

MINUTES
ABERDEEN REGIONAL AIRPORT BOARD

Special Meeting

July 14, 2010

MEMBERS PRESENT: Mike Erickson, Rolf Johnson, Nate Zeeb

MEMBERS ABSENT: Steve Kaiser

OTHERS PRESENT: Dave Osborn, Bob King, John Aman, Rhea Ketterling

The special meeting started with a roll call at 10:00am, Chairman Erickson and Johnson was at the Airport and Zeeb was on conference call.

Osborn stated last it was discussed Hangar 9 was going to get prices for moving the gas line and water line. Whatever could be done to get us a figure, so a decision could be made on how we are going to approach their request. Aman stated as far as the gas line the number that NorthWestern Energy gave to him was not more than \$1,000 for the area that is encompass by the new building. NorthWestern Energy has said that they are going to find the money within their local budget to move the rest of the gas line. Also as stated at the meeting last week, Northern Valley is not going to charge either entity for moving the phone lines due to their working relationship with the City and Aman's previous history with them. The best number given the time that we had would be \$30,000 from Muntean on moving the water main. Aman does not know if this is just that area or if it was moving it out to encompass any future development between the new building and the fence out by the terminal. Osborn stated he thinks the estimate by Muntean was \$10,000. Zeeb also thought that it was \$10,000. Johnson stated so we are talking about \$10,000. Osborn stated the gas line within the area that confines Hangar 9's building is about \$1,000 and the rest would be moved by NorthWestern's at their expense. The other is the \$10,000 which is basically for the water line itself.

Osborn stated he did call Altman, City Attorney to give us a call back to kind of give us a status from the request from Hangar 9's attorney, to find out what the City normally does. Osborn has meetings tomorrow up at City Hall and will try while he's there. Osborn does not have an answer back from Altman of what the standards are for the City. Osborn does know according to Bobzien, City Engineer last time Osborn was told was this is a development; this is a developer's responsibility on normal City property or within the City of Aberdeen. The only reason why Osborn brings this up is obviously because the property is located within the perimeter of the City of Aberdeen. At this point in time, Osborn will still recommend that this issue goes to the City to see if the City would go forward. This is what Osborn is recommending to the Board that we take this to Altman and let the City make a decision. If it has to go before the Council, Altman himself can respond to this. Aman and Osborn will differ on this, but the reality to Osborn is the fact that when the pipe was laid, the pipe was laid in a straight line anticipating its coming off the same line for the water that come off the back side over by the other FBO's so it is consistent. It is not a change in that water line. The only change is when they went to a hydrant, so they had flow for the hydrant. Otherwise it comes right off at that area there. So it is not a change even when Aman considers their request from us that we did not think about development. Osborn thinks we did because the other FBO buildings are behind this. It may not be developments for a larger building like Hangar 9 did. Osborn as a request it is not quite as it was stated. Johnson asked if the estimates are adequate or do we need a formal written letter from the contractor. Osborn stated the other purpose is that he is actually looking at the response from the City. Muntean and Osborn had talked if it could be AIP eligible. They don't think it is because when we did the Master Plan there was not an application from Hangar 9, but we did the FBO in the corner. Would we have had the same problem with the FBO in the corner, does it influence that ability? This is the thing we wanted to see from AIP, would it be AIP eligible. Obviously Osborn stated we are going to try whenever we can because of development. What Osborn can't do is say yes we agree to it and then FAA says they are not going to put it into AIP. Then suddenly there is this \$11,000 bill that the City has not talked about. Osborn is trying to get all of these things answered, but does not think he could get some of those at this time because he did not know numbers. Osborn and Muntean will continue to work on this if it can be AIP eligible. At this time Osborn's request to the Board would be to take this to the City and see if the City would pay for it as development because this is what it is really is. If there are other standards on how they handle it, this is up to the City. If the Board would want to wait until Osborn gets an answer from Altman and then go forward they certainly can. Chairman Erickson stated it does not sound that the gas and the cable line are a big deal. It would just be the water. Zeeb stated he would not have a problem taking this to the City Council and seeing what their thoughts are. Johnson moved that the Board recommend for Aman to take this issue to the City Council, seconded by Zeeb. Motion carried. Osborn stated he still suggests to the Board that we get Altman's response even though we have a motion to take it to the City. We want to make sure we have the legal issue resolve. Chairman Erickson asked if Osborn is going to take it to the City or Aman. Osborn stated he will go ahead and take it to Altman as he had already requested for him to review it. Osborn still wants this as far as for

