

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

February 10, 1999

The February meeting of the Peachtree City Airport Authority, was held at the Aviation Center, Peachtree City-Falcon Field Airport, on February 10, 1999, at 7:00 p.m.

Those present were: Chairman Robert B. Patterson; Members: David M. Good, Susan M. Cates, Catherine M. Nelmes and H.E. Buffington; Airport Manager James H. Savage; and Authority Attorney Douglas B. Warner.

Recording Secretary Clair I. Ford and Director of Maintenance R. Dale Donegan were unable to attend due to illness.

I. ANNOUNCEMENTS

A special presentation was made to outgoing member Daniel E. Carr by Chairman Patterson. Chairman Patterson thanked Mr. Carr for his dedicated service and wished him well in his retirement.

II. ADDITIONAL AGENDA ITEMS

Chairman Patterson requested that two additional agenda items be added which are shown below as 98-02-06 and 98-02-07.

III. APPROVAL OF MINUTES

A motion was made by Mr. Good and seconded by Ms. Nelmes to approve the minutes of the January 5, 1999, workshop and the January 6, 1999, 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 - FEBRUARY 10, 1999

1. I am happy to report that the F-16 that we have been trying to acquire for nearly two years was delivered on Monday, February 8, 1999. The aircraft is in good condition, however there is evidence of moisture and corrosion in the cockpit area.

Gary Rower, who has offered to help coordinate the restoration and mounting of the aircraft for display, believes he and his band of volunteers can clean it up and prevent further deterioration. The re-assembly and preparation for display may take several months and will include the design and manufacturing of a base and mounting hardware, cleaning and repainting prior to installation.

It is our desire to have the airplane available, resting on its own landing gear, for display and photo opportunities during the airshow in September, before it is placed on its permanent base at the entrance to the airport.

Volunteers with military aviation background may contact Gary at (770) 487-8721 to volunteer their expertise or services.

2. We are running the FBO Manager software on our computer system in a parallel mode with our manual record keeping methods. We have found a couple of minor glitches and not everyone is trained on the system yet, but we hope to be using it as the primary system by March 1st.

The good news is that it will track our inventory, including pre-purchased fuel, so we will have an instantaneous record of our quantity on hand. It will also provide an alert when the quantity of any product falls below a pre-set level so that we can replenish our supplies.

3. We will be running an ad in the Sun 'n Fun weekly edition of the Southern Aviator, April 11 - 17. This ad is similar to one we ran two years ago and is distributed to attendees free each day. A copy is available for your review. The cost is \$525 for the quarter page.

We are also looking at running an ad in their monthly publication under "Quick Turns" for Georgia. A business card size ad runs for approximately \$50 per month.

4. The agreement with Thrifty Rental Cars has been signed by Chairman Patterson. We are still in a transitional period with the Newnan office whereby we clean the cars assigned to our location and they provide additional cars as needed. They are trying to de-bug their new computer system which will eventually allow us to make reservations by tying or systems together. We currently have 6 cars assigned to us with more to be added as demand dictates.

5. I attended my 8th Annual FAA Communications Conference on January 25-26. The FAA had little new to report other than it is still likely to be two years before the first precision GPS approaches are approved for implementation.

There was some discussion of the FAA taking over maintenance and operation of the FAA installed ASOS systems which are now operated by the National Weather Service. What that might mean to us is unclear. As installed, our system does not provide the minimum of a 500 foot radius around the sensor array that the FAA requires. This however, is true at most general aviation airports. It could mean that the wind sensor might have to be relocated. Who would pay for that move is also unclear.

6. The proposals for designing, building and operating the restaurant were due at 5:00 p.m. this afternoon. We received two proposals for designing and building the addition, with a range of prices from \$ 313,843 to \$ 338,557.

We received one proposal for operation the restaurant.

I explained to the bidders that we would be reviewing the proposals with the intent of creating a short list for consideration by the Authority at the February 24 meeting.

It is my recommendation that one member of the Authority and myself create this short list, and that on the 24th, each bidder be given 20 minutes to make a presentation to the full Authority prior to selecting a winner. The order of presentation would be by lottery.

