

## MINUTES

### Walker Field Airport Authority Regular Board Meeting

October 24, 1995

**BOARD MEMBERS PRESENT:** Commissioners Joseph Croker, John Crouch, Elaine Ingvertsen, Larry Jokerst, Gary Morris, Martin O'Boyle, and Reford Theobald. Also present: Authority staff members Marcel Theberge, Corinne Nystrom, Dennis Wiss, and Susan Stokes.

**GUESTS:** Kent and Ruth Ann Pfleider of Colorado Skunk Works, Ed Armstrong of Armstrong Consultants, Miles C. McCormack of Confederate Air Force, Donna Sanford of West Star Aviation, Diane Gibson of West Star Aviation, Bernie Buescher of West Star Aviation, Jim Harris of Coffman Associates, Doug Thompson of West Star Aviation, Ron Rouse of Colorado Air Lines, Herman Almaras of Plane Storage, Paul Maynard of Plane Storage, Bud Gimple, Beck Hall of G-Force, Steve Bush of G-Force, Dana Brewer of G-Force, Russ Hamilton of G-Force, Stan C. Kiser of Francis Constructors, Inc., Mike Sutherland of PDM Group Consultants, Jim Biber of Biber Co., Judy Humphries as pilot and aircraft owner, Peg Wallace of Thunder Mountain Ground Service, Ben Gagnon of the Daily Sentinel, Harry Griff as WFAA attorney, Bill Hunsaker, Leona Andrea, and Ron Bumann.

#### **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**

Acting Chairman Crouch noted that this meeting marked the end of Elaine Ingvertsen's terms as a Board Commissioner for Walker Field Airport Authority and thanked her for her years of service.

#### **III. Approval of Minutes of September 19, 1995 Board Meeting**

Commissioner O'Boyle asked about a motion he had made (under Section IV.C.) at the September Board meeting regarding solicitation of tenant comments on the proposed easement on Falcon Way. No action has been taken to date; Director Theberge was instructed to follow through on the directive with the tenants and the Mesa County Economic Development Council.

Commissioner Ingvertsen moved to accept the September 19, 1995 Minutes of the Board Meeting with corrections. Commissioner Jokerst seconded. The motion carried unanimously.

#### **IV. Presentation of Airport Master Plan Update by Coffman Associates**

Director Theberge introduced Jim Harris of Coffman Associates. Mr. Harris provided an overview of the chronology of the Master Plan, suggesting that a master plan is essentially a "business plan." Acting Chairman Crouch asked for comments and questions from the Board, then opened floor to questions from the audience. The next public meeting for the Master Plan was set for December 7, 1995.

## V. Proposals

### A. Letter of Intent from West Star Aviation to construct a 1700 ft<sup>2</sup> addition to completions facility

Director Theberge provided an overview of the intended construction and recommended Board approval. Discussion followed. Diane Gibson displayed a graphic showing the proposed extension. Commissioner Croker moved to approve; Commissioner Morris seconded. Motion carried.

### B. Public Service proposal to extend service south of Aviators' Way and east of Heritage Way

Director Theberge explained the specifications and cost involved, stating that he will ask Public Service if the cost would be distributed among tenants as they tie into the line. (See Handout #1) Noted that the money required is not in the 1995 budget. Discussion followed. Paul Maynard asked how the service lines would affect the taxiway; Director Theberge answered that the lines would go *under* the taxiway. Ron Rouse noted that *he* had paid for service to his facility.

Commissioner Croker moved for approval for appropriating \$13,582 to pay for the extension; Commissioner Ingvertsen seconded contingent upon corrections being made to errors on the extension agreement. Commissioner O'Boyle opposed. Motion carried.

### C. Airport Management 101 Workshop

Director Theberge explained that the workshop is not a budgeted (1995) item, and that the cost per Commissioner to attend this workshop in San Francisco would be \$800-\$1000.

Commissioner Croker moved to appropriate \$3000 to send the three newest commissioners; Commissioner Theobold seconded. Commissioners O'Boyle and Morris opposed. Motion carried.

### D. Pfleider/Hunsaker Agreement

Director Theberge opened the discussion (See Handout #2) and turned the floor to Harry Griff who explained the chronology leading up to the current situation: Kent Pfleider is asking for new terms (authority to operate other services out of his hangar, and a 20-year lease. The issue of liability was raised by Commissioner Croker. Only two businesses are insured to operate out of the hangar: G-Force and Colorado Skunk Works, both naming WFAA as additional insured.

Commissioner Morris asked if the Pfleiders would qualify as a type of "mini-FBO." Harry Griff replied, "yes, with minimum standards." Commissioner O'Boyle asked if they qualify as a specialized FBO; again, yes.

Kent Pfleider explained the chronology from his perspective (See Handout #3), challenging the statistics used to compute lease rates and charging discriminatory pricing based on location on airport property. He accused Director Theberge is not providing tenants with accurate statistics.

Harry Griff noted that the Pfleiders cannot operate without a lease, and explained the process for appealing to the FAA.

Kent Pfleider stated that he will comply with terms of an interim lease, but would like to expedite the rates/charges issue. Commissioner Theobold suggested that November 15, 1995 be the deadline for an interim agreement to be submitted to the Board. Commissioner Croker suggested a 20-day period to draft and sign a long-term agreement (no interim) and said that the Board will deal with the rates/charges issue as a whole affecting all tenants later.

Commissioner Croker moved: 1) that a 20-year lease agreement be reviewed and that staff address unresolved issues, and 2) that if any violations from Pfleiders occur in that 20-day period, the airport attorney will proceed with eviction action. Commissioner Ingvertsen seconded. Motion carried.

