

**Peachtree City Airport Authority
MINUTES OF MEETING**

Thursday, January 11, 2007

The January meeting of the Peachtree Airport Authority was held at the Aviation Center, Peachtree City – Falcon Field Airport, on January 11, 2007 at 7:00 p.m.

Those present were Chairman Jerry Cobb; Members Gregg Carroll, Doug Fisher, Bill Flynn and Rick Mendenhall; Aviation Director John Crosby, Assistant Aviation Director Barry Griffith, A.A.E., and Authority Attorney Douglas B. Warner.

Absent: Greg Carroll (absent from the meeting but participated via conference call), Alternate John Cordner.

I. ANNOUNCEMENTS

Chairman Jerry Cobb welcomed Mr. Bill Flynn as the newest appointed member of the Peachtree City Airport Authority.

II. APPROVAL OF MINUTES

A motion was made by Doug Fisher and seconded by Rick Mendenhall to approve the minutes of the December 14, 2006 Regular Meeting as presented. The motion passed unanimously.

III. REPORTS

Aviation Director John Crosby gave a briefing on a proposed cell tower at 403 A Dividend Drive variance request scheduled to go before the City Council at its January 18, 2007 meeting. Mr. Crosby stated that City staff recommends that the variance request be denied and that from this process the City/Airport will now have a visual boundary display which corresponds with City ordinance showing the various FAA Part 77 Approach Surfaces for future development proposals. Mr. Crosby stated he is continuing to work with both Coweta and Fayette County in an attempt to have these jurisdictions adopt similar ordinances in order to protect Falcon Field airspace traffic patterns.

Mr. Crosby stated that staff met with geo-technical consultants to review ongoing seepage/ground water issues at Falcon Field associated with Fayette County's Crosstown Water Treatment Plant raw water storage ponds. Mr. Crosby indicated that the consultants estimate that the reservoir ponds may be losing up to 200,000 gallons of water per day due to percolation and seepage that is impacting future taxiway design and current airfield maintenance efforts. Fayette County Water Committee is proposing to conduct a site investigation to determine the cause of the seepage and is requesting that

the Airport Authority share in this cost. Mr. Crosby handed out a letter from the Airport's consultants (Willmer Engineering & PBSJ) and indicated that the Airport Authority would consider funding the study if the investigation proved the Airport was responsible for the problem.

Mr. Crosby stated that the Airport has submitted a 5-year Airport Capital Improvement Plan (ACIP) to the Federal Aviation Administration with projects totaling over \$36 Million. Taxiway "F" invitations for bids will be advertised next month, and contracts awards are expecting to go before the Airport Authority at its April 2007 meeting. Area B project design is progressing with preparation for the relocation of the ASOS. Procurement plans for the ILS are underway and installation is anticipated for late summer 2007.

Mr. Crosby indicated that Assistant Aviation Director Barry Griffith would be attending the NBAA Schedulers and Dispatchers conference in Phoenix. Staff will be requesting proposals for website design services to update the Airport's current website. Falcon Academy will have a Diamond Jet Mock-up display in the FBO hangar January 28th and 29th. Mr. Crosby stated that former Airport Authority Member Matt Davis is being recognized for his service at the next City Council meeting and that the Airport Authority will also recognize him at a future meeting.

Mr. Crosby proposed that the Airport Authority schedule for a ½-day planning session with the City Council and legislative committees. Airport Authority members should submit information as to schedule availability.

IV. FINANCIAL REVIEW

Doug Fisher made a motion and seconded by Rick Mendenhall to accept the financial report. The motion passed unanimously.

V. OLD AGENDA ITEMS

None.

VI. NEW AGENDA ITEMS

07-01-01 Consider Authority's first right of refusal on sale of Hangar B-2 from SLWH Inc. to Aero International.

Doug Fisher made a motion declining to exercise the Authority's first right of refusal for purchase of Hangar B-2. Rick Mendenhall seconded this motion. The motion carried unanimously.

07-01-02 Election of Authority officers for calendar year 2007.

Doug Fisher made a motion to elect Jerry Cobb as Chairman of the Peachtree City Airport Authority. Rick Mendenhall seconded the motion. The motion carried 3/0 with one abstaining.

Jerry Cobb made a motion to elect Doug Fisher as Vice-Chairman of the Peachtree City Airport Authority. Rick Mendenhall seconded the motion. The motion carried 3/0 with one abstaining.

Mr. Greg Carroll, via conference call, while not voting on this item complimented Mr. Cobb and Mr. Fisher for their dedication and outstanding efforts in their roles as Chairman and Vice-Chairman.

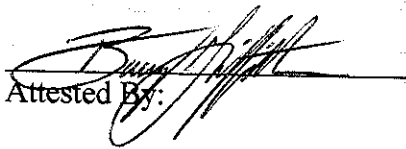
VII. EXECUTIVE SESSION

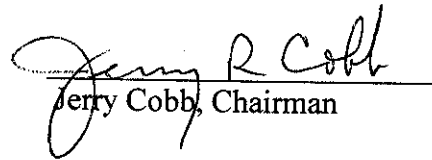
None.

