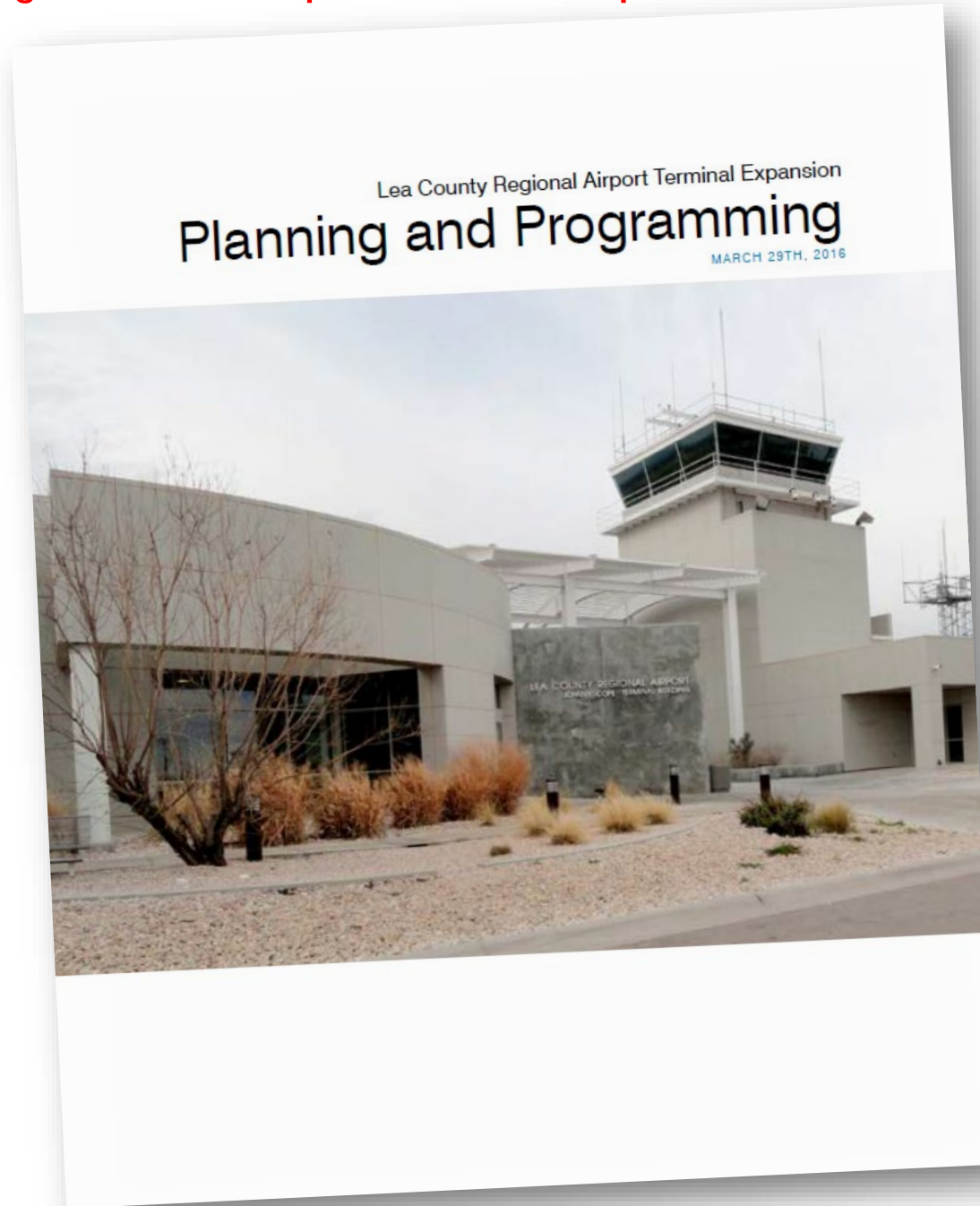


Discussion of Extending Hobbs Municipal Water and Liquid Waste to the Lea County Regional Airport

