

Peachtree City Airport Authority (PCAA)
Regular Minutes
Thursday, January 9th, 2020
Aviation Center, Peachtree City-Atlanta Regional Airport
7:00 p.m.

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

I. CALL THE MEETING TO ORDER

Tom Lacy called the meeting to order at 7:00 p.m.

II. APPROVAL OF MINUTES

Kevin Lund made a motion to approve the December 12th, 2019, Meeting Minutes as presented, seconded by Max Braun.

Motion carried 5/0.

III. REPORTS

Finance and Capital Budgeting – Allen Morrison

Allen Morrison stated that he had met with Hope, Mike and Ryan and noted that this month was a little weaker on the fuel sales. Allen noted that Hope will review the remainder of the month and that it was still a good month.

Operations Report – Mike Melton

Airshow Prep

We met with a few of the Airshow organizers last month to continue to discuss the various parts of the show in May. As planning continues to ramp up we will see the organizers here on the field more and more. We are currently working through show sight lines and over all layout changes that will help ingress and egress of patrons and make for maximum show visibility.

WWII Day Prep

I met today with Clint Cottrell and Bob Grove from the CAF regarding WWII Heritage Days. This year will have a not only the jump teams like last year but there will also be non-aerobatic flight demonstrations. The US Army Golden Knights now require a Temporary Flight Restriction to be in place during their jump. Clint Cottrell who is a member of the CAF and now a Certified Air Boss will act as the temporary tower during this demonstration. The TFR will only be in place for an hour. As a reminder the dates for the event are May 2nd and May 3rd.

PAPI Repairs

As many of you have noticed we have had issues with the PAPI on Runway 31. We seem to have resolved the issue with a new Inclinometer board. All back to normal.

Hope mentioned that the air show website reflected that you are not able to carry a weapons on to property and that had been corrected because we are a General Aviation Airport and in Georgia we cannot prohibit qualified individuals from carrying.

Allen Morrison asked how old the PAPI's, to which Hope responded they were not that old. Mike noted that the 31-end of the runway tended to be a bigger issue as it had been struck by lightning the most.

Kevin Lund asked if the issue with the runway lights had been resolved. Mike stated that there was no rhyme or reason to the issue that Kevin referenced and we had not had an issue since. Kevin asked if there was a point of contact to call if we have any other issues in the future, to which Mike responded that we could certainly get someone here but it would take some time. Hope noted that the emergency contact information is posted on the doors of the FBO if anyone was to need anything like that in the future.

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

Hope reported:

December 2019

Revenue and Expense Highlights:

Although not as good as November, December was a good month. Fuel sales were as expected. We were below budget in overall expenses. Net Income was 23% over budget, even with the budget having been adjusted.

Capital Expenses

The capital expenses were for approved Toy Box repairs, a new transmission on one of the mowers, and a replacement dishwasher for catering dishes.

Grant Update

The Obstruction Clearing Design is still in the comments stage with GDOT for Scope and Fees as is the Airport Layout Plan Update. Right now, GDOT and WK Dickson are pretty far apart on what they each think the project should cost.

There are funding issues on the state side of things. With the 4-cent jet fuel tax no longer in place, funding for the entire GDOT Aviation Program is in jeopardy. Getting any state matching funds and someone to actually administer grants at the state level is at stake. This state legislative session will be an important one. Tom Lacy asked if there was a lobbyist at the capital working on these issues, to which Hope responded that the Georgia Airports Association (GAA) did indeed have a lobbyist working on these issues. Hope also noted that the GAA current leadership is moving in a direction that possibly could not be favorable to General Aviation Airports like Atlanta Regional Airport. Allen noted that Hope, as a former President of GAA was taking more of a forward approach with this issue and he appreciated her efforts in this matter.

Allen asked where we stood on the grant funded fence project. Hope responded that the project had been submitted to GDOT (Georgia Department of Transportation) for review, even though we would pay for the project up front we could ultimately be reimbursed for 90% of the project in the future. Hope stated that GDOT wanted to get the ALP and Obstruction Clearing Scope and Fees ironed out before they took a look at the fencing project. Hope noted that because of the State funding issue, that reimbursements could take a while longer in the future.