Aman as he does not have his attorney here, if there is something legal from the City we want to make sure we have all our bases covered. Aman stated he would opt to wait until we have Altman's response so that counsel can prepare everything so Aman don't go in and have to table it till the following week. Osborn stated by having Altman's involvement he would probably write up something about what it is, what the issues are when it comes to Council and have his knowledge of that experience. Johnson stated once Altman's has it on the Council's agenda, they do a little homework. Osborn stated the idea is if Altman does makes a determination and the things from Hangar 9's attorney were the fact that the City has done development in different ways, how have they done this and will this follow in the same matter is what Osborn wants to get an answer on because this was the request from Hangar 9's attorney. Osborn would like to get this and we will ask for this information and from that point in time go forward with the City Council. Hopefully at the same time we can get some answers from FAA because a lot of times when you find a party that is going to pay for development, it makes it a lot easier. If FAA says no, then it is truly out of the City's shoulders. Johnson stated he thought that we would be dealing with a lot more money than this, which is a good thing. Chairman Erickson stated this water line was originally part of the terminal project which was funded by AIP money to start with. Osborn stated this is correct. Basically developing the terminal if you look at the line and Aman was not a part of this when we started this with Riggins. From the very first application from Riggins, the next meeting we had with him with our Board we'd discussed that water line. Aman stated but at that point all of the discussions on utilities were for the existing hangar space 19 because up until last fall this new building was not ever a consideration. Osborn stated we actually laid out where that water line ran to them at that time, to make sure they have knowledge of it because the first expansion that was asked about made it very close to that water line. Aman stated correct because Muntean had drawn all of the expansion to the back. Osborn stated exactly and it's been discussed. Osborn wanted to make sure Aman understood this as it's not something new to the Board. Aman stated he realizes this and if Osborn would actually go out there and physically stand on the four corner post, (Aman is calling it the northwest pin) it is within about 2' of the corner spotting. If Osborn would go to the opposite which is nearest the terminal it is at about 5' or maybe 6', so it does run diagonally. It doesn't come straight across following a straight line from behind the other FBO's. Osborn stated he is not saying it is perfectly straight. It was laid out knowing that there could be expansion in the area. This was one of the comments from their request. Osborn stated there were two concerns when the application was made. One was the electrical line because of the 10' easement and the water line. These were the basic information a long time before Aman got involved. Osborn realizes that Aman may not have had all this knowledge. This had been a long term discussion, that the water line maybe a problem as well as the electrical. Aman stated the electrical had been acknowledged and we all know where this is hopefully going. Chairman Erickson asked how far does the water line have to be move to the northeast. Osborn stated in order to give the 10' easement; Osborn thinks it is about 5'. Aman stated it is hard to say if they are spot on with the locates. If they are 2' off and it is actually outside the corner, it only needs to move 8'. King stated the main thing is that we have to have the 10' easement from the building to the water line in case there is a break, so a person can get access to repair it. Johnson stated his concern is that we are going to make a recommendation so it is straight and it does not have the bend to go around Hangar 9's building which could impede flow, but when we meet back up with the terminal property we are bringing it back up with an elbow. Osborn stated they already talked to Mike Thompson, Fire Marshall concerning the terminal because of the water supply coming in the building. The recommendation was that we use 45s. Johnson asked will the 45s be out there or by the terminal. Osborn stated the 45s would come off the line that comes out around the building and another 45. This is where they talked about do you go straight from that point on or do you come back around the building. Aman stated this is where his recommendation to the Board and also to the City would be just get it out and follow that 110' from where everything would be spaced all the way up and tie it back in, versus any future development and multiple jagged back and forth and then it does restrict the water flow and then there is a problem for fire fighting apparatus at the terminal because it is a dead end line. Johnson asked how come the locate was not done all the way to the terminal. Osborn stated locate was basically done up to the fence. The intent was way back when Aman first talked about some of these things, we talked to the Fire Marshall and asked what will it do to the flow. The Fire Marshall's recommendation was that it will not affect the flow if we do not use 90s. Chairman Erickson asked where the feed would come in. King stated basically in between the two overhead doors. This is all where our utilities come in. It is somewhat of a straight line from what they have, from where it started down there to coming up here. Johnson stated he would not want add anymore elbow in this property unless it is necessary. Osborn stated we are all in understanding that we will wait until we hear something back from Altman. At that point in time if it is not acceptable with Hangar 9, they can certainly take it to the City. Chairman Erickson asked if Hangar 9 is willing to pay for \$1,000 for the gas line. Aman stated they are asking for this as well because this passes 55' from the front of the building. Unless they are going to put a 55' deep hangar it is completely unusable space. Osborn is hoping that we get an answer yet this week, but if not Osborn will get it to the Board and Aman as soon as possible to be inform. If the response comes by email, Osborn will forward this to Aman and the Board.

Johnson moved to adjourn, seconded by Zeeb. The Special meeting adjourned at 10:18am.