

Walker Field Airport Authority

Minutes of the Regular Board Meeting

January 23, 1996

BOARD COMMISSIONERS PRESENT: Joe Croker John Crouch
Larry Jokerst Martin O'Boyle
Judy Humphries Reford Theobold

AIRPORT STAFF PRESENT: Marcel Theberge Corinne Nystrom
Dennis Wiss Susan Stokes
Tymesha Watkins Ron Bumann

ALSO PRESENT: Jim Biber of Biber & Co., Doug Thompson of West Star Aviation, Kent and Ruth Pfleider of Colorado Skunkworks, Miles McCormack of the Confederate Air Force, Dan and Rose Dowling, Wally Winfield of TIC Gateway, Ed Armstrong of Armstrong Consultants, Larry Kempton of Kempton Air, Ron Rouse of Colorado Airlines, Bruce Balbier of Skywest Airlines, David Courtney (pilot), Duane Phelps as interested observer, Peg Wallace of Thunder Mountain Ground Service, Phyllis E. Lewis as citizen observer, Bud Gimple as sub-tenant, Paul Maynard of Plane Storage, JoAnn Smith of Open Range Gift Shop, Carl Hefner of GJ Airshow, Mike Sutherland of PDM Consultants, Steve Robertson of Sky's Restaurant, Ginger Rice of the Daily Sentinel, and Harry Griff as airport attorney.

I. CALL TO ORDER

Acting Chairman John Crouch called the meeting to order at 5:20 p.m. A quorum was present.

II. MINUTES OF BOARD MEETINGS

Approval of the Minutes of the December 19, 1995 Regular Board Meeting was postponed until the February Regular Board Meeting.

Commissioner Jokerst moved to approve the Minutes of the December 27, 1995 Special Board Meeting. Commissioner O'Boyle seconded, and Commissioner Croker opposed. Motion carried.

III. NOMINATION COMMITTEE REPORT AND ELECTION FOR 1996 OFFICERS OF AIRPORT BOARD OF COMMISSIONERS

Commissioner Crouch read aloud a letter from Commissioner Morris asking the Board to allow Commissioner Humphries to vote for him by proxy. Commissioner Crouch explained that vote-by-proxy is not allowed.

Commissioner Croker proposed acceptance of the slate of officers as presented at the December Regular Board meeting. Commissioner O'Boyle presented an alternative slate of officers and explained his reasons for his selections. He nominated Commissioner Jokerst as Chairman and Commissioner Morris as Vice-Chair, and stated that he felt a need existed to "de-politicize" the Board. Commissioner Croker suggested that attempts to counteract "political-ness" of the Board are in themselves a response to political pressures, and that the Board should operate apart from outside pressures. Commissioner Theobold stated that he felt that active interest by politicians has had a negative effect on the Board, that all seven Commissioners represent the airport, all seven have the

same rights and responsibilities, and any action that will inhibit/prohibit the Board from functioning should be rejected. Commissioner Jokerst stated that he felt the airport could be served well by either slate presented.

Commissioner Croker moved to accept the slate as presented at the December Regular Board meeting; Commissioner Jokerst seconded. A roll call vote was taken.

THOSE VOTING AYE

John Crouch
Larry Jokerst
Reford Theobold
Joe Croker

THOSE VOTING NAY

Martin O'Boyle
Judy Humphries

Commissioner Morris was not present.

Motion carried.

IV. PROPOSALS

A. Letter of Request for the Grand Junction Airshow

Director Theberge introduced Carl Hefner who is organizing the airshow. Commissioner Theobold moved to grant a request to proceed with the airshow; Commissioner Humphries seconded. Motion carried.

B. Letter of Intent from J. Fuoco

Director Theberge explained the construction timetable and noted changes in the dimensions. He asked the Board's nod of approval to proceed, and stated that a lease agreement would be ready for presentation to the Board at the next Regular Board meeting. The Board granted a unanimous nod of approval.

V. CONTRACTS

A. Sublease Agreement between Buescher Family Limited Partnership and Timberline Aviation

Commissioner Crouch stated that two leases were involved: a sublease and a specialized FBO agreement, noting that the Board had approved the sublease in December 1995. Harry Griff explained what each agreement authorizes and requires. Commissioner O'Boyle asked which party was responsible for computing the landing fees offset by fuel purchase credits; answer: sub-tenant calculates the fees and presents the figures to WFA each month. Commissioner Humphries asked why the contract stated that surrender of the premises would be to WFA and not to the main tenant. Harry Griff stated that he will make the correction to the contract. He noted that the language of the lease as related to Kempton, Strand, and other sub-tenant leases.

Commissioner O'Boyle moved to approve the sublease; Commissioner Theobold seconded. Motion carried. Commissioner Theobold moved to approve the Specialized FBO Agreement, with amendments; Commissioner O'Boyle seconded. Motion carried.

