

**Peachtree City Airport Authority (PCAA)**  
**Regular Minutes**  
**Thursday, April 11<sup>th</sup>, 2019**  
**Aviation Center, Peachtree City-Atlanta Regional Airport**  
**7:00 p.m.**

**Members Present: Tom Fulton – Chairman, Tom Lacy – Vice Chairman, Allen Morrison – Secretary/Treasurer, Charles Murray – Member, Kevin Lund – Member, Max Braun – Alternate, Nathan Lee – Airport Attorney, and Airport Manager –Hope Macaluso, A.A.E.**

**Not Present: N/A**

**I. CALL THE MEETING TO ORDER**

Tom Fulton called the meeting to order at 7:01 p.m.

**II. APPROVAL OF MINUTES**

Tom Lacy made a motion to approve the March 14, 2019 minutes as written, seconded by Allen Morrison.

Motion carried 5/0.

**III. REPORTS**

**Finance and Capital Budgeting – Allen Morrison**

Allen Morrison met with Hope, Mike and Ryan to go over the March financials and reported a good month with fuel sales as the major contributor. Allen also noted that during the meeting the upcoming grant reimbursements for many items that were funded up front by the airport and will be reimbursed in the near future by the FAA. Allen deferred to Hope for the details on the financials.

**Operations Report – Mike Melton**

Mike Reported:

**WWII Heritage Days**

Scheduled for April 27<sup>th</sup> and 28<sup>th</sup>

We have been working closely with the Commemorative Air Force to organize a safe and efficient event. This year will be a little different than those in the past with larger aircraft that include a few C-47's and a F-27. The F-27 is the United States Army's and will be performing a parachute drop featuring the Golden Knights. One of the C-47's will also be performing a parachute demonstration. Both of these operations have been approved by the FAA's Flight Standards District Office. There will be a closure of the airfield during this drop and a

representative from the FAA's Atlanta Center air traffic control facility will be on the radio to act as an enhanced Unicom during the 30-minute time frame of the two parachute drops.

### **NOTAMS/NDB Update**

All of the NOTAM's regarding the NDB and the associated instrument approach NOTAM's have been removed just recently as the NDB was returned back to service last month.

### **Lights and Signs**

With all the recent storms we have had a number of issues with lighting strikes. A number of signs and lights on the southwest side of the airfield have been affected. The maintenance crew has been working diligently to replace these as they have been damaged. We are waiting for parts and a contractor to finalize the 3 signs that are out on the same side of the field. We hope to have those back up as soon as the contractor is back in the area (from Tifton). NOTAM's have been issued for these outages.

### **ODALS**

We had to shut down the breaker on the ODALS until we can get at least one more board working to turn them back on. Just a reminder that the installation of the previously approved ODALS replacement won't happen until late August or September of this year, due to the contractor's schedule. We hope to get them back up soon until the full replacement.

### **Building Lighting Projects & Area C Parking Lot Lighting**

We heard from Georgia Power this week regarding the installation of the lighting fixtures approved in the February Airport Authority meeting. They will begin on install starting with the main terminal building, then the Flight School/FBO hangar and final installation will be the overhead lights in the T-Hangars (T1-T24). We will coordinate with the T-Hangar tenants during installation to make sure their aircraft are moved safely during the short installation time. The T-Hangar installation will also include the outdoor lighting, illuminating the ramp area outside of the hangars.

We have submitted the three notice of proposed construction forms to the FAA for the installation of the Area C parking lot and roadway lights that Georgia Power will be installing. Georgia Power updated us this week that the fixtures are on order and should be in sometime in the next couple of weeks. We anticipate FAA approval in the next couple of weeks and installation closer to the middle of May.

### **Georgia Department of Transportation – Bi-Annual Airport Inspection**

We had our Bi-Annual Airport Inspection, conducted by the Georgia Department of Transportation. Representatives from GDOT, WK Dickson (engineering consultant) and airport staff were present. The inspections went well with just a few notes from GDOT.

- Suggested possible remarking taxiways and runway in the next few years (add to Capital Improvement Plan 2019).

- Suggested Airport Layout Plan (ALP) update. Slated to start this year in a new grant.
- Suggested during ALP update for us look at runway magnetic orientation. Runway could change to 14/32 instead of 13/31. We are two tenths of a degree away from the threshold before a change has to be made.
- Suggested minor grading on runway shoulders in only a few areas on the 13 side of the runway.
- Suggested removal of obstructions in Primary Surface. This will be taken care of in the upcoming clearing project and has long been noted on past inspections.