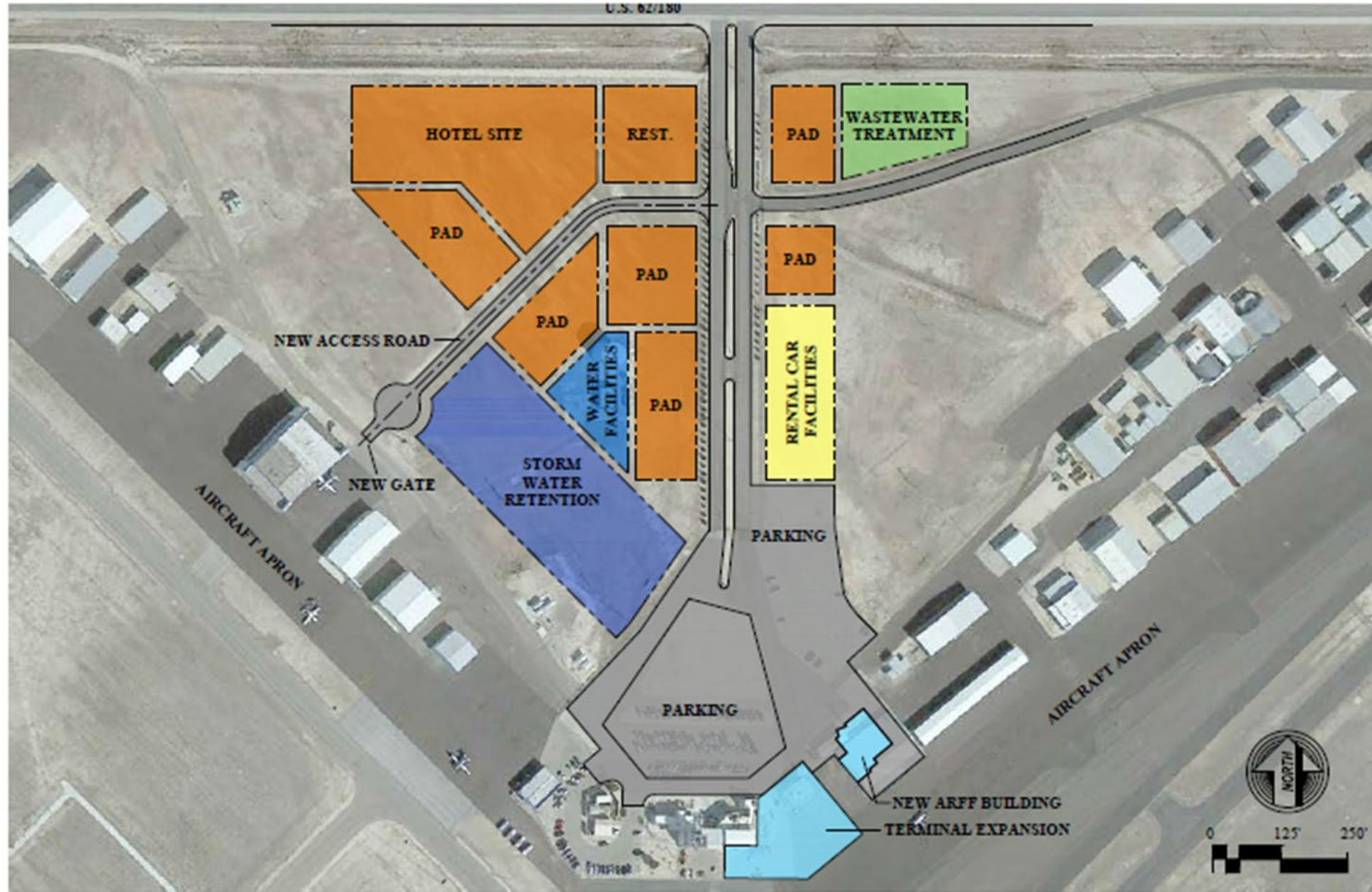


In 2014, Lea County began the master planning process to include a new fire station, a terminal expansion, a new aircraft apron, an enlarged parking lot, and utilities improvements for existing and future development at the Lea County Regional Airport.

A portion of the utility improvements would include the alternations that would allow Lea County to raze the existing 400,000 gallon water tank originally constructed in 1956 and end the use of the water well.

The installation of a municipal water and sewer system would also allow the future development of larger utility users such as car rental facilities, a hotel, and a restaurant.

Discussion of Extending Hobbs Municipal Water and Liquid Waste to the Lea County Regional Airport



Potential for Future Development and the Impact on Wastewater

It is noted that the County anticipates further development in the immediate area of the Lea County Regional Airport. Development includes a hotel (estimated 85 rooms), a restaurant (Applebee's or similar), and rental car facilities, although other entities may show interest in development too. Larger planes (seating 75) may frequent the airport. The anticipated flow resulting from these potential facilities and additional passengers is shown in Table 7.

