

Walker Field Airport Authority

Minutes of the Regular Board Meeting

August 28, 1996

ORIGINAL

BOARD COMMISSIONERS PRESENT: Dale Hollingsworth Martin O'Boyle
Robert McCormick Gary Morris
David Graham Jim Richards
Larry Jokerst (arrived later)

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

ALSO PRESENT: Peg Wallace of Thunder Mountain Ground Services, Keith Koler of Armstrong Consultants, Miles McCormack of the Confederate Air Force, Mike Sutherland of PDM Group Consultants, Diane Gibson of West Star Aviation, J.J. Johnston and Steve Ausmus of MCEDC, Marcel Theberge as interested citizen, James Braden as interested citizen, Pete Cyphers of Budget Rent A Car, Paul Davies of the Daily Sentinel, Jim Biber as interested citizen, and Harry Griff as airport attorney.

I. CALL TO ORDER

Chairman Hollingsworth called the meeting to order at 5:17 p.m. and introduced Kathie Hall, Chairman of the Mesa County Commissioners. Ms. Hall asked the Board to delay action on any bylaw revisions, and apologized for not responding to Dale Hollingsworth's letter of July 1996 in which he asked to meet with the County and the City to discuss the bylaws. She suggested holding the requested meeting before the next regular WFAA Board meeting. Commissioner McCormick asked Ms. Hall if she believed that all necessary conversations could be concluded with the next 30 days; she responded that she did. Commissioner O'Boyle asked if the meeting would be a joint meeting, to include the City Council; Ms. Hall responded, yes. Discussion followed. Ms. Hall concluded her remarks and left the meeting.

II. APPROVAL OF AGENDA

Chairman Hollingsworth noted that the items on the agenda may be addressed in an order other than that presented.

III. PUBLIC COMMENTS AND COMMUNICATIONS

Manager Nystrom noted that the Board had been given copies of letters from Mr. Tim Timpte to WFAA and to United Express. She noted that staff will be responding to Mr. Timpte's concerns about United Express services.

IV. CONSENT AGENDA

Manager Nystrom asked for approval of the agenda. Commissioner O'Boyle moved to approve the agenda; Commissioner McCormick seconded. Roll call: all ayes. Motion carried.

Commissioner Graham asked to remove item B and Manager Nystrom asked to remove a portion of item A (August 16 Minutes) and item G from the Consent Agenda.

Commissioner O'Boyle moved to approve items A (excluding August 16, 1996), C, D, E, and F of the Consent Agenda; Commissioner Graham seconded. Roll call: all ayes, with Commissioner Morris abstaining. Motion carried.

Chairman Hollingsworth directed staff to provide a copy of the proceedings to Marcel Theberge.

- A. Minutes of Board Meetings: July 18, 1996 and July 23, 1996 (excluding August 16, 1996)
- C. Airline Ticket / Rental Car Counter Upgrades
- D. Construction of Ticket Podium for Maverick Airways
- E. RFP's to Provide Long Distance Carrier Services for Terminal Pay Phones
- F. Resolution 1996-009: Amendment to WFCPA Money Purchase Pension Plan

- B. Access Easement: 3D Systems, Lot 2

Dennis Wiss provided a chronology of events and provided a brief overview of what was being asked of the Board. David Chase of Banner Associates also explained the easement issue, stating that the easement is temporary at this point, but may need to become permanent in the future. Discussion followed. Commissioner McCormick moved to allow establishment of a temporary access easement into Lot 2 of the 3-D development, with Harry Griff to draw up any necessary paperwork; Commissioner Graham seconded. Roll call: all ayes. Motion carried.

Harry Griff noted that an earlier agreement granting a 2-year access easement had been approved and signed by WFAA, but that 3-D had declined to sign it because they are now requesting a 3-year easement. Commissioner O'Boyle moved to extend the temporary agreement to 3 years; Commissioner Graham seconded. Roll call: all ayes. Motion carried.

Commissioner Jokerst joined the meeting at this point.

G. Colorado Skunk Works Lease Agreement

Manager Nystrom explained a reduction in square footage from the current lease to conform to other recently-negotiated leases and distributed a map illustrating the area involved.

