

PEACHTREE CITY AIRPORT AUTHORITY MINUTES OF MEETING

January 9, 2002

The January meeting of the Peachtree City Airport Authority was held at the Aviation Center, Peachtree City-Falcon Field Airport, on January 9, 2002, at 7:00 p.m.

Those present were Chairman Catherine M. Nelmes; Secretary/Treasurer H.E. Buffington; Members: Jerry R. Cobb and Mark H. Harris; Airport Manager James H. Savage; Assistant Manager Andrew Bolton.

Member Douglas A. Fisher and Authority Attorney Douglas B. Warner were absent.

I. ANNOUNCEMENTS

Chairman Nelmes announced that the Authority will be meeting with the City Council at the Council's annual retreat on March 16, 2002, at 8:00 a.m. The meeting will be held at the Wyndham Peachtree Conference Center and the public is invited to attend.

II. APPROVAL OF MINUTES

A motion to approve the minutes of the December 12, 2001, meeting as presented, was made by Mr. Harris and seconded by Mr. Buffington.

The motion passed unanimously.

III. REPORTS

Mr. Savage gave the following report:

AIRPORT MANAGER'S REPORT

January 9, 2002

1. Progress on the AIP 12 construction project slowed down considerably during the Christmas holidays. Weather conditions over the last few weeks have added to the reduced effort, much as we warned the contractor several months ago.

Since our last meeting, very little change has occurred in Hangar Area "B" while we wait for the contractor to provide our engineers with drawings of the water meter and back-flow preventer box. Until the box design is approved, built and then installed, the 10 inch fire line and the 2 inch potable water line cannot be connected and pressure tested. Until the lines are tested, they must remain uncovered which accounts for the numerous piles of dirt that are visible in the area.

Much of the stone base has been placed in Hangar Area "B", but it has not been graded to finished elevations.

Some progress has been made in Hangar Area "A", with efforts underway to place new storm water drain lines and bring the site to finished grade.

On December 19, 2001, Wilbur Smith and Associates sent a second letter to Cline Construction Services expressing concerns that the contractor was obviously falling behind the schedule provided by Mr. Cline on November 14, 2001, and requesting what steps the contractor was going to take to get back on schedule. The contract deadline is March 6, 2002. As I prepare this report, we have seen no reply.

2. In a conversation with Mr. Rob Flemming of the James Group, newly hired contractors for Enterprise Rent-A-Car, he indicated that after several delays they will be starting the construction of the car wash sometime later this month. We have agreed to allow them to use the existing water line to the FBO hangar for a water source, with them adding a sub-meter to determine the amount of water used by the car wash. This will save them approximately \$3,500 in installation fees.

They will pay us a monthly water usage fee based on similar usage at other Enterprise locations, which will be adjusted annually as we do for the tenants in Hangar Area "A".

3. The 6 inches of snow that we accumulated on January 2 - 3, was removed by 12:00 Noon on the 3rd. The Public Works Department was kind enough to loan us a motor-grader and operator for about two hours to plow the runway, while Jim Freie, our Maintenance Technician, used our small tractor and blade to clean the transient ramps. Our first arrival landed at 12:05 p.m., an aircraft owned by McElroy Metals, which is one of our industrial neighbors.
4. Progress on the Commemorative Air Force's (the new name for the CAF) hangar has also fallen behind schedule. Mr. Pat Broderick believes it may be as late as March or April before their facility will be completed. As I have mentioned before, Peachtree Flight Center wishes to lease the "blimp" hangar after the CAF departs, to use as a maintenance facility for the flight school's aircraft. We hope they can improve on that schedule.
5. And finally, I would like to remind everyone of the Sixth Annual Chili Cook-off between the Airport Authority and the Georgia Chapter of the Short Wing Piper Club, which will be held this coming Saturday.

Chili will be served starting about 11:00 a.m. and lasting until 1:00 p.m., or until we run out of chili. As usual, I will be the judge, but since there is no prize for winning, I see no conflict of interest if I win again this year as I have in the past.

Following a short business meeting by the SWPC, Jerry Cobb and I will be holding an informal discussion on establishing a lower and shorter traffic pattern for ultra-light aircraft and other aircraft that fly close-in patterns. I expect this meeting to start about 1:30 p.m.

