

Walker Field Airport Authority

Minutes of the Regular Board Meeting

July 23, 1996

ORIGINAL

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

AIRPORT STAFF PRESENT: Corinne Nystrom Dennis Wiss
Ted Balbier Susan Stokes

ALSO PRESENT: Peg Wallace of Thunder Mountain Ground Services, Dennis Kirtland of Corn Construction Company, Roger Fischer of Timberline Aviation, Brad R. Grose of Asphalt Systems, Inc., Miles McCormack of the Confederate Air Force, Keith Koler of Armstrong Consultants, Doug Thompson of West Star Aviation, Paul Maynard of Plane Storage, Ron Rouse of Colorado Airlines, James Braden as interested citizen, Mike Sutherland of PDM Group Consultants, Harry Griff as airport attorney, and Joseph Marie as interested citizen.

I. CALL TO ORDER

Chairman Hollingsworth called the meeting to order at 5:19 p.m. A quorum was present.

II. PUBLIC COMMENTS

Commissioner O'Boyle asked if a copy of the Agenda Packet could be made available for public view. Harry Griff noted that the packet often contained confidential information. Chairman Hollingsworth directed a copy be made available, sans confidential material.

III. EMPLOYEE INTRODUCTIONS

Because of the long agenda, employee introductions were postponed until a later meeting.

IV. BYLAWS CHANGES

The proposed changes to the bylaws will be published in the Daily Sentinel, and the issue will be discussed further, after this initial publication.

V. SEPARATION AGREEMENT WITH MARCEL THEBERGE

Mr. Theberge requested Executive Session; Chairman Hollingsworth stated that the discussion would be postponed until the end of the meeting.

VI. RUNWAY REHABILITATION PROJECT

Airport Manager Nystrom provided an update on the status of the runway re-surfacing problem. She introduced Keith Koler of Armstrong Consultants to explain further; he presented a summary of the problem and noted several options open to WFAA:

1. Do nothing now. Retest the surface in Spring 1997 to determine if the problems will occur again next Summer.
2. Place fog seal on portions of the runway, then wait until Spring 1997 to re-test.
3. Replace all or a portion of the surface.

Mr. Koler did not make a recommendation regarding which option the Authority should pursue. Discussion followed. Commissioner McCormick moved to direct staff to hire another professional consultant to provide a second opinion on Mr. Koler's options; Commissioner Richards seconded. Roll call: all aye. Motion carried.

VII. FRONTIER NOISE STUDY

Dennis Wiss provided the results of the noise study. Discussion followed. No action was taken. The results of the study will be forwarded to Frontier Airlines.

VIII. RESOLUTION NO. 1996-007: SPECIAL FACILITIES REVENUE BONDS — TIMBERLINE GROUND SERVICES

Manager Nystrom explained that the proposal allows WFAA to reserve a right to issue special facility revenue bonds in the future in the event Frontier Airlines locates a maintenance facility in Grand Junction, but does *not bind* WFAA to do so. She introduced Kirk Ryder of the MCEDC and directed questions to him and Harry Griff. Mr. Griff explained the pros and cons of passing the resolution, noting that legally WFAA may not be *able* to issue these bonds and suggesting that a clause in the recitals be added to read "...or such other bonds determined as appropriate by the Board." Discussion followed. Roger Fischer pointed out that the bonds are not related to Timberline's current lease and building project, but to Frontier, and apply only if Frontier comes to WFA. Discussion followed.

Commissioner Graham moved to approve the Resolution, with contingencies attached as outlined by Airport Manager Nystrom. Commissioner O'Boyle seconded. Roll call: all aye. Motion carried.

At 7:07 p.m., Chairman Hollingsworth declared a brief break.

V. SEPARATION AGREEMENT WITH MARCEL THEBERGE

Commissioner Richards moved the Board enter into Executive Session; Commissioner O'Boyle seconded. Motion carried.

At 7:20 p.m., the Board ended Executive Session. Commissioner McCormick moved the Board renew its severance offer to Marcel Theberge of 3 months salary and benefits as allowed by State statute, subject to a release of all claims by Mr. Theberge against WFAA, Board members, and staff. Commissioner Richards seconded. Roll call: Commissioner Graham, nay; all others, aye. Motion carried.

IX. CONSENT AGENDA

- A. June 25, 1996 Minutes
- B. Photocopy Rate Policy
- C. First Addendum to Monument Vending Contract
- D. Addendum to Rust Geotech and Timberline Ground Services Agreement
- E. Appointments
Corinne Nystrom as Treasurer
Susan Stokes as Clerk
Dennis Wiss as Deputy Clerk
- F. Independent Contractor Services of Dan Reynolds
- G. Change of Job Title from Airport *Director* to Airport *Manager*
- H. West Star Aviation Sewer Line

Commissioner Graham moved to approve the items of the Consent Agenda; Commissioner Richards seconded. Roll call: all aye. Motion carried.

The Board consented to continue the meeting on August 1, 1996.

X. AIRFIELD LEASE DEVELOPMENT AND PHILOSOPHY STATEMENT
XI. ESTABLISHMENT OF DEVELOPMENT REVIEW COMMITTEE

Items X and XI will be discussed at the Continuation Meeting to be held 7:00 a.m., August 1, 1996.

XII. CONTRACTS

A. Paul Maynard Ground Lease

Will be discussed at the 8/1/96 Continuation Meeting.

B. Retriever Air Freight

Commissioner McCormick moved to approve the lease subject to the contingencies outlined by Airport Manager Nystrom; Commissioner Jokerst seconded. Roll call: all aye. Motion carried.

C. Thunder Mountain Ground Services Use and Lease Agreement

Commissioner McCormick moved to approve the lease subject to receipt of the required security deposit and insurance certificate and changes reflecting an adjusted square footage figure and description of Thunder Mountain as an aeronautical user. Commissioner Graham seconded. Roll call: all aye. Motion carried.

D. Sky's Restaurant

Commissioner Richards moved renewal of the lease, contingent upon working out of issues under discussion between Steve Robertson and WFAA staff; Commissioner Jokerst seconded. Roll call: all aye. Motion carried.

E. Cancellation of Contract with Smarte Carte

Will be discussed at the 8/1/96 Continuation Meeting.

F. Morgan Community College Truck Driving Training

Will be discussed at the 8/1/96 Continuation Meeting.

XIII. FINANCE

Will be discussed at the 8/1/96 Continuation Meeting.

XIV. OTHER ITEMS


Will be discussed at the 8/1/96 Continuation Meeting.

XV. ADJOURNMENT

Commissioner McCormick moved to continue the meeting until August 1, 1996; Commissioner Graham seconded. Roll call: all aye. Motion carried, and the meeting ended at 8:30 p.m.

ADOPTED AND PASSED THIS 28th DAY OF August, 1996.

ATTEST:



Susan Stokes, Clerk


Chairman