

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

January 6, 1999

The January meeting of the Peachtree City Airport Authority, was held at the Aviation Center, Peachtree City-Falcon Field Airport, on January 6, 1999, at 7:00 p.m.

Those present were: Chairman Robert B. Patterson; Members: David M. Good, Catherine M. Nelmes and H.E. Buffington; Airport Manager James H. Savage; Recording Secretary Clair I. Ford; Director of Maintenance R. Dale Donegan; and Authority Attorney Douglas B. Warner.

Member Susan M. Cates was unable to attend due to a family emergency.

I. ANNOUNCEMENTS

A special presentation was planned for outgoing member Daniel E. Carr but he was unable to attend. The presentation will be made at the February meeting of the Authority.

II. ADDITIONAL AGENDA ITEMS

Chairman Patterson requested that two additional agenda items be added which are shown below as 98-01-03 and 98-01-04.

III. APPROVAL OF MINUTES

A motion was made by Mr. Good and seconded by Mr. Buffington to approve the minutes of the December 1, 1998, Authority meeting as presented.

The motion passed unanimously.

IV. REPORTS

A. Airport Manager - Jim Savage

Mr. Savage distributed the following report to the members:

AIRPORT MANAGER'S REPORT - January 6, 1999

1. The F16 has been delivered to Mr. Terry Shelton at DMI, Inc. for disassembly and loading for shipment to Peachtree City. Mr. Shelton has two other projects now scheduled ahead of our aircraft, but he hopes to start work on the F16 by the third week of January.

If all goes well, we should see the aircraft by mid-February.

2. I had Shumate Heating and Air look at the radiant heaters in the FBO hangar to determine the cost of repairing the six units that do not work, plus adding the two units that are missing.

I also had them look at the two "tube" heaters that Stevens Aviation apparently installed in the FBO hangar sometime during their lease term. According to some reports, the two units were removed from the paint bay in Hunting's Completion center and installed in our hangar. I'm not sure if that makes the units leasehold improvements by Stevens, or stolen property from Hunting - or perhaps both. Hunting has offered to let us use the units until spring, but wants them back eventually.

One thing I have determined, is that the units are not installed to meet current building codes, in that they use room air to make up combustion air. I do not yet have a price for bringing the tube units up to code.

On the other units, according to the technician from Shumate, the cost to repair the six radiant heaters (if parts can be located) will be some \$1,100 per unit. These units are over 25 years old. The cost of a new radiant heater is approximately \$1,500 per unit.

In discussions with Dale Donegan and the Shumate technician, we believe that if we replace four of the units at this time we can leave the tube heaters off and still have adequate heat for the maintenance area of the hangar. The other units can be replaced prior to next winter if needed.

I need to discuss the removal of the tube heaters with Bob Stewart of Hunting.

3. As you may or may not be aware, Angela Gleason and Nathan Iny, two of our line service technicians, left our employment just prior to Christmas to return to college. The young man I hired to replace one of them quit suddenly this last Monday, also to attend college. In the budget you are considering tonight I have eliminated one of the full time positions vacated, but I am in serious need on one full time employee to work days 6 a.m. to 2 p.m., Monday through Friday.

4. We delivered the request for funds to the FAA this afternoon for the AIP project for the hangar sites on the southeast end of the airport and for the Airport Master Plan update. The total cost of the project is some \$975,000. The FAA has indicated that we can expect some \$250,000 initially to do Phase 1 of the project, with the remainder coming in the last half of FY 99 providing the US Congress appropriates sufficient funds for AIP projects.

Phase 1 will allow us to do the necessary grading and underground drainage for the entire project. I am working with Pathway Communities to acquire the 1.8 acre triangle necessary to provide access to the site and three hangar sites. Meetings will be scheduled soon to discuss this issue.

5. The ads for the Request For Proposals for the design/build aspects of the restaurant and for those interested in operating the restaurant, are running in several local papers.

Pre-proposal conferences will be held on January 13, one at 11:00 a.m. for the design/build proposals and one at 2:00 p.m. for interested operators.

All proposals must be returned to the Authority by 5:00 p.m. on February 10, 1999.

A called meeting of the Authority to consider all proposals received is scheduled for 7:00 p.m. on February 17, 1999, at the Aviation Center.

V. OLD AGENDA ITEMS

98-12-01 Consider proposal from Andrew Conwell to erect runway remaining markers as Eagle Scout project.

Mr. Conwell advised Mr. Savage that he was not yet ready to proceed with the next phase of the project and hoped he would be ready by next month.

Hearing no objection, Chairman Patterson called for this item to be tabled until such time that Mr. Conwell requests to appear before the Authority.

98-12-02 Consider revised budget for the first half FY99 & review of FBO and aircraft maintenance operations.

After a brief review of the budget workshop held by the Authority on January 5, 1999, Mr. Good moved to adopt the operating budget dated "December 1998 through May 1999", with the stipulation that a review of the financial condition of the Authority be conducted monthly.

The motion was seconded by Mr. Buffington.

The members further discussed the need to control costs and improve revenues so that the \$275,000 in cash reserves will provide a minimum of 24 months operating capital while the business plan is implemented. The long range goal of the Authority to become self sufficient was also restated, which would eliminate the need for the city to share the hotel/motel tax.