All interested parties are invited for both the chili and the discussions. Donations made for the chili go to support the SWPC's efforts to promote general aviation and to keep the "short-wingers" flying.

IV. FINANCIAL REVIEW

Mr. Savage gave a very brief overview of the financial report for the month of December, noting that Jet "A" sales were \$5,246 less than budget, but Avgas sales were \$4,890 better than forecast. These sales when combined with the \$1,067 additional monthly rent now collected from the flight school, contributed to a gross profit of \$53,760 for the month, or \$1,425 more than budgeted.

Expenses were held to \$4,167 less than budget, generating a net income of \$10,635, which further calculates to a positive cash flow of \$2,859 versus the anticipated negative cash flow of \$2,556.

V. OLD AGENDA ITEMS

None.

VI. NEW AGENDA ITEMS

02-01-01 Election of Officers.

Mr. Cobb nominated Ms. Nelmes for the position of Chairman, which was seconded by Mr. Buffington. There were no additional nominations and Ms. Nelmes called for a vote.

Ms. Nelmes was re-elected Chairman by a vote of three in favor, with Ms. Nelmes abstaining. The motion carried with three voting in the affirmative.

A brief discussion was held about the possibility of changing the title of the second Authority Officer from Secretary/Treasurer to Vice Chairman. Mr. Savage said he would review the process with Mr. Warner and report back to the Authority on how that process might be accomplished.

Hearing no other nominations, Mr. Cobb nominated Mr. Buffington for Secretary/Treasurer, which was seconded by Mr. Harris. Chairman Nelmes called for a vote and Mr. Buffington was re-elected Secretary/Treasurer by a vote of three in favor with Mr. Buffington abstaining.

02-01-02 Consider establishing time limit for execution of lease agreements with those who have placed deposits on lots in Hangar Area "B".

Chairman Nelmes gave a brief review of how and why the deposits were originally received by the Authority. She indicated that since the construction project was scheduled to be completed by March 6, 2002, it was her opinion that the depositors should exercise their rights to lease their designated lots prior to that date, or the lots should be made available for the public on a first-come, first-served basis, and their deposits returned.

Mr. Savage clarified the present position of Mr. Mike Gunn, who is one of the depositors, stating that he had received assurances from the Authority's engineers, Wilbur Smith and Associates, that Mr. Gunn's proposal to build Executive Storage hangars near Taxiway "A", northwest of Hangar Area "A" was feasible and would not interfere with future development in the area.

Referring to a letter of understanding dated May 21, 2001, between Mr. Gunn and Mr. Savage, on behalf of the Authority, it was agreed that once it was determined that construction was feasible on the northwest site, Mr. Gunn's deposit would be applied to the new site and he would relinquish any further claim to any site in Hangar Area "B".

After further discussion, including the date for such deadline, Mr. Cobb moved to notify the two remaining depositors that they will have until close of business on February 15, 2002, to execute a lease agreement for the designated lot each had selected, or their \$1,000 deposits will be refunded and said lots will be leased on a first-come, first-served basis thereafter.

Additionally, the first year's rent will be due upon signing the lease, as is the normal practice for such leases, however the Authority will not begin to debit the Lessee's account until such time as the Hangar Area "B" construction project is completed and the lots have been released for hangar construction.

The motion was seconded by Chairman Nelmes and was passed unanimously.

Mr. Cobb requested that the notices be sent to the depositors as soon as possible.


VII. EXECUTIVE SESSION

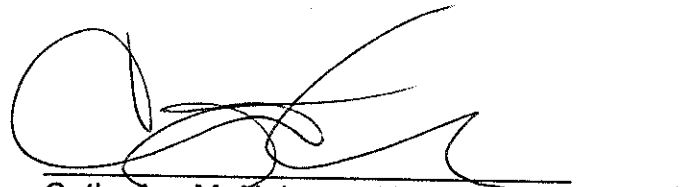
None.

Chairman Nelmes, not hearing or knowing of additional items for consideration, called for a motion to adjourn.

At 7:40 p.m., Mr. Cobb moved to adjourn, which was seconded by Mr. Buffington.

The motion passed unanimously.


Attested by:


Catherine M. Nelmes, Chairman