

Walker Field Airport Authority

Minutes of the Special Board Meeting

January 4, 2000

BOARD COMMISSIONERS PRESENT: Miles McCormack Robert McCormick
Steve Ammentorp Craig Springer
Mike Sutherland Gary Morris
Ken Sublett

AIRPORT STAFF PRESENT: Corinne Nystrom Gary Mancuso
David Anderson

ALSO PRESENT: Dave Naski of West Star Aviation; Merv Heinecke of Extreme Construction; Ed Tolen of Ute Water; and Louis Buescher of Buescher Family Limited Partnership (BFLP).

I. CALL TO ORDER

Chairman McCormack called the meeting to order at 5:21pm.

II. APPROVAL OF AGENDA

Chairman McCormack asked for additions or changes to the published Agenda.

Vice Chairman McCormick moved to approve the Agenda as presented. Commissioner Morris seconded. Voice vote: all ayes. Motion carried.

III. EASEMENT TO UTE WATER FOR EXPANDED MAIN WATER LINE FOR THE BENEFIT OF WEST STAR AVIATION AND COLORADO DIVISION OF WILDLIFE

Staff presented the Board with a request to relocate a main water line near the West Star Aviation and Colorado Division of Wildlife leaseholds. The Authority was informed on Tuesday, December 28, 1999 that a 6-inch main water line broke under West Star Aviation's main hangar. The water line runs through West Star's parking lot, under West Star's main hangar, under the adjacent aircraft ramp, and under two t-hangar facilities to the east of the hangar and ramp. Consequently, water service has been disrupted to West Star Aviation, the Colorado Division of Wildlife hangar, and two fire hydrants in that area.

Ute Water indicated it cannot repair water lines that are located under buildings. The water lines in that area are antiquated and are located under buildings. Consequently, Ute Water proposed to relocate the main line to a location starting at Aviators Way and running north next to the road behind the new Herr hangar for approximately 500 feet with an 8-inch line. The proposed water line would tap into the 12-inch main water line along Aviators Way. In addition, West Star Aviation requested that the Authority participate in the costs of installing the new main water line because the water line would benefit more than one tenant, including two unleased parcels of land north of Aviators Way. Initial cost estimates for relocating the water line are approximately \$7,500. West Star and Ute Water noted that the proposed relocation is an emergency situation, and time is of the essence to resolve the problem.

Chairman McCormack inquired whether the proposed relocated water line would be in compliance with applicable fire codes. Ed Tolen of Ute Water indicated that the proposed water line would be in compliance with applicable fire codes. Vice Chairman McCormick asked to review drawings of the existing and proposed water lines. A map of the existing and proposed water lines was provided by Mr. Heinecke. Authority Board members, Manager Nystrom, and all attendees reviewed the drawings.

Mr. Heinecke commented that the proposed relocation would provide temporary water service to the Colorado Division of Wildlife hangar. Manager Nystrom asked whether or not West Star would be the only beneficiary of this relocation. Mr. Heinecke responded that West Star, the Herr hangar, and the undeveloped parcel(s) to the south of the t-hangars would be the beneficiaries of the relocated water line. However, a new water line will probably need to be installed next year from Aviators Way to the Colorado Division of Wildlife hangar. Commissioner Morris asked what the proposed cost allocation would be for the water line relocation. Mr. Tolen responded that the proposal is for West Star, Ute Water, and the Authority to each pay 1/3 of the costs of the relocation. Ute Water would pay for any taps associated with the project. Louis Buescher of Buescher Family Limited Partnership (BFLP) stated that BFLP has already spent money on this project.

Manager Nystrom asked why the existing water line to the Colorado Division of Wildlife hangar will have to be relocated in the future. Mr. Heinecke noted that the existing water line is located under 2 of the t-hangar buildings. Thus the same issue with a water line breaking under a building may occur in the future. Thus to prevent this from occurring, the water line servicing the Colorado Division of Wildlife hangar will also need to be relocated.

Mr. Tolen commented that in conjunction with this project, Ute Water would like to relocate several water meters in this area to make the meters more accessible for readings. Vice Chairman McCormick asked if the Authority could receive as-builts for any new water lines installed in this area. Mr. Heinecke responded that he would provide as-builts to the Authority. Manager Nystrom inquired as to who would be installing the water line. Mr. Tolen stated that Ute Water crews will install the water lines. Vice Chairman McCormick asked for a proposed estimate of the Authority's portion of the project cost. Staff responded that the proposed Authority portion would be approximately \$3,200.

Staff recommended that the Board: 1) approve the relocation of the main water line to the location starting at Aviators Way and running north next to the road behind the new Herr hangar for approximately 500 feet with an 8-inch line; 2) grant the necessary easement to Ute Water for the water line, subject to the Authority Attorney reviewing and approving all easement documents; and 3) appropriate funds for the Authority to participate in the costs of the relocation.

Vice Chairman McCormick moved to: 1) approve the relocation of the main water line to the location starting at Aviators Way and running north next to the road behind the new Herr hangar for approximately 500 feet with an 8-inch line; 2) grant the necessary easement to Ute Water for the water line, subject to the Authority Attorney reviewing and approving all easement documents; 3) appropriate funds in an amount not to exceed \$4,000 for the

Authority's portion of the costs of the relocation; and 4) authorize the Chairman to sign any documents on behalf of the Authority which are necessary for this project.

Manager Nystrom recommended that the proposed easement be a non-exclusive easement. Manager Nystrom's recommendation was incorporated into the motion.

Roll call: all ayes. Motion carried.

IV. ADJOURNMENT

There being no further business to come before the Board, Commissioner Morris moved to adjourn the meeting. Vice Chairman McCormick seconded. Voice vote: all ayes. Motion carried. The meeting was adjourned at 5:40pm.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2000.

, Chairman

ATTEST:

David J. Anderson, Clerk