

**Peachtree City Airport Authority (PCAA)**  
**Regular Minutes**  
**Thursday, March 10<sup>th</sup>, 2016**  
**Aviation Center, Peachtree City-Atlanta Regional Airport**  
**7:00 p.m.**

**Members Present: Bill Flynn – Vice Chairman and Treasurer, Skip Barnette – Member, Mike Mitchell – Member, Tom Fulton - Member, Greg Garmon – Alternate, Doug Warner – Airport Attorney and Airport Manager –Hope Macaluso, A.A.E.**

**Members Not Present: Bryan LaBrecque – Chairman**

**I. CALL THE MEETING TO ORDER**

Bill Flynn called the meeting to order at 7:01 p.m.

**II. APPROVAL OF MINUTES**

Skip Barnette made a motion to approve the February 2016 Minutes, seconded by Tom Fulton.

Motion carried, 4/0.

**III. REPORTS**

**Finance & Capital Budgeting – (Bill Flynn)**

Bill deferred to Hope's report.

**Operations – Manager of Operations, (Mike Melton)**

New gate codes have been issued. We are still working through a few distribution and access questions on our part but things are moving along. We did, however, have someone with the code write the code in permanent marker on the Leo Giles Gate keypad. This has since been removed and we have filed a police report with the Peachtree City Police Department for Property Damage.

We are in the process of working with the T Hangar tenants to resolve a long standing issue with water vapor or condensation on the floor of the hangars. This accelerates rust on anything metallic in those hangars. We are researching a solution for this, as this needs to be resolved.

Mike Melton reported Hope attended a recent Peachtree City Council workshop where the availability of land at the airport was brought up. We plan on continuing to work with

the Fayette County Development Authority to strategize marketing the available land here at the airport for aviation oriented businesses.

In reference to March fuel sales, we have continued to exceed budget on both AvGas and Jet Fuel. While Jet Fuel is a little behind budget this month, AvGas is just above budget primarily due to the nice weather. Hangar inquiries continue to be the number one question from individuals looking to relocate to this area. While most are asking for T Hangars, there are a number of other customers we have been working with that are interested in relocating their jets to the field. We are also working to repair our Ground Power Unit to extend its life past the 45 years it has been in operation.

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

##### **Hope reported:**

##### **Revenue Highlights:**

Overall revenues were above forecast for February. The main driver continues to be strong fuels sales. We are lagging behind in hangar leases. This is due to having lost two based aircraft from the FBO hangar after having approved the budget. We expect to replace some of that income soon.

##### **Expense Highlights:**

We were extremely close to budget this month and are also very close to the year to date projection.

##### **Upcoming Capital Items not Grant Related:**

Cameras- The need for additional cameras on the airfield is becoming more evident. We will likely have to implement cameras based on priority to an area and not be able to install an entire system at once. Temporary solutions can likely be achieved within our monthly maintenance budget.

Flight School- The flight school that leases space in the FBO hangar offices has requested some cosmetic upgrades to their leased space including new carpet and paint. We will keep the expense down by doing much of the work ourselves.

Aircraft Wash Rack- This will be a significant cost, but continues to be a high priority issue with our tenants. Estimates we have received have been in the range of \$50,000. The closest airport to us with a wash rack is DeKalb-Peachtree Airport (PDK). That one is run and owned by a private company. One solution may be to issue a Requested for Proposals for a private company to install one here. Skip Barnette asked if there would be

any revenue potential for the airport on the RFP option, Hope responded that it would be a ground lease in that instance and that we would.

There are other issues looming, but these are the highest in priority at this time.

## **V. OLD AGENDA ITEMS**

None

## **VI. NEW AGENDA ITEMS**

### **16-03-01 Request to enter into a Ground Lease with Paul Bernth to build a 2 unit hangar**

Bill Flynn mentioned that the airport had been talking to a customer regarding building a two unit hangar for storage of aircraft. Bill Flynn recommended that the authority authorize Bryan LaBrecque negotiate and execute a ground lease agreement with Paul Bernth.

Mike Mitchell made a motion to authorize Bryan LaBrecque to negotiate and enter into an agreement with Paul Bernth to build a proposed two unit hangar, seconded by Skip Barnette.

Motion carried 4/0

### **16-03-02 Consider Requesting Property Conveyance from Fayette County Board of Commissioners**

Hope explained that on Taxiway Alpha, near the Crosstown Water Treatment plant, the fence extends toward the taxiway and has been identified as a potential issue with wingtip clearance for larger aircraft. In order to accomplish the goal of relocating the fence and still allow the Fayette County Water Authority access to a manhole cover in that area, the Airport Authority needs to request this conveyance of the County to donate the small portion of land to the Airport Authority. The Airport Authority would only need to pay the legal fees for the paperwork, which is reimbursable in a later grant project. Bill Flynn mentioned that Doug Warner could possibly execute the proper paperwork for a lower amount. Bill asked if there are any environmental issues regarding the donation of the land. Hope responded that there were no issues, that the land had already been surveyed by the County and that there would be an easement that would allow the Water Authority to access the manhole with a personal gate for access.

Tom Fulton made a motion to approve the request for conveyance of the property from the Fayette County Board of Commissioners to the Airport Authority, seconded by Skip Barnette.

Motion carried 4/0

**VII. Adjournment**

Skip Barnette made a motion to adjourn the meeting at 7:18pm, seconded by Tom Fulton.

Motion carried 4/0

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Attest

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Bryan LaBrecque, Chairman