Table 7 Wastewater Projection Including Potential Commercial Development

Source	Unit	Quantity	Unit Consumption, gpd	Total Consumption, gpd
ATCT, Terminal	Employee	60	20*	1,200
Terminal	Passenger	600	5*	3,000
ARFF	Dormitory	4	100**	400
Restaurant	Seat	60	40*	2,400
Hotel	Guest	106	70**	7,420
Hotel	Employee	12	10**	120
Rental Car	Employee	4	20*	80
Total Wastewater Generation (Average Day Flow)				14,620

* NMAC

** Metcalf & Eddy, 4th ed.

This additional development will result in wastewater flows approaching 15,000 gpd. A groundwater discharge permit will be required if the County continues to use onsite treatment and disposal. This study recommends considering long term implications of the infrastructure identified in the short term phase. The recommended alternative should provide adequate treatment for short term flows under 5,000 gpd and be expandable to meet additional flows.

2.3. Infrastructure

The planned land use require a number of infrastructure improvements. These improvements may happen over an extended period of time.

2.3.1. High Game Security Fence

Currently the airport perimeter is marked by a barbed wire fence. Wildlife management requirements, imposed by the FAA, dictate that the entire airport perimeter be protected by a high game fence to prevent wildlife entry. The design of this new fence is complete and construction is anticipated for 2016 or 2017. As this project progresses, it will be necessary to re-align certain locations of this fence, particularly around the airport entrance, in order to accommodate planned improvements at the airport entrance. Some realignment may also be required in conjunction with the new ARFF building, Terminal Expansion and Parking Lot expansion.

2.3.2. Utilities

Water & Waste Water

City of Hobbs water and waste water service will need to be extended to the development area from its current point of termination approximate 1 mile to the east, along Highway 62. The lines would be run along the main entrance drive to and along the

internal access road to the pad sites. Refer to [Table 1 on page 9](#) in [Section 3](#) for the anticipated water and sewer requirements.

Natural Gas

Zia Natural Gas currently serves the airport property with a line along Highway 62. An extension of their line to the development area would run along the main entrance drive to and along the internal access road to the pad sites. Refer to [Table 1](#) in [Section 3](#) for the anticipated natural gas requirements.

Electrical

In support of the master plan development of the Lea County Airport area, Xcel Energy (Utility provider to the Lea County Airport) would have to relocate / upgrade the existing utility feed to the area. As such, early coordination with Xcel energy would be required.

Emergency Power

Emergency power will be up to any tenants.

Telecom and Data

Telecom and data service in the vicinity of the Lea County Regional Airport is provided by CenturyLink. CenturyLink would provide services to the development area.

TABLE 1. LEA COUNTY AIRPORT MASTER PLAN UTILITIES

	Water	Sewer	Gas Load
Tower	N/A		
Terminal Building	90 GPM = 2 1/2"	4"	1620 MBH
Hotel	300 GPM = 4"	6"	2025 MBH
Waste Water Treatment	Refer to Civil Narrative		
Restaurant	90 GPM = 2 1/2"	4"	1620 MBH
Restaurant (Pad #3)	90 GPM = 2 1/2"	4"	1620 MBH
Restaurant (Pad # 4)	90 GPM = 2 1/2"	4"	1620 MBH
Store (Pad # 1)	38 GPM = 2"	4"	480 MBH
Store (Pad # 2)	38 GPM = 2"	4"	480 MBH
Store (Pad #5)	38 GPM = 2"	4"	480 MBH
Gas Station (Pad # 6)	38 GPM = 2"	4"	270 MBH
Rental Facility w/ #1, 2, 3 combined	45 GPM = 2"	4"	340 MBH
ARFF Bldg	45 GPM = 2"	4"	340 MBH
Water Facility	Refer to Civil Narrative		



Figure 8
Connection to City of Hobbs SAS System

In April, 2021, the City of Hobbs awarded a water and sewer extension project to extend municipal water and sewer lines west along NM 62/180 adjacent to the Lea County Regional Airport.

The City of Hobbs awarded two bid lots that include the water line to from its termini near Pilot Truckstop to the water main at the Lea County Regional Airport and the gravity sewer main from to a location northeast of the Airport entrance road.

CITY OF HOBBS
200 E. BROADWAY ST.
HOBBS, NEW MEXICO

JANUARY 2021

construction plans for the

LEA COUNTY AIRPORT WATER AND SEWER EXTENSION

SAP 19-D2473-GF



CERTIFICATION:

I, MICHAEL E. JOHNSON, REGISTERED
PROFESSIONAL ENGINEER NO. 25223
HEREBY CERTIFY THAT THE FOLLOWING PLANS AND
DESIGNS WERE MADE UNDER MY SUPERVISION
AND DIRECTION AND THAT I AM A duly licensed and
competent engineer and architect.