V. OLD AGENDA ITEMS

None

VI. NEW AGENDA ITEMS

20-01-01 Welcome New Member - Max Braun

Tom Lacy welcomed Max Braun as the new Authority member and asked if Max had anything to say. Max said that he was glad to get to know everyone over the last year as an Alternate Authority Member. Max stated that he looked forward to continuing to help grow the airport in the future.

20-01-02 Election of Officers

Tom Lacy opened the floor to the Authority for nominations for Chairman.

Allen began by noting that the airport was a really great airport that can be made exceptional. He stated that could be accomplished by having good conversations both in the meetings and with tenants and customers outside of the meetings. Allen said that the Authority needed someone who is level headed, could lead the meetings, has general aviation knowledge and foster an open line of communication.

Allen Morrison nominated Kevin Lund as chairman, seconded by Max Braun.

Tom Lacy asked if there was any discussion. Charles Murray commented that Kevin will certainly be a good chairman and that he appreciated working with the Authority. Charles noted that Tom Lacy has served the Authority in many capacities and his preference of course was to potentially nominate Tom but noted that Tom prior to the meeting stated he did not want the job. Charles stated that he will support anyone that will be chairman and stated that he supported Allen's nomination.

Motion to elect Kevin Lund as chairman carried 5/0.

Kevin thanked everyone for the support and he looked forward to working with Hope, Mike and everyone else over the next year. Kevin stated that this is an exceptional airport and he had a friend visit the airport last year and say how impressed he was with not only how nice the airport was but how special the airport was. His friend commented about how friendly everyone was with each other. Kevin stated that his goal was to continue to make the airport even more exceptional.

Charles Murray nominated Allen Morrison as Secretary / Treasurer, seconded by Max Braun.

Max commented that Allen had done a good job and thought that he would continue to do so over the coming year.

Motion to elect Allen Morrison as Secretary / Treasurer carried 4/0, Allen abstained.

Kevin Lund appointed Charles Murray as Vice Chairman.

20-01-03 Appointment of PCAA Representative to Fayette County Development Authority Board

Max commented that the Authority has a member on the Development Authority to help show suitor and future businesses what the airport has to offer. Max continued on to note that it was also an opportunity to advocate and promote the airport with businesses and community leaders. Max asked what it would take to amend the contract to say “A member of the Authority or staff as appointed from time to time”, to which Nathan and Hope responded that it would take many of the cities in the county and the county would have to collectively vote to make a change. Nathan said that he would look into what it would take to change and get back with the Authority and in the mean time we need to appoint someone.

Allen made a motion to appoint Max Braun as the PCAA Representative to Fayette County Development (FCDA) Authority Board, seconded by Kevin Lund.

Motion carried 5/0.

Charles Murray made the comment about not having that appointed individual continue on the FCDA board indefinitely and putting a limit on that moving forward. Nathan commented that you may want to look at a designee each year. Allen also commented that he would like to see it as an annual discussion in the future. Charles agreed with what the other Authority members said about the time limit or annual discussion.

20-01-04 Consider Hangar C1 Request to Suspend Ground Lease Payments and Time Toward Completion

Hope began by reviewing a letter sent by the hangar owner requesting both additional time toward completion and suspending the ground lease payments for that lease due to the many hang-ups with the City permitting office. Hope noted that in the letter there was not a term mentioned but she recalled that they had been previously given a six-month extension. Hope noted that there had indeed been a number of issues with the permitting office and that one of them had to do with the original 2008 hydrology study was possibly no longer valid and needed to be updated by the airport. Hope noted that there was plenty of communication between the airport and city regarding the building.

Dan Tucker thanked the Authority for time to address them. Dan reviewed the permitting process and how the City Engineer would have to review the approved permit and that is where it stayed for a while. Dan and Hope noted that they lacked the Hydrology Study that the City Engineer required, Hope stated that she had just found that document and had already submitted that to the City.