B. Sublease Agreement between Colorado Skunkworks and Steve Bush, Dana Brewer, Russ Hamilton, and Becky Hall, dba GMR Aircraft

Director Theberge provided a brief overview of the terms of the agreement. Harry Griff noted that the Board reviewed the lease in December and had given him the job of "cleaning up" the language, which he had done. Commissioner Theobold moved to approve the sublease; Commissioner Jokerst seconded. Commissioner Croker abstained from voting. Motion carried.

C. Lease Agreement for Daly Construction, Inc. to Build Private Use Hangar

Director Theberge briefly explained the benefits to WFA of the contract. Commissioner Jokerst moved to approve the agreement; Commissioner O'Boyle seconded. Motion carried.

Harry Griff noted that the lease is identical to the Fuoco lease and contains all the recent language regarding rates. Director Theberge stated that Mr. Daly has already filed for FAA approval, and now needed WFAA approval.

VI. FINANCE

A. November 30, 1995 Financial Statements

Corinne Nystrom provided an overview of the October and November financial statements, noting that the Finance Committee has reviewed them. She stated that October had been a "rough" month, but that not so much as to put WFAA "too far behind budget projections." Commissioner Jokerst moved to accept the October financial statements; Commissioner O'Boyle seconded. Motion carried.

Ms. Nystrom stated that November presented a stronger showing, that revenues had held constant, and that with the most recent bond payment, WFAA is another year closer to paying off the bond. She pointed out that preliminary figures for December indicated December was also a "tough" month. She noted that the audit was proceeding well, and that the findings likely will be available for presentation at the February Regular Board meeting.

Commissioner Crouch suggested examining the 1995 figures against 1996 budget to monitor for trends in revenue. The Finance Committee will address the suggestion.

Commissioner Humphries moved to accept the November financial statements; Commissioner O'Boyle seconded. Motion carried.

At a later point in the meeting, Corinne Nystrom provided a delinquency report on accounts receivable.

Item of Business for Sky's Restaurant

Commissioner Croker explained the situation with the lease agreement, noting that Steve Robertson pays rent on the restaurant equipment plus 6% of monthly gross sales.

Commissioner Croker stated that Mr. Robertson had asked for an amendment to his lease to lower the 6% rate. The Finance Committee has discussed the issue and suggested the following terms to take effect January 1, 1996:

<u>GROSS SALES (PER MONTH)</u>	<u>% DUE WFAA</u>
\$0 - 14,999	0%
\$15,000 - 16,999	6%
\$17,000+	10%

The amended terms would be on a 3-month trial basis, then be re-evaluated. Discussion followed. Commissioner Humphries moved to approve the temporary amendment; Commissioner Jokerst seconded. Motion carried.

B. 1996 Banking Resolution #1996-001

Corinne Nystrom presented the Resolution, noting the new officer designations. Commissioner Humphries moved to approve the Resolution; Commissioner Croker seconded. Motion carried. A roll call vote was taken.

THOSE VOTING AYE

THOSE VOTING NAY

John Crouch
Larry Jokerst
Reford Theobald
Joe Croker
Martin O'Boyle
Judy Humphries

Commissioner Morris was not present.

C. Challenger, Inc. Bankruptcy Settlement

Harry Griff explained that WFAA will have been paid in full, as soon as the last check received clears the bank; and that he will then return Challenger's deposit. He noted that the amount received pays for 3/5 of the attorneys fees incurred, that WFAA recouped 100% of the debt, and received the payment in advance. Mr. Griff stated that the transfer of Budget to the new owner went very smoothly. The new owner has provided a security deposit equivalent to six months rent. Commissioner Croker thanked Director Theberge, Corinne Nystrom and Harry Griff for the smooth handling of the issue.

D. GP Express Files Bankruptcy

Director Theberge stated that documentation had been forwarded to Doug Larson, and that GP Express owes WFAA over \$12,000.

E. Accounts Receivable Report

Corinne Nystrom noted that Butler Aviation landing fees invoices have been forwarded to BLM for payment. Also, Casino Express Airlines has a new mailing address, and payments due from them are forthcoming.

VII. STAFF/COMMITTEE REPORTS

A. December Reports of Passenger Traffic, Airfreight, and Aircraft Operations

B. Updated Flight Schedule

Director Theberge provided a brief overview, noting the increase in the number of flights to Phoenix. Commissioner O'Boyle asked why the increase in operations when enplanements were down. Director Theberge responded that while the number of operations were up, the seats per plane were down.

C. Terminal Radar Facility Task Force Update

D. FAA Grant Agreement Update and Additional Funds

Director Theberge provided a brief report and noted that the money for the runway rehabilitation project had been approved.

E. FAA Annual Airport Certification Inspection Results

Director Theberge noted that the minor correction the FAA had requested had been made. Commissioner Crouch read from the letter from FAA commending WFAA staff. Commissioner Humphries asked about the use of runway 4/22 during the pending shutdown of runway 11/29. Director Theberge responded that FAA will allow *temporary* use until construction is completed.