MICHAEL E. JOHNSON, P.E.
1/26/2021
NO. 25223

MOLZENCORBIN
ENGINEERS | ARCHITECTS | PLANNERS

2721 Miles Road SE, Albuquerque, New Mexico 87106 505 242 2700 office 505 242 6273 fax

Molzen Corbin Project Number: CES 191-20

G-001

Sheet

1/27/2021

DESCRIPTION	REV	DATE	BY

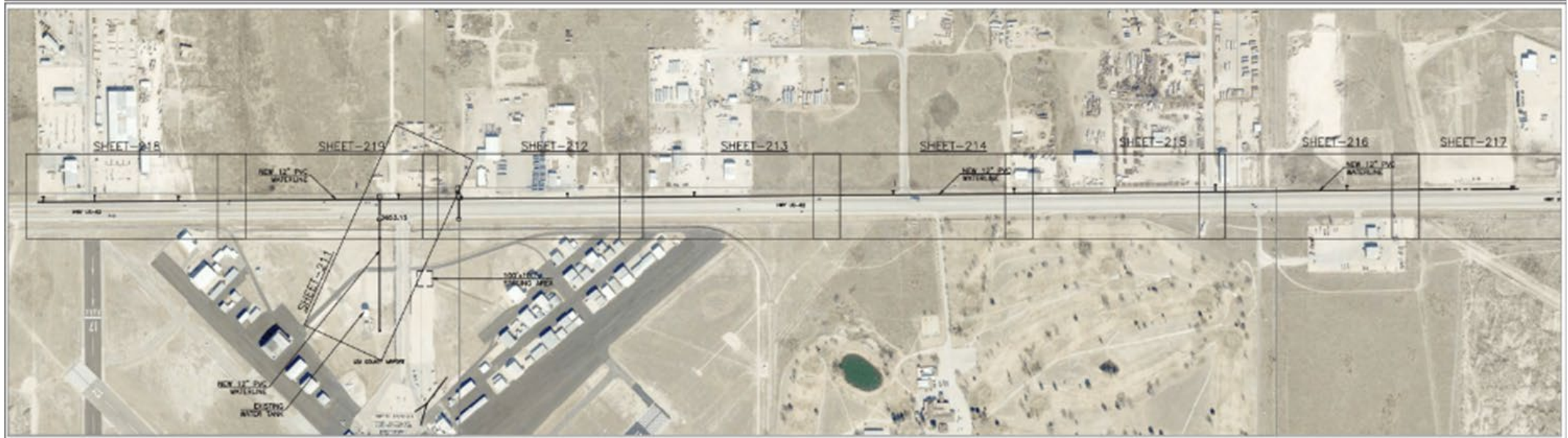
THESE DRAWINGS ARE NOT NECESSARY COMPONENTS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

ALL LEGAL, TITLE, AND RECORDS ARE PLANNED AND REPRESENTED IN THIS INSTRUMENT AND SHALL BE THE PROPERTY OF THE ENGINEER. ANY CHANGES OR MODIFICATIONS TO THE INSTRUMENT SHALL BE MADE BY THE ENGINEER. THESE CHANGES SHALL BE MADE BY THE ENGINEER AND SHALL BE THE PROPERTY OF THE ENGINEER. ANY CHANGES OR MODIFICATIONS TO THE INSTRUMENT SHALL BE MADE BY THE ENGINEER.