Max Braun asked if the other hangar that was built required this same documentation, to which Hope responded that C3 did not require that documentation and the City did not require it for that hangar. Dan stated that he had politely asked the question about how the previously approved hangar made it through the permitting process without an oil water separator and the City could not explain how it had been approved. Hope noted that Safebuilt, the city contractor stated that “Once Approved, Always Approved.”

Allen asked Dan when they first submitted for the permit and Dan responded that he believed it was August of 2019. Allen reminded the Authority that we are on our second extension and a year and a half into this project, he continued on to note that was why in November he pushed for them to start paying or move on to another potential builder.

Kevin asked Hope that now that they have the Hydrology report what would be the time frame moving forward. Hope responded that they are still reviewing it and noted that it was 150-page document. Dan noted that there was a meeting setup next Tuesday to review the study and see what else was needed, he hoped to have a timeline at that point. Hope also noted that the City had required a site plan with the build out of all the hangars but that the builder had not been made aware of that requirement. Hope stated that she had submitted that site plan to the city on behalf of all of the hangars to be built in that area. Hope also noted that she had technically sent that buildout to the City in August of 2018, however it was not uploaded to their system at the time.

Dan said that the City Engineer would not issue another permit until the Hydrology Study was submitted and or updated.

Allen reiterated to Mr. Tucker that it took 15 months to submit for a permit. Dan stated that there were many other issues that led to the lengthy delay on the first submittal and he would be glad to review those delays with the Authority. Max understood that there had been many hurdles to jump through, he asked what the ask was. Hope restated the agenda item.

Dan stated that he could not pay a third-party engineer to incorporate just his hangar into the Hydrology Study and that it would have to tie into the entire buildout study.

Tom Lacy asked Hope who paid for the last Hydrology Study, to which Hope responded that it was paid for in a grant. Hope reiterated that the study would likely have to be paid for by the airport because it would be for the entire build out and not just one or two hangars but the entire area.

After some additional clarification discussion, the following motion was made.

Allen Morrison made a motion to suspend payment for the next 4 months, seconded by Tom Lacy.

Motion carried 3/2 with Max Braun and Charles Murray opposed.

VII. Adjournment

Prior to adjournment, Kevin Lund opened the floor to Jay Herrin (long time tenant). Jay stated that tonight is a very special night, and he had a couple of things to mention. He welcomed Max to the Authority and said that if there was anything that the tenants could do to help him they would. He also congratulated Kevin as the new Chairman. Jay stated

that the tenants were lined up and ready to help both the Authority and Airport staff if so needed. Jay recalled that about 18 months ago, 47 tenants met at the Commemorative Air Force hangar to discuss what the tenants could do to make the airport better all-around. He mentioned that a core group got together (Tommy Turner, George Harrison and Rick Escarra) and approached the then Chairman of the Authority and asked for his permission to contact each Authority member for a one on one meeting to get to know one another. He noted that the result of those one on one meetings was fairly meek with about an 80% return on those Authority members that were willing to meet with that core group. The meetings were to insure the viability of the airport and those who had investments at the airport felt secure moving forward. Jay felt that tonight was a culmination of at least part of those efforts made by the group and there was still a long way to go but overall moving in the right direction.

Jay noted that this is the first time in 19 years that he has been here that the Airport Authority was accessible, knowledgeable and is willing to work with all the users of the airport. Jay encourage everyone who came to the FBO to pay for fuel or rent to say hello to Hope and Mike as well as introduce themselves. Jay reiterated that this was the first time in 19 years where he felt like they were able to make some real headway toward making the airport a better place for everyone. Jay encourage everyone in the room to put all the adversity behind them and start fresh in 2020.

In closing, Jay invited everyone in the room (including the Authority) to a small social hour immediately following this meeting and maybe have an adult beverage and say hello.

Kevin encouraged everyone to make a new start with everyone and put away and hard feelings that anyone may have and start new.

Allen Morrison made a motion to adjourn the Regular Meeting at 7:47pm, seconded by Charles Murray.

Motion carried 5/0

Attest

Kevin Lund, Chairman