

Walker Field Airport Authority

Minutes of the Continuation Meeting of the Regular Board Meeting

August 1, 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 Service, Miles McCormack of the Confederate Air Force, Pat Cleary of the Daily Sentinel, Doug Clayton of the FAA, Carroll Multz as attorney, Mike Sutherland of PDM Group Consultants, Harry Griff as airport attorney, and Steve Patterson of Retriever Air Freight.

I. CALL TO ORDER

Chairman Hollingsworth called the meeting to order at 7:07 a.m.

II. PUBLIC COMMENTS

No public comments.

III. BYLAWS CHANGES UPDATE

Chairman Hollingsworth explained that the purpose of the proposed revisions to the WFAA Bylaws was to change the selection process for Board members from the current process, but is not intended to exclude the City or County from the process or from exercising oversight of the process. Commissioner Jokerst moved to approve the bylaw changes as proposed; Commissioner O'Boyle seconded. Discussion followed. Commissioner McCormick pointed out that the vote is not binding, that two Board meetings must pass before the changes can be fully ratified. Roll call: Commissioner Graham abstained, all others, aye. Chairman Hollingsworth distributed a handout of proposed Board terms and asked that the issue be discussed at the August 28 Board meeting.

SEPARATION AGREEMENT WITH MARCEL THEBERGE

Carroll Multz, attorney, stated that a settlement agreement had been reached with Marcel Theberge. Mr. Multz distributed copies of the agreement to the Board. Mr. Multz explained that a check from WFAA needed to be issued as settlement in full to Mr. Theberge. Discussion followed. Commissioner McCormick moved to approve the agreement as presented and to authorize the Chairman to sign the agreement and to issue the required check to Mr. Theberge; Commissioner Richards seconded. Roll call: all aye.

IV. AIRFIELD LEASE DEVELOPMENT AND PHILOSOPHY STATEMENT

Airport Manager Nystrom presented a recap of the ideas forwarded to date, and distributed three handouts: "Proposed General Statement of Philosophy," "Additional Options," and "4/22 Lease Options - Revised." She explained the many aspects of the different options. Discussion followed. (Commissioner Jokerst left the meeting at this point: 8:30 a.m.) Ms. Nystrom recommended that to promote development at the airport, the 4/22 general aviation area be platted and the lease rates be adjusted as follows: "footprint + 10 feet" at \$.085¢/ft²; all other portions of the leased premises except Object Free Area (OFA) at \$.0425/ft²; OFA is to be included in leased premises, but rent not charged on it. Commissioner Richards moved to adopt the Philosophy Statement; Commissioner O'Boyle seconded. Roll call: all aye.

Commissioner O'Boyle moved to make an addendum to the lease Rate Schedule Policy to 1) change the lease rate schedule as outlined by Ms. Nystrom; 2) to apply it to the 4/22 area only, excluding the West Star Aviation (formerly, Brewer) hangar; 3) stipulate that the addendum take effect August 1, 1996; 4) allow current leaseholders the opportunity to amend their leases, though if they choose to do so, they also agree to allow WFAA to make other changes to their leases; 5) not require leaseholders to amend their leases. Roll call: all aye. Motion carried.

Attorney Griff was directed to draft a formal resolution describing the 4/22 land lease rate adjustment as approved by the Board.

V. ESTABLISHMENT OF DEVELOPMENT REVIEW COMMITTEE

Airport Manager Nystrom explained the concept of a development review committee and recommended establishment of a committee (as currently allowed in the Architectural and Development Standards) to include WFAA staff, airfield tenants (one from the front line area, one from 4/22 area), one to two qualified professionals with experience in development review processes, and Board members. She recommended that the committee be an ongoing entity, reviewing the Architectural and Development Standards, and reviewing all proposed airfield construction projects *before* a contract is drawn up. Discussion followed. Harry Griff suggested that the committee would add one more layer of bureaucracy; Ms. Nystrom responded that the committee would provide relief needed input to WFAA staff and would help in managing the current workload of staff. She suggested a "review fee" be charged the prospective tenant to assist in covering the Authority's costs for reviewing a proposal. Discussion followed.. The Board directed Ms. Nystrom to develop further guidelines for establishing the committee for presentation at the next regular Board meeting.

VI. CONTRACTS

A. Paul Maynard Ground Lease

Will be discussed at the 8/16/96 Continuation Meeting.

Commissioner McCormick moved to hold a Continuation meeting on August 16, 1996; Commissioner Graham seconded. Roll call: all aye.

B. Cancellation of Contract with Smarte Carte

C. Morgan community College Truck Driving Training

Commissioner McCormick moved approval of both B. and C. and to acknowledge receipt of the April and May financial statements; Commissioner O'Boyle seconded. Roll call: all aye.

VII. FINANCE

A. April and May 1996 Financial Statements

See above.

B. Accounts Receivable Delinquency - Air 21

No longer an issue; Air 21 brought their account current.

VIII. OTHER ITEMS

Commissioner O'Boyle provided an update on the remote radar issue, stating that he is concerned that the move is a "done deal." He recommended that: 1) WFAA send a request to the GAO to move to halt FAA activity; 2) WFAA take a more active role in the issue; and 3) Commissioner Richards participate in the drive to alter the FAA decision to re-locate the tracon from Longmont to Denver. Commissioner O'Boyle will draft a letter to the GAO for Chairman Hollingsworth's signature.

A. A-6 Mounting

Will be discussed at the 8/16/96 Continuation Meeting.

B. Telephone System Upgrade / Staffing

Will be discussed at the 8/16/96 Continuation Meeting.

C. Operations Department Relocation

Will be discussed at the 8/16/96 Continuation Meeting.

D. Runway Rehabilitation Project Update


Airport Manager Nystrom presented an update of findings. Brief discussion followed.

XV. ADJOURNMENT

A continuation meeting was set for August 16, 1996, this continuation meeting ended at 9:36 a.m.

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

ATTEST:



Susan Stokes, Clerk


Chairman