Once a winner is chosen for both design and building, and we have selected an operator, then it will be necessary to develop final plans and specifications and determine a finished price.

Preliminary discussions with Peachtree National Bank, who has provided financing for most of our activities to date, have indicated that they are willing to finance this project as well.

7. Financial review.

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 had to submit his project to the Boy Scout Council for review before he could continue and hoped he would be ready soon.

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

VI. NEW AGENDA ITEMS

99-02-01 Consider proposal from Jim Toombs and Harry Mitchell to build hangar on lot D18 and to transfer lease on D26 to Mike McGowan.

Mr. Jim Toombs rose to present his plans for constructing a hangar on lot D18 and his desire to sell the hangar he is building on lot D26 and to assign his lease on lot D26 to Mr. Mike McGowan.

Included in these minutes is a letter from Mr. Wayne Sutton relinquishing his interest in lot D18 to Mr. Toombs, and an offer to sell the hangar under construction on lot D26 to the Authority as prescribed in the lease agreement.

After discussion, a motion was made by Chairman Patterson and seconded by Ms. Cates to approve the transfer of the lease on lot D26 to Mr. Mike McGowan as requested, thereby relinquishing the Authority's right to purchase the building as provided in the lease agreement.

The motion passed unanimously.

Chairman Patterson then moved to approve the construction of a hangar on lot D18 by Mr. Toombs and Mr. Mitchell identical in color and material to the one under construction on lot D26, contingent upon the Airport Manager approving the design and plans; and to authorize the Airport Manager to sign a standard lease agreement with Mr. Toombs and Mr. Mitchell for lot D18.

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

99-02-02 Consider approval of sign for Justice Aircraft Maintenance for hangar D23.

Mr. Ken Justice rose to present his design for a business sign he would like to erect on hangar D23. A copy of the design is attached to these minutes.

Mr. Savage explained that the signs for Blu-Sky detailing are to be relocated so the JAM's signs will balance evenly on both sides of the building.

A motion was made by Mr. Good and seconded by Mr. Buffington to approve the signs as described.

The motion passed unanimously.

99-02-03 Consider approval of lease agreement and hangar design for David Milton on lot D24.

Mr. Milton rose to present his design for a hangar on lot D24. The design included a cantilever balcony that would overhang Authority property not included in the lease for lot D24. The area of overhang outside of the leased area would be 3.5 feet by 12 feet.

Mr. Good expressed his opinion that enhancing the property on lot D24 at the expense of the Authority did not make economic sense, and that he believed that the lot should be enlarged to accommodate the balcony.

Ms. Nelmes expressed her opinion that to allow the balcony to protrude over non-leased land would set a precedent that might cause problems in the future.

After considerable discussion, Mr. Good moved to approve the construction of a hangar identical in materials and color to the one under construction on lot D25, and to approve the enlargement of lot D24 to the dimensions of 63.5 feet by 115 feet to accommodate the balcony described in the proposal.

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

Mr. Good added for clarification that with the larger lot dimensions, Mr. Milton would be able to enlarge his hangar, provided none of the base structure encroached within the 2.5 foot side set back and that any balcony added to the structure could not extend beyond the lot limits.

99-02-04 Consider leasing the Annex hangar (blimp hangar) to the Confederate Air Force (CAF).

Mr. Jim Friday of the CAF rose to present the proposal as outlined in a letter to the Authority by Wing Commander Tom Barnes.

Considerable discussion was given to the mutual desire of the CAF and the Authority to have the CAF relocate to Peachtree City-Falcon Field on a permanent basis. Mr. Friday outlined the CAF's plans to build its own hangar as a permanent base, but that they needed a temporary home by February 27th .

Mr. Savage outlined a minor modification to improve the existing door roller system for \$3,000, and a proposal from Wilson Door Company to build an electrically operated overhead bi-fold door for approximately \$56,000 which would include a new structure to support the door.

Ms. Cates, who was formerly employed by Hunting Aircraft who built the existing doors, expressed her opinion that those doors present a constant safety hazard and she would be opposed to leasing the facility to anyone even with the minor modification described.

Mr. Good concurred with Ms. Cates and offered the opinion that the facility should be improved as soon as possible so that it can be used safely regardless of who occupies the space, and so the Authority can accommodate any large aircraft operator who might wish to relocate to Peachtree City-Falcon Field (FFC).