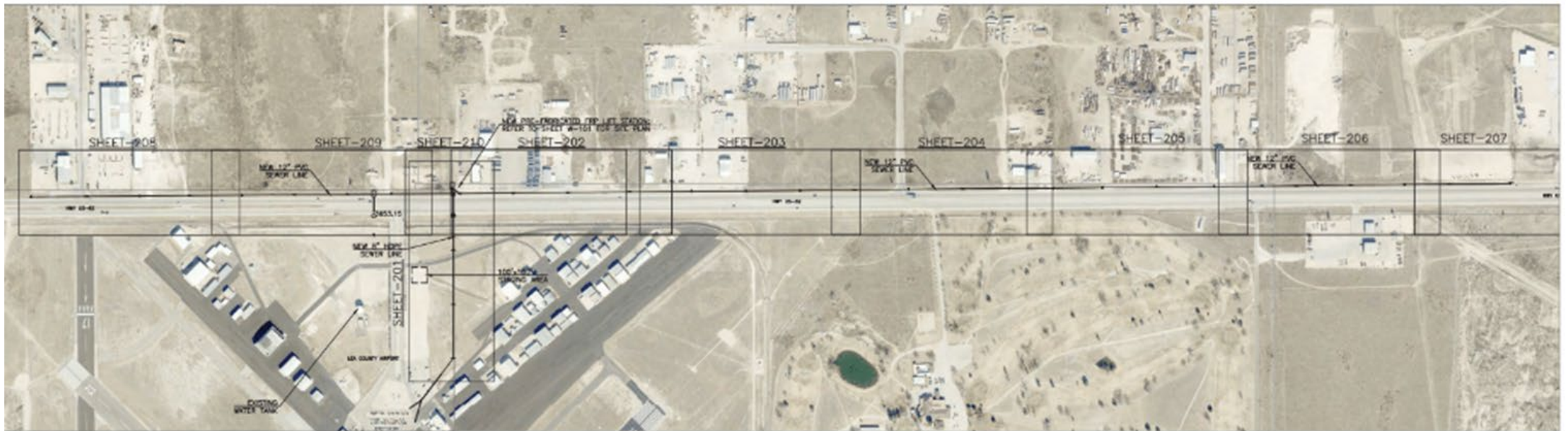
THESE DRAWINGS ARE NOT NECESSARY COMPONENTS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT PROVIDES THAT THE OWNER SHALL PAY THE CONTRACTOR WITHIN 45 DAYS AFTER SUBMISSION OF ALL UNDISPUTED INVOICES FOR PAYMENT.

Discussion of Extending Hobbs Municipal Water and Liquid Waste to the Lea County Regional Airport

