

TO: Thomas Frutchey, City Manager  
FROM: Dick McKinley, Public Works Director  
SUBJECT: Airport Land Use – Municipal Water Wells  
DATE: March 1, 2016

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Needs: For the City Council to adopt Resolution No. 16-XX, approving the non-aeronautical land use of airport property for the location of municipal water wells.

- Facts:
1. The City of Paso Robles acquired the municipal airport in 1973 and since that time has continued to operate the facility for its intended purpose, in accordance with applicable guidelines and regulations.
  2. The airport has provided a number of peripheral benefits and services to the City and the surrounding community. One such use is the location of municipal water wells – strategically located in underground aquifers not otherwise available to the City.
  3. Current FAA regulations require the airport to receive fair and proper compensation for land uses and agreements entered into by the City. The requirements also allow the City latitude in determining the viability and current needs for specific airport properties and allow for non-aeronautical uses on properties that do not conflict with airport operations but might otherwise provide benefit to the City and its citizens.
  4. The advent of the FAA’s new and more specific operating regulations now requires the City to formalize its historic agreements for the operation of these wells.
  5. Currently, there are four well sites located on airport properties that cause no conflict with airport operations or impact on future development by their continued location and the City’s intent to operate them in perpetuity.

Analysis &

Conclusion: The well sites provide significant benefit to the City and its citizens. They further ensure the continued viability of the City water supply, at a time when other factors and events would appear to make its future seem uncertain. The specific locations of the subject well sites create no negative impact on the Airport or its operation and can continue to operate in perpetuity. The proposed compensation to the Airport Fund—an annual credit for charges for water used in airport operations—is reasonable.

Policy

Reference: Airport Lease Policy and Market Rent Analysis; FAA Compliance Handbook, Order 5190.6B.

Fiscal

Impact: The current annual water service charges to the airport are approximately \$4,000 per year. An annual credit to the Airport Enterprise Fund in this amount is proposed.

Options: A. For the City Council to approve Resolution No. 16-XX approving the long-term use of the designated sites for municipal water wells.; or

B. Amend, modify, or reject the above option.

Attachments:

1. Resolution No. 16-XX

Resolution No. 16- XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING THE NON-AERONAUTICAL USE OF CITY-OWNED AIRPORT PROPERTY  
FOR THE PURPOSE OF OPERATING MUNICIPAL WATER WELLS

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WHEREAS, the City of Paso Robles continues to operate the Paso Robles Municipal Airport as a viable and effective part of City infrastructure; and,

WHEREAS, governing guidelines and operations and management regulations change over time, particularly the FAA Compliance Manual, Order 5190.6b, and the City's recently completed Airport Market Rent Analysis and Lease Study, which now require a more clear definition of land uses and associated agreements, and the fair compensation for uses of airport land; and,

WHEREAS, the City has, at various times, approved and authorized the installation of four (4) separate municipal water well sites at the airport that produce drinking water for the City of Paso Robles; and,

WHEREAS, the City fully intends to operate said wells on these airport sites in perpetuity, for the significant good and benefit to the local community and its citizens; and,

WHEREAS, consistent with adopted guidelines, the well sites are located so as to occupy minimal space in areas which will thus not impact future airport development and operations,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The continued non-aeronautical use and occupancy of four (4) municipal water well sites on airport property; specifically, the Tower, Avery, Fox, and Dry Creek wells and their associated infrastructure is authorized and approved.

Section 2. These well sites are expected to continue to operate in perpetuity.

Section 3. As compensation for said occupancy, an annual credit to the Airport Enterprise Fund of an amount equal to the charges for water use for the airport operations each year, commencing in 2016 is authorized. The current annual charges are approximately \$4,000.

PASSED AND ADOPTED this 1<sup>st</sup> day of March, 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

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Steven W. Martin, Mayor

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Kristen L. Buxkemper, Deputy City Clerk