

Walker Field Airport Authority

Minutes of the Continuation Meeting of the Regular Board Meeting

August 16, 1996

ORIGINAL

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

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

ALSO PRESENT: Peg Wallace of Thunder Mountain Ground Services, Doug Thompson of West Star Aviation, Keith Koler of Armstrong Consultants, Miles McCormack of the Confederate Air Force, John Thomas of Mountain West Airlines, Bruce Pettyjohn of Air 21, Bruce Balbier of Skywest Airlines, Ron Rouse of Colorado Airlines, 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 8:08 a.m.

II. PUBLIC COMMENTS

No public comments.

III. PAUL MAYNARD CONTRACT

Airport Manager Nystrom explained that the changes had been made to the Maynard contract based on the Board's recent adjustment to the land lease rates in the 4/22 area and recommended approval of the lease contingent upon:

1. confirmation with Mr. Maynard of the first right of refusal parcel square footage figure
2. receipt of a legal description of the leased premises
3. receipt of a map of the general area in which the leased property is located
4. compliance with Minimum Standards and Architectural and Development Standards

Commissioner Jokerst moved to approve the ground lease with Paul Maynard pending completion of the contingencies listed above and to grant a 10' variance to the specifications in the Architectural Standards to allow Mr. Maynard to build right against to the property line. Credit given to Mr. Maynard on 1/2 of the power line costs incurred by Plane Storage would be contingent upon FAA approval of such credit. Commissioner O'Boyle seconded. Discussion followed. Roll call: all aye. Motion carried

IV. RUNWAY REHABILITATION PROJECT

Airport Manager Nystrom presented an overview of events to date. Discussion regarding the various options for remedy followed.

Airport Manager Nystrom recommended that Armstrong Consultants be authorized to draw up by end-August a Request for Proposal (RFP) with four (4) options: 1) resurface with PFC this Fall; 2) resurface with grooved asphalt this Fall; 3) resurface with PFC next Spring; and 4) resurface with grooved asphalt next Spring. Designated bid opening date is to be September 16, 1996. WFAA would retain full rejection/acceptance rights on all bids; Keith Koler stated that Armstrong Consultants would not bill WFAA for the costs of drawing up the RFP.

Ms. Nystrom noted that the FAA is also extremely concerned about safety issues, and has offered to apply for a grant amendment equal to 15% (approximately \$257,000) of the original grant appropriation to help pay for the costs of resurfacing the runway, contingent upon WFAA agreeing to litigate the issue of reimbursement.

She recommended the Board authorize up to \$200,000 from the capital replacement reserve to help pay for resurfacing, should that be the option selected with a reservation of reimbursement rights. Ms. Nystrom noted that legal costs incurred in pursuing reimbursement would be eligible for FAA funding, and recommended using Harry Griff and Byrum Lee of Lee & Associates in Denver as attorneys.

Ms. Nystrom also requested authorization to pursue further tests on the runway which will assist the Authority in its review of the options. Chairman Hollingsworth noted that Ms. Nystrom had already received the authority to conduct tests as deemed necessary within budget parameters.

She also requested that, in light of litigation potentially forthcoming, all inquires from the public, media, or tenants be directed to Harry Griff. Discussion followed.

Harry Griff asked Keith Koler for confirmation that no expert has confirmed that the runway surface will be acceptable next Summer. Mr. Koler responded, "That is correct." Mr. Koler then agreed with Mr. Griff that in light of the fact that no one was assuring that the runway would be acceptable next Summer, it was reasonable for the airport to request that the runway be repaired before next Summer. Mr. Koler indicated that it was Armstrong Consultants' intent to schedule work on the runway with the goal being to issue a Notice to Proceed in mid-April, with work to be completed by early Summer 1997.

Commissioner Jokerst moved to authorize Armstrong Consultants to proceed with the RFP for resurfacing under the terms stated above; Commissioner Graham seconded. Roll call: all aye. Motion carried.

Commissioner McCormick moved to commit \$200,00 from the capital replacement reserve to help pay for the up-front repair costs, with details of the expenditure to be presented to the Board in the form of a resolution at a later date. Commissioner Graham seconded. Roll call: all aye. Motion carried.

Commissioner O'Boyle moved to accept the FAA offer of a 15% of the grant amendment with the contingency requiring WFAA to litigate the matter; Commissioner McCormick seconded. Roll call: all aye. Motion carried.

Commissioner McCormick moved to approve procurement of the services of Byrum Lee, attorney, at \$175 per hour, to assist Harry Griff with the required litigation. Commissioner Jokerst seconded. Roll call: all aye. Motion carried. Doug Thompson asked if West Star could join with WFAA in litigation; Harry Griff responded, yes, at the appropriate time.

V. OTHER ITEMS

A. A-6 Mounting

Ted Balbier provided an update of the progress of the mounting. Mike Sutherland distributed a handout showing anticipated costs. Discussion followed. Board consensus was that the entrance sign should be completed at the same time as the A-6 mounting, by September 13, 1996. Commissioner O'Boyle moved to stipulate that the aggregate style of entrance sign be used; Commissioner Graham seconded. Roll call: all aye. Motion carried. Chairman Hollingsworth noted that 1996 is the 50th anniversary of inauguration of commercial air service into Grand Junction, and suggested that be tied into the A-6 dedication ceremony.

B. Telephone System Upgrade / Staffing

C. Operations Department Relocation

Ms. Nystrom explained the need for an automated phone answering system and the Operations Department move. Board consensus: pursue acquisition of the upgraded telephone system and the Operations Department relocation to the conference room within budgeted parameters.

D. Finance Committee Meeting

Staff was advised to present the financial data at the regular Board meeting in lieu of holding Finance Committee meetings.

VI. ADJOURNMENT

Commissioner O'Boyle moved to adjourn the meeting; Commissioner Jokerst seconded. Roll call: all aye. The meeting ended at 9:36 a.m.

ADOPTED AND PASSED THIS 24th DAY OF September, 1996.

ATTEST:



Susan Stokes, Clerk



Chairman