

# **Walker Field Airport Authority**

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## **Minutes of the Special Board Meeting**

**October 5, 1999**

**BOARD COMMISSIONERS PRESENT:** Miles McCormack                      Robert McCormick  
Steve Ammentorp                      Craig Springer  
Mike Sutherland

**AIRPORT STAFF PRESENT:** Corinne Nystrom                      Gary Mancuso  
Dan Reynolds                      David Anderson  
Charlie Novinskie                      Ted Balbier  
John Thomas

**ALSO PRESENT:** Park Douma of West Star Aviation; Elizabeth Williams of Sunshine Taxi; Chris Barge of the Daily Sentinel; and Bonnie Richards of GISDHO Shuttle.

### **I. CALL TO ORDER**

Chairman McCormack called the meeting to order at 5:24pm.

### **II. APPROVAL OF AGENDA**

Chairman McCormack asked for additions or changes to the published Agenda. There were no requested changes to the Agenda.

### **III. PUBLIC COMMENTS AND COMMUNICATIONS**

There were no public comments or communications.

#### IV. CONSENT AGENDA

##### A. Contract with M.A. Concrete to Install 4/22 Fire Hydrant & Water Supply Line

Staff provided the Board with a proposed Agreement with M.A. Concrete Construction, Inc. for the installation of a fire hydrant and water supply line in the Runway 4/22 general aviation area. At the April, 1999 Regular Board Meeting, the Board appropriated funding up to an amount of \$2,000 to install a fire hydrant and water line near the area of the Civil Air Patrol and Colorado Skunkworks hangars, as recommended by the City of Grand Junction Fire Department.

After initial bids received for this project were reviewed, Staff requested and the Board approved an additional \$6,400 in the July 1, 1999 revised Capital Improvement Project (CIP) list for the 2<sup>nd</sup> half of 1999 to cover the total cost of constructing the line and installing the hydrant. Staff received three informal bids for this construction project. M.A. Concrete Construction, Inc. was the low bidder at \$8,400, due in large part to the fact that its equipment is currently on site completing the water and sewer extensions near the Confederate Air Force hangar. All other bids were considerably higher than the funds appropriated for the project.

The original contract with M.A. Concrete for the Runway 4/22 general aviation area water and sewer project was utilized as the boilerplate for the proposed Agreement, with the following additional language:

Installation of pipe, fittings, valves, and services, including testing and disinfection, shall be in accordance with Ute Water Conservancy District Standard Specifications and drawings. The Contractor is responsible for all required water line testing. The water line shall be accepted by Ute Water prior to paving. All Ute Water Policies and fees in effect at time of construction will apply.

The aforementioned requirements were also required for the original project, but were detailed in the formal project drawings that were made part of the original contract by reference.

Staff recommended Board approval of the Agreement between M.A. Concrete Construction, Inc. and the Authority and that the Chairman be authorized to sign the Agreement on behalf of the Authority.

##### B. Multi-Purpose Easement for JFuoco, L.L.C.

Staff presented the Board with a request from Jim Fuoco of J. Fuoco, L.L.C. for a multi-purpose easement on the south end of the J. Fuoco, L.L.C. hangar. The proposed easement would be approximately 10 feet wide and located on the middle south end of the J. Fuoco leasehold connecting to the road in order to accommodate a Ute water line. Since the easement would be on Authority-owned property, Board approval is required. In addition to the easement, an addendum to the J. Fuoco Ground Lease Agreement addressing the easement would also need to be approved by the Board.

Vice Chairman McCormick asked if the proposed easement would be located to the south of the J. Fuoco leasehold. Manager Nystrom responded that a legal description for the proposed easement has not been provided, but the easement would be near the center portion of the leasehold at the south end of the building. Vice Chairman McCormick asked if the proposed easement would affect the marketability of the parcel to the south of the existing leasehold. Manager Nystrom noted that the subject parcel over which the easement would traverse is very small and the preferred outcome is for J. Fuoco to incorporate that parcel into its leasehold. Staff commented that there are existing utility posts on the subject parcel located near the access road. Manager Nystrom stated that J. Fuoco holds a First Option to Lease for that parcel.

Vice Chairman McCormick inquired whether the Authority would be granting the easement to J. Fuoco or to Ute Water. Staff highlighted several options—grant an easement to J. Fuoco for the multi-purpose easement or incorporate the easement into the J. Fuoco leasehold. Under either option, the purpose is to assist J. Fuoco with getting water to its parcel. Manager Nystrom noted that the J. Fuoco request to install a water line prompted this request for a multiple-use easement.

Chairman McCormack asked if J. Fuoco has an existing utilities easement for its parcel. Staff responded that the existing J. Fuoco leasehold does not have a utilities easement. Commissioner Sutherland asked if a multi-purpose easement could be created without granting it to a specific entity. Manager Nystrom noted that an easement could be referenced in a J. Fuoco Addendum and in any future ground lease agreement for the vacant parcel. Commissioner Sutherland inquired whether the easement would be recorded. Manager Nystrom responded that the easement would be recorded.

Staff recommended approval of the easement contingent upon the Authority's receipt of the following: 1) a survey describing the easement; 2) specifications from a licensed contractor detailing the scope of work; 3) all work to be done in compliance with applicable codes; 4) an executed addendum to the J. Fuoco Ground Lease Agreement acceptable to the Board; and 5) final approval subject to Authority Attorney review and approval of all documents. Staff also recommended that the Chairman be authorized to sign the easement on behalf of the Authority.

Commissioner Sutherland moved to approve the Consent Agenda with the contingencies specified by Staff in Consent Item B. Vice Chairman McCormick seconded. Voice vote: all ayes. Motion carried.

## **V. ACTION ITEMS**

There were no Action Items.

## **VI. DISCUSSION ITEMS**

There were no Discussion Items.

## **VII. OTHER ITEMS**

There were no Other Items.

**VIII. ADJOURNMENT**

There being no further business to come before the Board, Vice Chairman McCormick moved to adjourn the meeting. Commissioner Sutherland seconded. Voice vote: all ayes. Motion carried. The meeting was adjourned at 5:35pm.

APPROVED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

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Miles C. McCormack, Chairman

ATTEST:

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David J. Anderson, Clerk