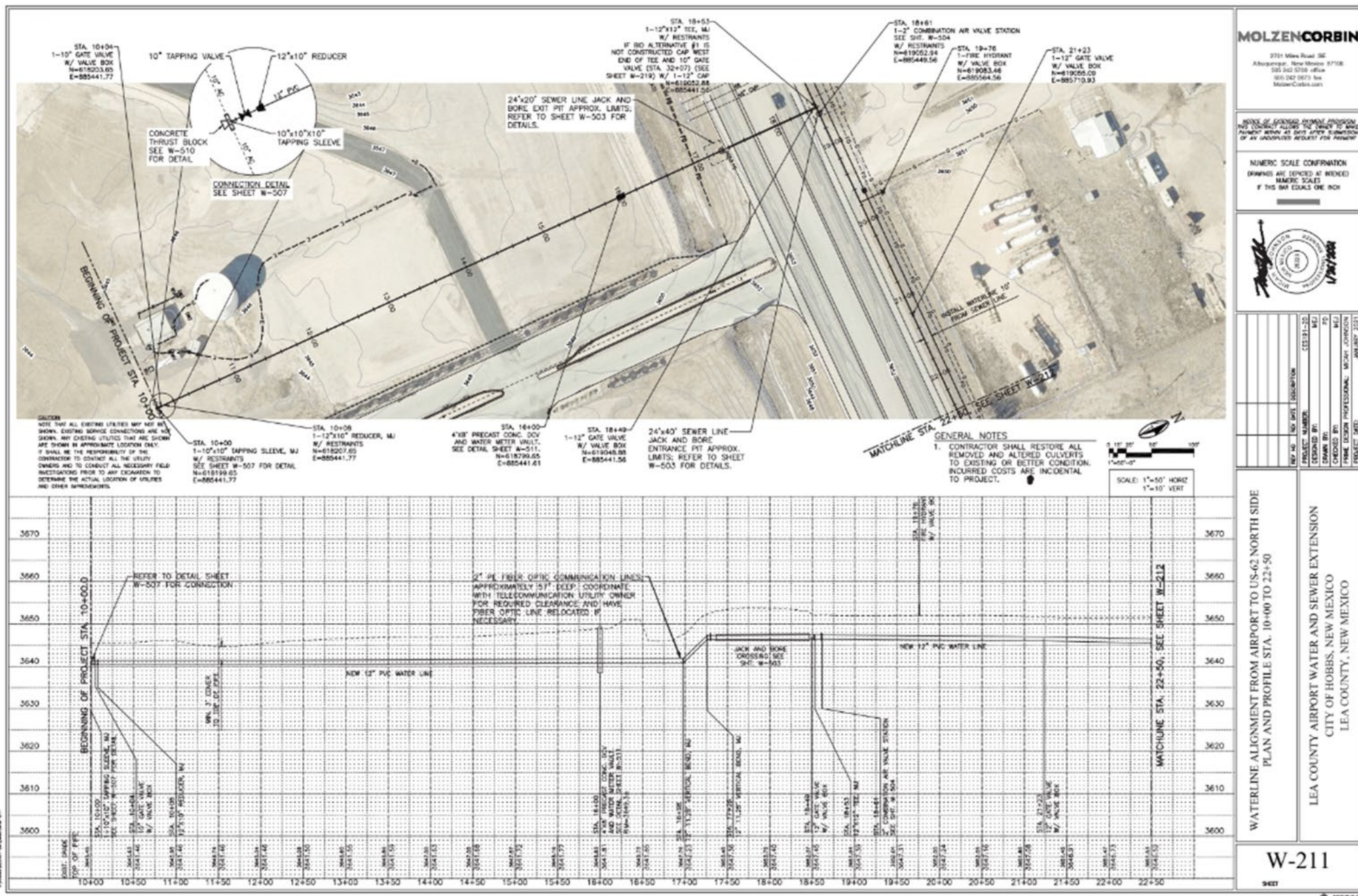


WATERLINE ALIGNMENT SITE MAP AND SHEET IDENTIFICATION

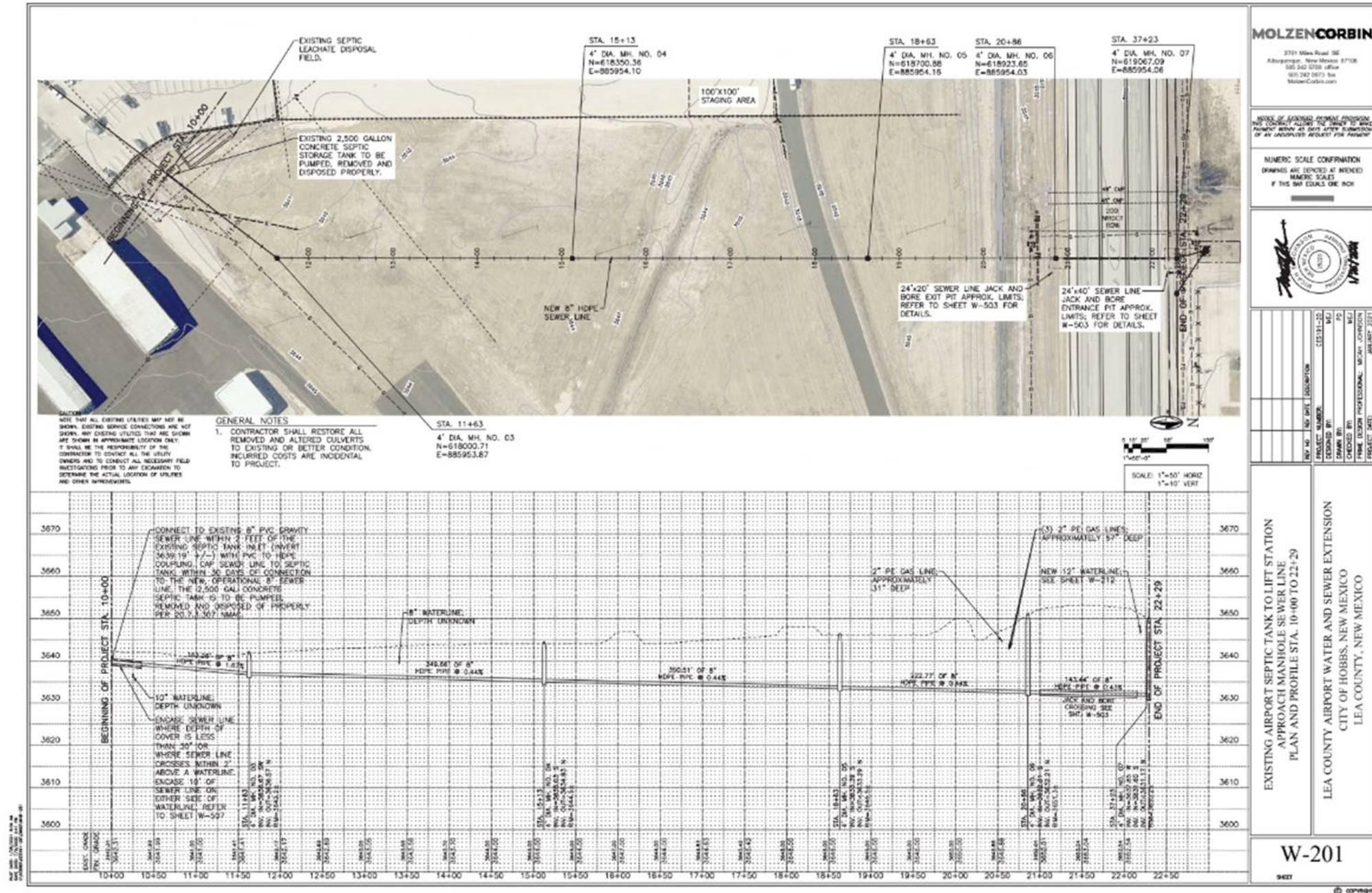


SEWER LINE ALIGNMENT SITE MAP AND SHEET IDENTIFICATION

Discussion of Extending Hobbs Municipal Water and Liquid Waste to the Lea County Regional Airport



Discussion of Extending Hobbs Municipal Water and Liquid Waste to the Lea County Regional Airport



MEMORANDUM OF AGREEMENT BETWEEN LEA COUNTY, NEW MEXICO AND THE CITY OF HOBBS

This Memorandum of Agreement is made this _____ day of, _____ 2021,
by and between the City of Hobbs (*hereinafter* "CITY") and Lea County, New
Mexico (*hereinafter* "COUNTY").

PURPOSE

The purpose of this Memorandum of Agreement (*hereinafter* "Agreement")
is to memorialize the terms and agreement between the CITY and COUNTY
regarding the COUNTY's funding toward the CITY's construction of public
infrastructure (water & sewer) located west of West Court Road within the 62/180
right of way. CITY and COUNTY agree to cooperate as outlined in this Agreement.

WHEREAS, the CITY and COUNTY agree that public infrastructure located
within the 62/180 right of way west of West County Road would benefit both private
and public structures located adjacent to the corridor; and

WHEREAS, the availability and utilization of public water and sewer
infrastructures serve the health, safety, and wellbeing of Lea County residents by
providing safe potable water and acceptance and processing of liquid wastes; and

WHEREAS, on April 19, 2021, CITY approved an action to award "Bid No.
1585-21 Lea County Airport Water and Sewer Extension Project" to Ferguson
Construction in an amount not to exceed _____ (not including GRT or
Engineering); and

WHEREAS, the Agreement requires payment from the COUNTY to CITY
to assist in the construction of the Lea County Airport Water and Sewer Extension
Project;

NOW THEREFORE, for good and valuable consideration acknowledged by
