

SPECIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS  
(AIRPORT COMMITTEE)

Friday, February 28, 1975

Present: Commissioner James M. McKay, President  
Commissioner Ford L. Dean  
Commissioner J. Patrick Jarboe  
Commissioner J. Laurence Millison  
Commissioner John K. Parlett  
Edward V. Cox, Chief Clerk  
Members of the Airport Commission  
Charles A. Norris, Attorney  
K. Andrew Bailey, Attorney  
Joseph Ernest Bell, County Attorney (Recorder of minutes)  
(general public were in attendance)

The meeting was called to order at 6:40 p.m.

The letter dated Feb. 21, 1975, of Mr. Bell, County Attorney, to the Commissioners concerning the current airport lease was read.

Mr. Charles A. Norris, Attorney of Professional Flight Service said that his client would like to renegotiate without conceding that its lease is not valid. Mr. Norris said that he is of the opinion that one operator must have control of the hangar and act as a major lessor for others interested in working out of the airport as sub-lessees.

Commissioner McKay said that the principal purpose of tonight's meeting is to discuss the recommendations of Mr. Bell with the Airport Committee and other interested citizens.

Mr. Gabrelcik, President of the Airport Committee, suggested that a committee made up of members of the Airport Committee, a member of the County Commissioners and an attorney be appointed to attempt to renegotiate the contract or negotiate a new contract.

Commissioner Jarboe felt that a firm agreement should be arrived at with a prime lessee.

Commissioner McKay said that if we want to move expeditiously, then additional prolonged negotiations would further delay this matter.

Mr. Parlett inquired of Mr. Norris as to whether his client is prepared to renegotiate his lease as the same applies to sub-lessees. Mr. Norris replied in the affirmative.

Mr. F. Elliott Burch inquired as to whether or not we should not first take some action on the two bids now submitted, but not acted on. The Airport Commission has not yet made a formal recommendation on the bids to the County Commissioners.

Commissioner Jarboe inquired about comments made at a prior meeting on the subject on February 6, 1975 as to complaints as to management by the present lessee, Mr. DeAngelis.

Mr. Burch in responding to existing circumstances at the airport, stated that money has always been the problem in improving the facilities there.

Mr. Gabrelcik stated that the advantage of a large hangar is for storage of expensive planes, maintenance work and a flight school. Mr. McGuyre, a member of the Airport Commission, stated that planes now have to be taken out of the county for maintenance work. Mr. Gabrelcik anticipated that it would take twenty-seven years to amortize the \$150,000 cost of the hangar. The Airport Commission was negotiating with DeAngelis when the hangar was built, but he never responded according to Airport Committee member, Joe Dunn.

Mr. Norris stated that at no time has Mr. DeAngelis been notified that he no longer has a lease. He pays his monthly rental.

Mr. Sullivan, Airport Committee member, felt that negotiation might be a good idea. He stated that prolonged litigation over the present lease might hurt all concerned.

Commissioner Dean stated that the County Commissioners should not be intimidated by the threat of a law suit nor should this resolve this matter from a point of weakness. Commissioner Dean suggested that a two-week negotiating period might be in order.

Commissioner Millison stated that the suggested negotiating committee should establish goals in this matter, it being his opinion that the needs of the county are paramount.

Commissioner Dean was of the opinion that in considering negotiation, one must ask if the airport has been operated properly in the past. If so, will this not be an indication of the future if the Commissioners were to renew the lease?

Ken Trafford stated that based on existing conditions at the Airport, PFS has operated in a fairly satisfactory manner. Mr. Ken Wathen stated that a fair conclusion on Mr. Dean's inquiry is impossible to make because of the conditions existing at the Airport.



A 20-year payoff on the hangar at 6% would be about \$1024 per month according to Mr. Gabrelcik, who estimated the life of the recently constructed hangar to be 50 to 60 years.

Commissioner McKay stated that the County Commissioners are broadening their consideration of Mr. Bell's recommendation.

Commissioner Dean moved that the bids made by McDonald and Aero Flight Service be submitted to the Board of County Commissioners, and that these bids be received and rejected, seconded by Commissioner Parlett. All Commissioners voted in favor of this motion.

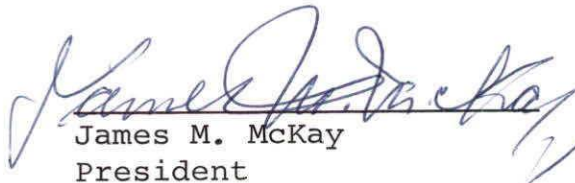
Commissioner Jarboe made a motion that the Airport Committee negotiate or renegotiate with interested parties in order:

1. to get one prime lessee;
2. to complete negotiation within thirty days;
3. to arrive at an amount in the best interest of the county.

Failing in negotiations, then to follow Attorney Bell's first recommendation of his letter of February 21, 1975. The parties to the negotiations will be the Airport Committee, the County Attorney, or other delegated attorney by the County Commissioners or their designee's interested parties. Commissioner Dean seconded the motion. All Commissioners voted in favor of same.

The meeting adjourned at 8:00 p.m.

Approved,

  
James M. McKay  
President