Commissioner McCormick moved to approve the new lease and cancellation of the current lease so that the new agreement can become effective on September 1, 1996; Commissioner Richards seconded. Roll call: all ayes. Motion carried.

V. JUNE 1996 FINANCIAL STATEMENTS / ACCOUNTS RECEIVABLE

Manager Nystrom provided an overview of the statements and commended staff for their efforts to keep expenses down. Commissioner Graham moved to acknowledge receipt of the June 1996 financial statements; Commissioner Jokerst seconded. Roll call: all ayes. Motion carried.

VI. WFAA BYLAWS CHANGES - 2ND READING

Discussion of proposed bylaw changes was deferred until later in the meeting.

VIII. DISCUSSION ITEMS

A. Runway Rehabilitation Project

Manager Nystrom provided an update on the status of the runway surface, noting that independent testing was being done by/for Paraho. Keith Koler noted that the RFP for runway re-surfacing was on schedule. Ms. Nystrom explained the status of funding possibilities. Ms. Nystrom stated that the ultimate recommendation for action needed to come from Armstrong Consultants. Discussion followed. Commissioner McCormick moved to direct staff to issue an

RFP for engineering consultants for future projects for the balance of the current 5-year contract with Armstrong Consultants in light of the possibility that litigation against Armstrong Consultants may occur as a result of the runway problem; Commissioner Graham seconded. Roll call: Commissioner O'Boyle nay, all others aye. Motion carried.

A BREAK WAS DECLARED AT 7:00 P.M. THE MEETING RECONVENED AT 7:10 P.M.

Commissioner O'Boyle asked about how the runway problem was affecting tenants. Discussion followed. Doug Thompson of West Star Aviation stated that West Star would again allow their military customers to use 11/29, effective September 12, 1996. Harry Griff stated that West Star was the only tenant incurring financial loss because of the runway problem.

B. Installation of Arresting Gear

No action was taken. (The Board had received information on this matter in their agenda packets.)

VII. ACTION ITEMS

A. Resolution 1996-008: BLM Lease Agreement

Manager Nystrom explained that the FAA had concerns regarding rates and charges as related to the proposed BLM lease, that the FAA thought BLM may be paying too little for a 20-year lease. She recommended withdrawing this item from the agenda until FAA concerns can be addressed; Mark Morse of BLM agreed. Discussion followed. No action was taken.

B. Ground Lease Agreement with Hangar One Owners Association

Manager Nystrom explained the proposed lease, noting that a variance request is being made by them to allow them to place their building on the north property line. She distributed a map of the area in question. Commissioner O'Boyle moved to approve the lease, with the inclusion of the requested additional property; Commissioner McCormick seconded. Roll call: all ayes. Motion carried.

VI. WFAA BYLAWS CHANGES – 2ND READING

Chairman Hollingsworth provided an overview of the proposed changes and of the reasoning behind them. He read aloud a letter he received this day from Mesa County Commissioner Kathie Hall and City Mayor Linda Afman. Discussion followed. Commissioner McCormick moved to delay action on the bylaws for at least 30 days; Commissioner Graham seconded. Roll call: all ayes. Motion carried. Commissioner McCormick recommended meeting with the County and the City, and to specifically include the chairs of each entity. Commissioner Graham suggested setting a meeting and informing the City and the County of the date.

IX. OTHER ITEMS

- A. Chairman Hollingsworth noted the issue of poor service by United Express as a deterrent to having a first-class airport.
- B. Commissioner O'Boyle provided an update on the issue of remoting the radar to Denver. He noted that the GAO report would be delayed until October, but that the FAA was proceeding with their plans anyway. Discussion followed.
- C. Mike Sutherland presented for the Board's signature a new deed for right-of-way regarding 27¼ Road. Commissioner Jokerst moved to approve execution of the right-of-way document contingent upon staff verifying the accuracy of the legal description; Commissioner McCormick seconded. Roll call: all ayes. Motion carried.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

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

ATTEST:


Susan Stokes, Clerk


Chairman