both parties hereto, the CITY and COUNTY agree as follows:

DUTIES ASSOCIATED WITH FUNDING

I. CITY'S DUTIES

CITY will ensure the following obligations are met:

1. CITY will budget for the acceptance and expenditure of the COUNTY's
contribution toward the construction of the Lea County Airport Water and
Sewer Extension Project.

Lea County Airport Water and Sewer Extension
Project way of 62/180 as per the plan set.

Sufficient supporting documentation for actual
costs related to the construction of the Lea County Airport
Water and Sewer Extension Project to COUNTY upon request.

Funds contributed by COUNTY are used
for the construction of the Lea County Airport Water and
Sewer Extension Project and for no other purpose. Should any portion
of funds contributed by COUNTY to the Lea County Airport Water
and Sewer Extension Project be unused by CITY, those unused portions
shall be returned to COUNTY.

Public funds contributed by COUNTY in any
form, including federal, state, or local laws.

Lea County will design, construct, and maintain the public infrastructures and
Sewer Extension Project to further costs associated with the project
outlined herein.

Obligations are met:

Lea County will be responsible for encumbering and appropriating financial
funds for the construction of the Lea County Airport Water and Sewer
Extension Project within FY 2021-2022.

Lea County will be directly applied toward the Lea County Airport Water
and Sewer Extension Project.

Funds to CITY prior to July 30, 2022.

Lea County will provide an accounting of funds used toward the Lea
County Airport Water and Sewer Extension Project.

TERMS OF AGREEMENT

This Agreement incorporates all agreements, covenants, and
understandings hereto concerning the subject matter hereof,
and all understandings, promises or agreements of
the parties hereto.

Parties or their agents shall be valid or
void.