Mr. Good then offered a motion to proceed with installing the Wilson door as soon as possible; to lease the Annex hangar to the CAF for the sum of \$1,000 per month, on a month-to-month basis; that the CAF would be responsible for the cost of the electricity used in the Annex hangar; that the Authority would be responsible for the cost of the natural gas used in the Annex hangar; that the CAF could store equipment and tools in the Annex hangar immediately, but that flyable aircraft would be housed in the FBO hangar until the new door is installed; that the Authority could use the Annex hangar for the restoration of its F-16 until it is moved to its permanent display location; and that should the operator of a large aircraft wish to lease the Annex hangar, the CAF would relinquish the Annex hangar and relocate to the FBO hangar with the understanding that a specific portion of the FBO hangar would be designated for CAF use only and that the rental rate for such space would be calculated at \$.10 per square foot, per month, for the overall area so designated.

The motion was seconded by Ms. Cates and was passed unanimously.

99-02-05 Consider letter of engagement from Geeslin, Cordle, Johnson and Wetherington to do 1998 Audit.

After discussing the need for periodic re-bidding for professional services, it was agreed that since the Authority switched accounting systems in October of 1998, it would seem logical to remain with the existing accounting firm, therefore Chairman Patterson moved to accept the letter of engagement as presented.

The motion was seconded by Ms. Cates and was passed unanimously.

99-02-06 Consider sewer easement for Pathway Communities.

99-02-07 Consider accepting a strip of land between the Authority's property and the Fayette County Water System water treatment plant.

While both of these items were added as late agenda items separately, the Authority chose to consider them jointly.

Mr. Savage gave a brief review of the discussions with Pathway Communities regarding the gift of land, the sewer easement and the agreement to allow the Authority to tap the system for use by the "D" hangars on the northwest ramp.

Mr. Warner gave a description of the two legal documents which he has prepared to accommodate the intended transactions.

A motion was made by Mr. Good and seconded by Mr. Buffington to authorize the Chairman to sign both documents subject to a review by Mr. Warner and Mr. Savage for correctness.

The motion passed unanimously.

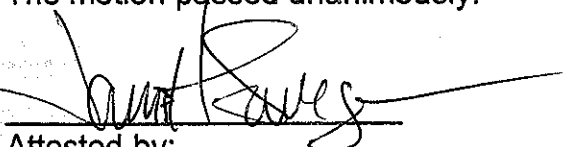
EXECUTIVE SESSION

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

At 8:40 p.m., a motion to adjourn was made by Ms. Cates and seconded by Chairman Patterson.

The motion passed unanimously.

Attested by:



Robert B. Patterson, Chairman

January 2, 1999


Peachtree City Airport Authority
Falcon Field
7 Falcon Drive
Peachtree City, Georgia 30269

To the Authority:

On or about April 10, 1998 I presented a check which was negotiated to the Peachtree City Airport Authority in the amount of \$1,620.00 as an annual payment for Site D-18 with the lease to take effect on May 1, 1998. It was my intention to enter into a lease agreement with the Authority for the purpose of erecting a hangar. I have decided not to pursue the erection of a hangar.

I wish to convey and transfer all rights and interests I may own in Site D-18 to Mr. James E. Toombs and Mr. Harry Mithchell effective this date.

Sincerely,



Wayne Sutton

JAM

Justice Aircraft Maintenance

Falcon Field Airport ~ 460 Dividend Drive Hangar D-23 ~ Peachtree City, GA. 30269 ~ USA
Phone 770-486-8877 / Pg. 770-379-6348

January 28, 1999

TO: Jim Savage/Airport Authority
Subject: Installation of Company Sign
From: Ken Justice

We would like to install a 5'X4' sign showing Justice Aircraft Maintenance, and phone number. This sign would be installed on the runway side of hangar. We would also like to hang a 2'X3' sign above the hangar door with the same information. Also request that we wish to hang Bld. # sign, for emergency purpose.

Thank you,


Ken Justice

cc: Leo Giles

JAM

Justice Aircraft Maintenance

770

486-8877

4'

5'

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