

# Walker Field Airport Authority

---

## Minutes of the Regular Board Meeting

April 23, 1996

ORIGINAL

**BOARD COMMISSIONERS PRESENT:** Dale Hollingsworth      David Graham  
Larry Jokerst      Martin O'Boyle  
Robert McCormick      James Richards

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

**ALSO PRESENT:** Kim Bang, Catherine Robertsen, John Lancelot, Patrick Basch, and Larry Gebhart of the Bureau of Land Management; Louis Buescher of West Star Aviation/BFLP; Bud Gimple as sub-tenant of the Confederate Air Force; Marian Bottinelli as citizen; Peg Wallace of Thunder Mountain Ground Service; Roy Thompson and John Thomas of Mountain West Airlines; James Braden as citizen, Michael Sutherland of PDM Group Consultants; Keith Koler of Armstrong Consultants; Diane Schwenke of the Grand Junction Chamber of Commerce; Gerald Cohea as citizen; Jim Fleming as citizen; Dan Lacy (?) as citizen; Bruce Balbier of Skywest Airlines; Ruth Chilton and Kent Pfeider of Colorado Skunkworks; Jim Biber of Biber and Company; Miles McCormack of the Confederate Air Force; Bill Miears of Thrifty Car Rental; Betty Bechtel and J.J. Johnston of Mesa County Economic Development Council; Becky Hall of Rocky Mountain Aircraft Detailing; representatives of the Moscow Aircraft Group; and Harry Griff as airport attorney.

### I. CALL TO ORDER

Director Theberge opened the meeting and asked Commissioner Jokerst to preside. Commissioner Jokerst called the meeting to order at 5:20 p.m. and welcomed the new Commissioners.

Commissioner Jokerst turned the floor over to Harry Griff to clarify protocol and options for selecting a new chairman and vice chairman of the Board. Mr. Griff explained the options:

1. Appoint a permanent chairman and vice-chairman now, or
2. Appoint an acting chairman and vice-chairman, and select a nominating committee to present a slate to be voted on at a future Board meeting.

Mr. Griff recommended Option #2 because new members had just joined the Board and because of the full agenda planned for this meeting.

Commissioner O'Boyle stated that he preferred Option #1 and nominated Dale Hollingsworth as chairman and Larry Jokerst as vice-chairman. The question was asked: If a nominated individual is serving on a 6-month temporary basis, could he be elected chairman? Mr. Griff responded that when the individual left the Board, the Board would then elect a replacement. He said no legal restriction governs such a situation.

Commissioner O'Boyle moved to accept the nominations; Commissioner McCormick seconded. The motion carried.

At 5:25 p.m. Chairman Hollingsworth assumed direction of the meeting.

Chairman Hollingsworth suggested moving the presentations to the beginning of the meeting and matters requiring decision to the end. Discussion followed. The Board agreed with the suggestion.

## II. MINUTES OF BOARD MEETINGS

Discussion of the minutes of March 19 and April 8 was postponed until a future meeting.

## III. PRESENTATIONS

### A. Moscow Aircraft Group

Director Theberge introduced the representatives from Moscow Aircraft Group. Mary Hammack greeted the meeting and explained briefly MAG's intention to use West Star Aviation as a base for operations. They will employ 7 Grand Junction-based personnel and have 23 others who will travel to the air shows.

Commissioner Richards asked if a lease would be signed. Answer: no. Mr. Griff asked about a sublease; again, no. Discussion followed. The air shows cover the costs involved; WFAA incurs no expenses.

### B. BLM to Review Lease Renewal

Mark Morse explained the proposed improvements, providing an overview of BLM's purpose, history, and intent. He listed the options available to WFAA and BLM. Discussion followed. Commissioner O'Boyle suggested that a letter of support be drafted to BLM. Commissioner O'Boyle moved that a letter be written to BLM stating that WFAA would like to retain BLM as a tenant, that the staffs of both entities would meet, that the FAA become involved, and that WFAA would strive to conduct the negotiations in good faith. Commissioner Richards seconded, and the motion carried. WFAA staff was directed to draft a letter for the Board's approval.