E. Personnel Policy: Drug-Free Workplace

Corinne Nystrom explained that a drug-free workplace is required by the FAA as part of the grant assurances and that FAA strongly recommends the inclusion of a drug-free workplace provision in the personnel policy manual. She requested Board approval to write the provision into the WFAA personnel manual. Commissioner Theobald so moved; Commissioner Jokerst and Ingvertsen seconded. Motion carried.

**VI. Contracts**

A. Sublease Agreement between Mesa Airlines, Inc. and West Star Aviation

Director Theberge presented an overview of the agreement. Discussion followed. Commissioner Morris moved to approve; Commissioner Ingvertsen seconded. Motion carried.

B. Letter of Agreement with Francis Constructors, Inc.

Director Theberge explained the terms of the proposed agreement. Discussion followed. Commissioner O'Boyle moved for approval; Commissioner Jokerst seconded. Commissioner Croker abstained since he provided legal counsel for one of the interested parties. Motion carried.

**VII. Finance**

August 1995 Financial Statements

Corinne Nystrom presented the August 1995 financial statements. Discussion followed. Commissioner Croker moved for acceptance; Commissioner Jokerst seconded. Motion carried.

**VIII. Staff/Committee Reports**

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

Director Theberge presented the September report for passenger and airfreight traffic and the August report of aircraft operations, and explained why deplanement figures will no longer be tracked: 1) Skywest does not provide those statistics, and 2) most airports do not track deplanements.

B. Terminal Radar Facility Task Force

Director Theberge presented a letter by Governor Romer to Federico Peña, and noted that the GAO office has presented a request for information from WFAA. Commissioner O'Boyle noted that Alowetta Terrien of Congressman Scott McInnis' office reported that the GAO has requested information from other agencies, also (Chamber of Commerce, etc.). Discussion followed.

C. Updated List of Board of Commissioners

The Board offered numerous updates and changes for the list.

D. Tenants ad hoc Committee

Commissioner Theobold gave a brief update and noted that the next scheduled meeting was set for November 13, 1995. Also, Commissioner O'Boyle distributed summaries of the proceedings of the past two informal meetings he has held with tenants, and reported that the tenants feel "the ad hoc meetings are productive."

E. Air Service Update

Director Theberge presented a brief report on the status of air service into Grand Junction. He reported that a decision regarding the minimum standards for commercial service at Jeffco had been postponed until November 30, 1995, because a quorum was not present at their board meeting.

Director Theberge also stated that NewWest, Maverick, WestPac, and several other airlines have expressed interest in flying into the area. He reported that a new task force had been formed with representatives from West Star Aviation, the Grand Junction Chamber of Commerce, the Visitors & Convention Bureau, etc. called the Community Air Service Task Force.

He reported that because \$200,000,000 insurance coverage was required for an airline to operate out of DIA, startup airlines had difficulty doing business there.

F. Revised 1996 Budget Preparation Schedule

Director Theberge presented the budget preparation timetable. Commissioner O'Boyle requested a budget workshop. Board consensus was to do overview at retreat and then schedule a workshop.

G. Nominating Committee Formation

Commissioners O'Boyle and Croker agreed to serve on the nominating committee and to report back at the November Board meeting.

**IX. Other Items**

A. Elaine Ingvertsen

Commissioner Ingvertsen thanked everyone for their participation in the recent Roundtable and said it was "wonderful." She listed what she felt were accomplishments during her tenure on the Board:

1. Memorandum of Understanding with BLM
2. Baggage carts in the terminal at no charge to passengers
3. Financial stability and ability to keep repairing our facility
4. Development of landside: greenery, pond, water from the canal
5. Purchase of land to protect from encroachment
6. Selection of Marcel Theberge as Airport Director
7. Ambassador in Aviation: she has enjoyed this greatly

She said she would like the airport to have jetways someday. Most of all, she appreciated the support of the Board. Commissioner Crouch stated that Commissioner Ingvertsen has been a "benchmark of excellence."

B. Finance

Corinne Nystrom gave an A/R update, noting that GP Express is only the 90-days-outstanding account. She reported that WFAA is now collecting landing fees from all freight carriers except a new one we learned about just recently. Efforts are being made to collect from them, also. She distributed quotes from four companies that submitted audit proposals.

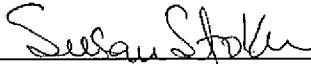
Commissioner Jokerst asked staff to check references of those WFAA has not used in the past. Ms. Nystrom reported that Kathie Laurin had lost her father the night before and asked that all keep her in their thoughts and prayers.

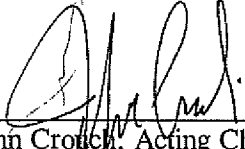
**EXECUTIVE SESSION:** Commissioner Jokerst moved that the Board go into Executive Session. Commissioner Croker seconded, and the motion carried. Present were Commissioners O'Boyle, Ingvertsen, Crouch, Croker, Morris, Theobald, and Jokerst. Executive Session began at 8:50 p.m. to discuss the status of the BensonRanch litigation and the lawsuit filed by Theresa Sullivan. Commissioner Jokerst moved to end the Session; Commissioner Theobald seconded, and the Session ended at 10:05 p.m.

Regular meeting was called back into session. At 10:05 p.m., Commissioner Jokerst moved to adjourn; Commissioner Theobald seconded. Motion carried.

ADOPTED AND PASSED THIS 21st DAY OF NOVEMBER, 1995.

ATTEST:

  
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Susan Stokes, Deputy Clerk

  
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John Crouch, Acting Chairman