The motion passed unanimously.

VI. NEW AGENDA ITEMS

99-01-01 Election of Officers.

Chairman Patterson expressed his thanks for the support of the Authority and staff during the last year and stated since this was the last year of his appointment that he would be willing to serve again as Chairman, however he would also support any other member should they express an interest in serving in that capacity.

Mr. Buffington offered a similar comment regarding the position of Secretary/Treasurer.

Hearing their comments, Mr. Good moved to re-elect Mr. Patterson as Chairman, and Mr. Buffington as Secretary/Treasurer. The motions were seconded by Ms. Nelmes.

The vote for Chairman passed with three voting in the affirmative, with Mr. Patterson abstaining.

The vote for Secretary/Treasurer passed with three voting in the affirmative, with Mr. Buffington abstaining.

99-01-02 Consider proposal from David Milton to build hangars on lots D24 and D25.

Mr. Savage briefed the members on the proposal presented by Mr. Milton, explaining that the proposal to be considered was only for lot D25, since some changes will be requested on the building on lot D24. Mr. Milton stated that the building would be identical to the hangar built on lot D19, including the same colors of "light stone" siding and "burnished slate" trim. He also answered several questions on the proposed building.

A motion was made by Chairman Patterson and seconded by Ms. Nelmes to approve the construction of a hangar on lot D25 as proposed by Mr. Milton, subject to the terms and conditions expressed in the current form of the Executive Storage Hangar Lease, and the timely execution thereof.

The motion passed unanimously.

99-01-03 Consider continued operation of the FBO by the Peachtree City Airport Authority.

Chairman Patterson restated the Authority's pledge from last spring to review the operation of the FBO by the first of the year to determine whether or not the Authority should continue its operation, or seek an outside vendor.

Given the many favorable comments received by the public, as well as the need to generate maximum revenue for the airport to meet its stated goals, it was the consensus of the Authority that indeed they should continue the operation.

In light of the opinions stated, Chairman Patterson moved to continue operating the FBO for an indefinite period, while maintaining a continual review of the operation to verify that the Authority is providing the best service to the community possible. The motion was seconded by Mr. Buffington.

The motion passed unanimously.

99-01-04 Consider extending the aircraft maintenance operation to include basic avionics capability.

Chairman Patterson expressed his view that considering the vote on the above item, he believed that it was in the best interest of the Authority to expand the maintenance operation to include certain basic avionics checks and installations so that the Authority could provide a one stop maintenance facility.

Following considerable discussion by the members, Chairman Patterson moved to approve the concept of adding basic avionics services to the aircraft maintenance operation, and to have staff prepare a budget and operational plan for consideration by the Authority to implement such services.

The motion was seconded by Ms. Nelmes.

The motion passed unanimously.

Having no additional agenda items to consider, Chairman Patterson opened the floor to the public for any comments or questions.

Mr. Jim Friday of the Dixie Wing of the Confederate Air Force rose to inquire about the CAF leasing the hangar owned by the Authority generally known as the "blimp" hangar.

After a short discussion by the members on the need to review the request in light of the need to add an operable door to the unit, and the need to maximize revenues, it was agreed that their request would be added to the agenda for the February meeting.

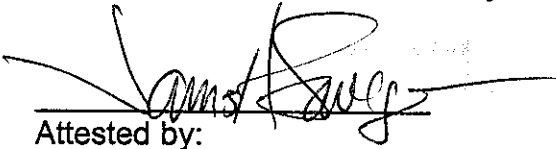
VII. EXECUTIVE SESSION

Hearing no additional items for discussion in either open or Executive Session, he called for a motion to adjourn.

At 7:56 p.m., a motion to adjourn was made by Mr. Good and seconded by Ms. Nelmes.

The motion passed unanimously.

Attested by:




Robert B. Patterson, Chairman

PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

January 31, 1999

Members	Regular Meetings	Meetings	Regular	Special Called	Special Called	Total
	Last 12 Months	Attended	Attendance %	Meetings Last 12 Months	Meetings Attended	Attendance %
David M. Good	11	11	100%	6	6	100%
Susan M. Cates **	5	3	60%	1	1	67%
Robert B. Patterson	11	11	100%	6	6	100%
Catherine M. Nelmes *	1	1	100%	0	0	100%
H.E. Buffington	11	10	91%	6	6	94%

Note: * New member as of 1/1/99 ** New member as of 8/6/98

Members	Dates Absent	Type
David M. Good		
Susan M. Cates	10/7/98	Regular
	1/6/99	Regular
Robert B. Patterson		
Catherine M. Nelmes		
H.E. Buffington	11/12/98	Regular

Meeting Dates	Type
1/6/99	Regular
2/4/98	Regular
2/21/98	Special
3/4/98	Regular
4/1/98	Regular
4/20/98	Special
4/28/98	Special
5/7/98	Regular
5/21/98	Special
6/3/98	Regular
6/8/98	Special
7/1/98	None
8/5/98	Regular
9/1/98	Regular
9/17/98	Special
10/7/98	Regular
11/12/98	Regular
12/1/98	Regular