VIII. ADJOURNMENT

Doug Fisher made a motion to adjourn at 7:36 p.m. Mr. Mendenhall seconded the motion and the motion passed unanimously.

Attested By:




Jerry Cobb, Chairman

375 Mann Rd.
Tyrone, Ga. 30290

December 18, 2006

Hangar B-2

John Crosby
7 Falcon Drive
Peachtree City, Ga.30269

Dear John,

Attached is a sales agreement between SLWH Inc. and Aero Inter for the sale of hangar B-2. I am requesting that this transaction be placed on the agenda of the next meeting of the Airport Authority to consider the Authority's first right of refusal.

Respectfully,

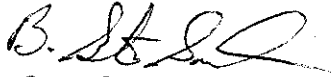


B Stan Smith
President
SLWH Inc.

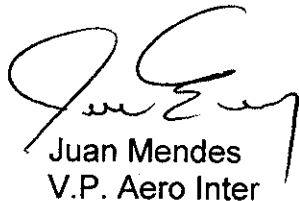
Sales Agreement

December 15, 2006

This agreement acknowledges that Aero Inter agrees to purchase and SLWH Inc. agrees to sell one aircraft hangar located at the Peachtree City Falcon Field Airport Lot B-2 for the purchase price of \$410,000.00. This sale is subject to the first right of refusal of the Peachtree City Airport Authority. It is further agreed that the closing and completion of the sale will take place no later than 30 days from the date of approval by the Airport Authority. The seller, SLWH Inc. acknowledges the receipt of a check in the amount of \$1000.00 to serve as earnest money in the transaction. This amount will be deducted from the purchase price bringing the total due at closing to \$409,000.00. Purchaser acknowledges receipt of a copy of the land lease agreement between SLWH Inc. and the Peachtree City Airport Authority dated March 12th, 2003.



B. Stan Smith
President SLWH Inc.



Juan Mendes
V.P. Aero Inter

WILLMER ENGINEERING INC.

January 11, 2007

VIA FAX/U.S. MAIL

Mr. John Crosby
Aviation Director
Falcon Field Airport
7 Falcon Drive
Peachtree City, Georgia 30269

SUBJECT: Site Visit - Ongoing Seepage/Ground Water Issues at Falcon Field
Peachtree City, Fayette County, Georgia
Willmer Project No. 171-3172

Dear Mr. Crosby:

This letter summarizes our site visit and understanding of the ongoing seepage/ground water issues at the northwest corner of Falcon Field, just south of Fayette County's Crosstown Water Treatment Plant raw water storage (RWS) pond. Our engineer, Edmond Leo, PE, met with you on the morning of January 5, 2007 and observed present conditions. A meeting was held at the airport on January 9, 2007 with representatives from Falcon Field, Mallet Consulting, Inc, Willmer Engineering, Inc. (Willmer) and PBS&J to discuss the seepage/ground water issues and the proposal for a site investigation under consideration by the Fayette County Water Committee.

Past History

The present RWS pond was constructed in the early 1990s as part of an expansion to the current water treatment plant. Based on information provided to Willmer, the RWS pond was built into an existing slope just north of the airport property, which involved cut and fill. The RWS pond is about 680 feet long by 210 feet wide. The bottom of the pond was constructed to Elevation 810 feet, the containment dike was built to a crest elevation of 828 feet and maximum stored water elevation is 815 feet.

Soils underlying the pond and used for construction of the containment dike consist of silty sands and sandy silts with estimated permeability values of 1×10^{-4} to 1×10^{-5} cm/sec. The pond is not lined and seepage occurred at the toe of the dike shortly after initial filling. A partial toe drain system (based on a drawing presented during the January 9, 2007 meeting) was then installed at each downgradient corner of the dike to collect the seepage and recycle the water back into the RWS pond. It is our understanding the toe drain trench system is about 3 feet in width by 4 feet in depth with a perforated drain pipe surrounded by No. 57 stone and possibly filter fabric. No toe drain system was installed in the central/southern portion of the containment dike. Ground water levels observed in borings drilled in the RWS pond area prior to construction varied from Elevation 798 to 810.5 feet with six readings varying from Elevation 804 to 809.5 feet.

Geotechnical Engineering ◊ Environmental Services and Engineering ◊ Construction Services

3772 Pleasantdale Road
Suite 165
Atlanta, GA 30340-4270

P. 770.939.0089
F. 770.939.4299

www.willmerengineering.com

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Observed Conditions During Site Visit

The south containment dike toe approximately abuts against the fence line defining the property line. Some areas of possible toe erosion were noted during the site visit. Overall the south dike downstream slope was grassed and properly maintained and appears to be in good condition. It should be noted that these observations were made from the fence line since access to the water plant property was not available.

The ground surface on the airport property south of the fence line had large noticeable wet areas and areas of standing water. It should be noted that at the time of the site visit, an extended period of wet weather had occurred. Willmer was also informed that noticeable sheet flow surface run-off has occurred during rain events from the water treatment plant side flowing onto airport property. In addition, during periods of extended dry weather, the wet area on the airport property remains wet and mowing equipment usually gets stuck in this area.