Kent Pfeider asked, "What's changed?" He suggested formation of a committee to discuss the issues. Commissioner Richards suggested contacting Washington, DC for clarification of rates issues. John Thomas asked if BLM could be granted a lower rate if all other tenants agreed. Griff: no. Discussion followed.

J.J. Johnston distributed a letter of support from the Mesa County Economic Development Council. Discussion followed. Various members of the public offered financial alternatives to the way the BLM rate is derived. Mike Sutherland noted the potential use of existing Memo of Understanding on BLM land as a bargaining tool.

A continuation meeting was discussed for April 26, 1996, at 7:00 a.m.

**A break was called at 7:00 p.m. The meeting was called back to order at 7:05 p.m.**

**V. CONTRACTS (Discussed at this time, out of sequence)**

Supplement to Lease Agreement between FAA and BFLP

Director Theberge provided a brief overview and recommended approval. Discussion followed. Commissioner McCormick moved to approve and Commissioner Jokerst seconded; motion carried unanimously.

**III. PRESENTATIONS – Continued**

**C. Benson Ranch Update**

Harry Griff explained that IDI had purchased Benson Ranch and that the property was now the centerpiece for a future industrial park. He recommended that the Board move to authorize him to act to dismiss the litigation. Commissioner Graham moved to grant such authorization, Commissioner McCormick seconded, and the motion carried.

**D. City/County Airport Reorganization Update**

Harry Griff presented a brief update. Commissioner Graham provided the City perspective, and noted that the City did not discuss a bylaw change at their last meeting, and that he perceived the issue to be dropped for now. Mr. Griff noted that Kathy Hall was quoted in this day's paper as still talking of bylaw changes. Discussion followed.

**IV. PROPOSALS**

Mountain West Airlines Request to Use Gate 3 or 4 as Unsecured

This subject was held for Executive Session.

**V. CONTRACTS**

Supplement to Lease Agreement between FAA and BFLP

Discussed earlier in meeting. See V. above.

**VI. FINANCE**

Discussion was deferred until the April 26 meeting.

**VII. STAFF/COMMITTEE REPORTS**

Discussion was deferred until the April 26 meeting.

**VIII. NEW BUSINESS**

Becky Hall of Rocky Mountain Aircraft Detailing asked the Board if they had reached a decision regarding her request to wash tractor-trailers and perform automobile detailing services. Dennis Wiss provided a brief history of events and noted that in a conversation with the FAA, he had been told that washing auto/trucks was not acceptable to FAA because such activity was non-aeronautical. Discussion followed. Ms. Hall stated that she was no longer washing tractor-trailers. Mr. Wiss was directed to explore ways to allow Ms. Hall to perform automobile detailing services.

John Thomas asked what the length of available runway would be when the mid 1/3 was reopened during the runway rehabilitation project. Keith Koler responded that 8000' would be available (7200' + 800' safety). Director Theberge noted that repairs are on schedule.

**EXECUTIVE SESSION:** At 7:45 p.m., Commissioner Jokerst moved to go into Executive Session to discuss Mountain West Airlines' request to use an unsecured area, airline negotiations, personnel matters, and the Sullivan litigation. Commissioner Graham seconded, and the motion carried.

When the Board came out of Executive Session, Commissioner O'Boyle moved to have Director Theberge execute the documents and issue the checks relative to the Theresa Sullivan litigation. Commissioner Richards seconded, and the motion carried unanimously.

Commissioner O'Boyle moved to continue meeting on April 26, 1996 at 7:00 a.m.; Commissioner McCormick seconded. Motion carried unanimously.

At 10:40 p.m., Commissioner McCormick moved to reconvene Executive Session; Commissioner Graham seconded, and the motion carried unanimously. At 11:00 p.m., Executive Session ended.

**X. ADJOURNMENT**

The meeting was adjourned until April 26, 1996 at 7:00 a.m.

ADOPTED AND PASSED THIS 25<sup>th</sup> DAY OF June, 1996.

ATTEST:

Susan Stokes  
Susan Stokes, Deputy Clerk

Mike J. Kingworth  
Chairman