We will receive a letter noting the above items and we have to respond with a plan of action to remedy the items mentioned. A new license will be issued and we will be a licensed airport with the State of Georgia again for another two years.

#### **IV. FINANCIAL REVIEW - Airport Manager – (Hope Macaluso)**

Hope reported:

##### **March 2019**

##### **Revenue and Expense Highlights:**

March was another excellent month primarily due to fuel sales, both jet and AvGas. This brought our revenues in at 27% over budget. Expenses were mostly in line, being just 3.2% over budget. Our overall Net Income was again almost twice more than the budgeted amount, with no events in the month, making us now 65.5% ahead of budget for the year.

##### **Capital Expenses**

The capital expenses were related to current and future grants in the amount of \$73,337.52 and for \$6,219.00 in repairs to the PAPIs.

##### **Grant Update**

The final draft of the Environmental Assessment has been submitted to GDOT for their review. We expect to have their Tentative Allocations for next fiscal year's funding for approval in the May meeting.

Hope mentioned that Bryan Lilley Productions who organizes air shows, is interested in pitching the idea of another air show in Peachtree City. He is on the City Council agenda, seeking support for fire, police and overall approval of the concept. If he can gain approval he would approach the Airport Authority with the concept at a later date. Tom Fulton inquired about their experience and Hope responded they put on around 5 shows per year and this is what they do.

Hope updated the Authority about Area C and noted that one of the individuals that signed a lease is paying for that spot but has not built yet. They got a little sticker shock

but they are planning to move forward. Many of the hang ups have been with construction costs and fire codes. Allen asked if there was a time line in the lease and Hope responded that there were stops in place to prevent the dragging out of the project.

## **V. OLD AGENDA ITEMS**

None

## **VI. NEW AGENDA ITEMS**

### **19-04-01 Consider Capital Replacement of FBO Landscape Lighting**

Mike stated that there were three quotes that were gathered and we are recommending that the Authority approve the AAbby Landscape quote to repair and replace the lighting. Mike asked for a not to exceed of the \$3,500 for the project and the cost would be split between the Veterans Memorial fund and the Airport General fund.

Allen Morrison made a motion to approved the capital replacement of FBO Landscape Lighting as presented not to exceed \$3,500, seconded by Tom Lacy.

Motion carried 5/0

## **VII. Executive Session**

Prior to Executive Session Tom Fulton opened the floor for public comments with the understanding that the Authority had no obligation to answer or respond to any questions or comments that may arise.

Bob Grove asked where we were at with considering repainting the F-16. Mike noted that Jay Herrin was assisting with the project and looking into some options. Jay noted a little update and spoke with an airplane painting company and have determined that the aircraft doesn't need to come off the post and he was waiting for an update from the company.

Vic Syracuse noted that he was concerned about another lessee possibly having a different lease than he. He was under the impression that the lease stated that the lease would be terminated if a hangar was not built within a certain time. Carol Syracuse read the portion of the lease that stated: "failure to do so will automatically result in termination of the lease." Vic said felt like the other lessee was not being held to the same standard as he and that he has been a good tenant and abided by the lease terms that the airport has set. Tom said we would look into it and address it.

Jay asked if a person were to call and ask to build a hangar, what they would be told. Mike Melton stated that they would be told 30-year lease at \$1.25 per square foot per year. Jay asked if there was space available to build or if it was all spoken for. Hope noted that there was a Ground Lease Request Form that was to be filled out with their

request. There are likely others that are ahead of them but all would likely be considered. Jay asked if there were any other areas other than Area C to build on. Hope responded that we are awaiting funding and other safety projects would come in front of development projects. The airport itself does not have the funds to develop the area for individuals or businesses to build. Jay asked what the total number of lots available were. Hope stated that it depends on the size of the hangar.

Jay said it was the first any of them had heard about an airshow but his question was the company tried to do the airshow at the speed way. He was curious as to why this airport. Hope stated that they wanted something in this area and knew we had experience with airshows in the past. They had approached us in 2016 and we were still too fresh off of the 2015 airshow.

Tom Fulton noted that no motions would be made after executive session and thanked everyone for being there.

Tom Lacy made a motion to enter in to executive session for real estate matter at 7:29pm, seconded by Charles Murray.

Motion carried 5/0

Tom Lacy made a motion to adjourn Executive Session and enter back into the Regular Meeting at 8:07pm, seconded by Allen Morrison.

Motion carried 5/0

## **VII. Adjournment**

Allen Morrison made a motion to adjourn the Regular Meeting at 8:08pm, seconded by Tom Lacy.

Motion carried 5/0

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Attest

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Tom Fulton, Chairman