It is alleged that seepage from the unlined RWS pond is affecting the ground water regime in this area on the airport property causing the ground water table to rise to near the ground surface, resulting in the ongoing observed wet conditions. A proposal is under consideration by Fayette County to investigate the possible hydraulic connection between the RWS pond water levels and the present wet conditions on the airport property.

Proposed Site Investigation

Fayette County's civil designer for the water treatment plant, Mallet Consulting, Inc. (Mallet), is proposing to install a series of piezometers (to be performed by their geotechnical consultants, Piedmont Geotechnical Consultants, Inc.) from the south dike embankment on the water treatment plant property extending onto airport property to investigate the potential hydraulic connection between the RWS pond water level and its influence on the local ground water regime. The water level in the RWS pond will be lowered 5 feet and held at that level for several months to see if there is a corresponding drop in the ground water regime based on the water levels observed in the piezometers. If there is a definite hydraulic relationship between the pond water level and the water levels on airport property, then some remedial measure will have to be implemented to prevent future seepage from the pond. Lining of the pond is a consideration.

At present, Fayette County is proposing an agreement to be reached between Fayette County and the Airport Authority regarding sharing of the investigation cost depending on the outcome of the study. If the results indicate that there is a definite hydraulic connection between the RWS pond water level and the downstream ground water regime, then the costs will be borne completely by Fayette County. If the results indicate that there is no hydraulic connection, then the costs will be reimbursed to Fayette County by the Airport Authority. If the results prove inconclusive, then the costs would be shared equally. The Airport Authority has not agreed to this proposal at this time and this will be a topic of discussion at the next meeting.

One item not mentioned in the proposal correspondence was remedial measures to prevent future surface runoff from the plant impacting airport property. Mallet and Fayette County will need to address this issue.

Site Visit – Ongoing Seepage/Ground Water Issues at Falcon Field
Peachtree City, Fayette County, Georgia
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Opinions

Based on our review of submitted information, there is a high probability that the RWS pond has a hydraulic connection with the local ground water regime. The installed toe drains will only capture seepage coming through the dike and the interface between the dike fill and cut or original ground surface. The drains are not effective in capturing the more deep seated seepage infiltrating through the pond bottom and flowing beneath the dike, exiting onto airport property.

The proposed piezometers and lowering of the RWS pond with water level readings of the piezometers over time should provide that information. If a hydraulic relationship is confirmed it is our understanding that Fayette County will take action to prevent further seepage from occurring from the pond. Mallet obtained a quote from a local liner contractor, DX2, for the installation of a HDPE liner in the pond. Eliminating infiltration losses would be a benefit to the County. It may be difficult to take the facility offline to install the liner, in which case Mallet and Fayette County will have to propose other means to stop the seepage from the pond.

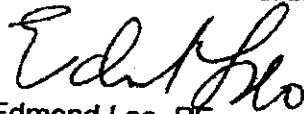
The future expansion of the airport taxiway through the subject wet area will require the installation of a permanent underdrain system below the pavement section in order to provide stable subgrade conditions for construction and operation of the taxiway. In addition, the design will need to implement measures to capture the ongoing surface runoff from the water plant property and channel it away from the vicinity of the taxiway extension. Ongoing saturation of the subgrade soils will mean weaker soils for pavement support resulting in a lower CBR value and the design of a thicker and more costly pavement section.

Additionally, a buried pipe stormwater collection system in lieu of surface collection ditches may be required due to the amount of stormwater emanating from the plant property. This would cause additional expense.

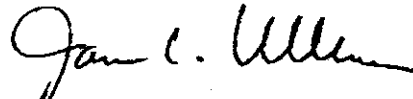
If there are any questions regarding this letter please feel free to contact the undersigned.

Sincerely,

WILLMER ENGINEERING, INC.



Edmond Leo, PE
Senior Geotechnical Engineer



James L. Willmer, PE
Vice President/Principal Consultant

ED/JLW:ks

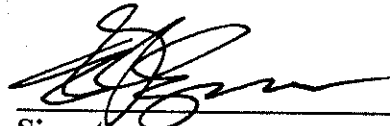
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ACKNOWLEDGEMENT OF RECEIPT OF
COPY OF CODE OF ETHICS OF THE
CITY OF PEACHTREE CITY

The undersigned official/employee/volunteer of the City of Peachtree City ("Peachtree City")
Hereby and herewith acknowledges and affirms that he/she has received, read and
Understands the Code of Ethics (Ordinance 802, Adopted April 17, 2005) for Officials,
Employees and Volunteers of Peachtree City (Section 62-71 through 62-95 of the Peachtree
City Code of Ordinances, hereinafter, the "Code").

This written affirmation of receipt of the Code is given by the undersigned this

11 day of JAN, 2007, in satisfaction of the provision in Section
62-94 of the Code.


Signature

William F. FLYNN
Printed Name

MEMBER Airport Authority
Title/Job Description