IMMUNITY

Employees (as defined in the New
Mexico Tort Claims Act) do not waive any
(s) pursuant to the New Mexico Tort
Claims Act and/or waives any provision
of the Act to CITY and COUNTY and their
agents.

Lea County will not be responsible for the negligent,
willful, or intentional acts or omissions of its
own officers and employees, as
expressly understood by this
Agreement and Sewer Extension Project
operated by CITY.

WARRANTIES

By executing the Agreement that it
is a party to the Agreement to create in
the CITY, or to authorize anyone
other than the provisions of the
Agreement to suits alleging wrongful
damages to property (ies), and/or
CITY, whether as contractor,
agent, or claimant to seek funds from
CITY.

Lea County will provide liability insurance or qualify as a
self-insured.

This Agreement shall have full effect, one year, or until
the Sewer Extension Project is
completed. The Agreement guarantees future
performance.

This Agreement shall be invalid or unenforceable for
any reason other than to be valid and enforceable. If
this Agreement is invalid or unenforceable, but
the Agreement is enforceable, then such
enforcement shall be as so limited.

ENTIRE AGREEMENT

This Agreement between the Parties and may
include amendments and alterations to
this Agreement signed by both parties.

This Agreement shall be subject to the laws of the State
of New Mexico, Lea County, New
Mexico.

On execution and approval

(e)

Date: _____

Date: _____

Date: _____

Date: _____



**LEA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY FORM**

LCBCC Meeting Date: Thursday, February 17, 2022

Submit this summary form & all attachments to the Finance Director clow@leacounty.net & cc the Executive Coordinator ssout@leacounty.net by: **Monday, February 7, 2022**

County Manager Approval mgallagher@leacounty.net required for all time sensitive issues that do not meet the above deadline.

DATE SUBMITTED mm-dd-yyyy: 02/14/2022	SUBMITTED BY Name, Title, Dept: Corey Needham, ACM
SUBJECT: • Discussion of Water and Sewer improvements with the City of Hobbs at the Lea County Regional Airport.	ATTACHMENT(S): PowerPoint
NO. OF ORIGINALS FOR SIGNATURE: 0	ACTION REQUESTED: Discussion Item
BUDGET LINE ITEM NUMBER: 454-18-4125	FISCAL BUDGET YEAR: FY 21/22
STRATEGIC PLAN Implementation of 5 Year Strategic Plan: Airports that are maintained and improved with new facilities (goal: increase capacity for changing commercial aircraft)	
SUMMARY: <p>In 2014, Lea County began the master planning process to include a new fire station, a terminal expansion, a new aircraft apron, an enlarged parking lot, and utilities improvements for existing and future development at the Lea County Regional Airport.</p> <p>A portion of the utility improvements would include the alternations that would allow Lea County to raze the existing 400,000 gallon water tank originally constructed in 1956 and end the use of the water well.</p> <p>The installation of a municipal water and sewer system would also allow the future development of larger utility users such as car rental facilities, a hotel, and a restaurant.</p> <p>continued....</p>	
Requested Items Needed for Presentation Easels/Laptop/Projector/Etc.: Easel <input type="checkbox"/> If checked, how many: Laptop <input checked="" type="checkbox"/> Projector <input checked="" type="checkbox"/> Other: <input type="checkbox"/>	See Additional Summary Attached <input type="checkbox"/>
SUBMITTER'S RECOMMENDATION(S): Discussion only	Submitter's Signature Department Director, Etc. Corey Needham <small>Digitally signed by Corey Needham Date: 2022.02.14 16:21:56 -0700</small>
FINANCE REVIEW Fiscal Impact/Cost:	Reviewed by Finance Director
LEGAL REVIEW: (Note: Travel does not need legal review)	Reviewed by County Attorney
COUNTY MANAGER REVIEW:	Approved by County Manager to be Placed on Agenda
Item No. 0305 RECORDING SECRETARY'S USE ONLY ~ COMMISSION ACTION TAKEN	
Approved: _____ Denied: _____ Other: <u>Discussion</u> Resolution No. _____ Policy No. _____ Ordinance No. _____ Continued To: _____ Referred To: _____ Comments: _____	

Summary Form Continued...

In April, 2021, the City of Hobbs awarded a water and sewer extension project to extend municipal water and sewer lines west along NM 62/180 adjacent to the Lea County Regional Airport.

The City of Hobbs awarded two bid lots that include the water line to from its termini near Pilot Truckstop to the water main at the Lea County Regional Airport and the gravity sewer main from to a location northeast of the Airport entrance road.