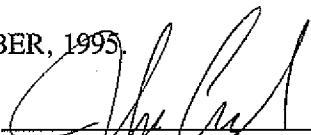
Regular meeting was called back into session. At 8:00 p.m., Commissioner Jokerst moved to adjourn; Commissioner Morris seconded. Motion carried.

ADOPTED AND PASSED THIS 24th DAY OF OCTOBER, 1995.

ATTEST:



Susan Stokes, Deputy Clerk



John Crouch, Acting Chairman