

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

March 3, 1999

The March meeting of the Peachtree City Airport Authority, was held at the Aviation Center, Peachtree City-Falcon Field Airport, on March 3, 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; Authority Attorney Douglas B. Warner; Recording Secretary Clair I. Ford and Director of Maintenance R. Dale Donegan.

I. ANNOUNCEMENTS

None.

II. ADDITIONAL AGENDA ITEMS

Chairman Patterson requested that the published agenda item 99-03-01, "Consider adoption of a standard user fee for all commercial operations on or off the airport" be divided into two separate items, due to a possible conflict of interest that Member David M. Good might have as an existing "through-the-fence" operator.

The separated items are listed below as 99-03-01 and 99-03-02 and the original item 99-03-02 is renumbered 99-03-03.

Chairman Patterson also asked to add an item for consideration regarding the bids and an FAA grant for FAA AIP Project #3-13-0146-10. It is listed below as item 99-03-04.

There were no objections from the members.

III. APPROVAL OF MINUTES

A motion was made by Ms. Nelmes and seconded by Mr. Buffington to approve the minutes of the February 10, 1999 and February 24, 1999, meetings as presented.

The motion passed unanimously.

IV. REPORTS

A. Airport Manager - Jim Savage

Mr. Savage explained that for the sake of brevity and the need of the Chairman to depart early, he would limit his report to a review of the budget if the members so desired.

Chairman Patterson called for any questions from the members regarding the budget, however there were no questions raised.

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 has mailed letters to most of the airport's tenants requesting donations towards his project and to date has collected \$450.00. The original estimate for the project was approximately \$4,500.00.

Mr. Conwell hopes to appear before the Authority at the April meeting to ask permission to proceed.

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

98-02-08 Consider proposals from PRAD Construction and Group VI Corporation to build restaurant at Aviation Center.

Chairman Patterson expressed his opinion that before the Authority should move forward on building a restaurant, it should review future Hotel/Motel Tax payments with the City Council at the planned retreat scheduled for March 20, 1999.

He apologized to the representatives from both companies for delaying action on this item, but offered both the opportunity to address the Authority.

Mr. Mike Amos of Group VI Corporation rose to present a letter clarifying certain questions asked during his initial presentation.

Mr. Tom Morgan spoke briefly restating his interest in the project and expressing his opinion that with Group VI's clarification letter, both bid prices were now very close and that he was hopeful that the Authority would choose PRAD Construction.

Hearing no objections, Chairman Patterson considered both agenda items 99-02-08 and 99-02-09 tabled until after the meeting with the City Council on March 20, 1999.

99-02-09 Consider proposal from Windsock's Ltd. to operate restaurant at the Aviation Center.

This item was tabled by action discussed above.

VI. NEW AGENDA ITEMS

99-03-01 Consider adoption of a standard user fee for all commercial operations on the airport.

After a brief discussion of the policy by Chairman Patterson and members of the Authority (except Mr. Good who abstained from discussions), Mr. Ken Justice and Mr. Leo Giles both rose to express their opinions that the 2% fee was being used by the Authority to subsidize the Authority's aircraft maintenance operation, which in effect amounted to them supporting their competition.

Chairman Patterson acknowledged their opinions and stated that Mr. Justice had formally requested that the competition issue be placed on the April agenda, but that was not the issue before the Authority at the moment.

A motion was made by Chairman Patterson and seconded by Mr. Buffington to adopt the policy on Airport User Fees for Commercial Operators, for **on airport** users, as attached to and made a part of these minutes.

The motion passed with four voting in the affirmative, with Mr. Good abstaining.

99-03-02 Consider adoption of a standard user fee for all commercial operations off the airport.

Chairman Patterson called for discussion on the issue as might pertain to off the airport operations and hearing none, moved to adopt the policy for "**through-the-fence**" operators as attached and made a part of these minutes. The motion was seconded by Ms. Cates.

The motion passed with four voting in the affirmative, with Mr. Good abstaining.

99-03-03 Consider proposal from Jim Toombs and Harry Mitchell to sell hangar under construction on lot D18 to Paul Hunt.

Mr. Jim Toombs rose to present his offer for the Authority to purchase the hangar under construction on lot D18 as stipulated in the lease agreement, or to sell it to Mr. Paul Hunt and assign the lease accordingly.

After discussion, a motion was made by Chairman Patterson and seconded by Ms. Nelmes to approve the sale and transfer as requested, thereby relinquishing the Authority's right to purchase the building as provided in the lease agreement.

The motion passed unanimously.

99-03-04 Consider authorizing Chairman to accept bids for FAA project AIP 3-13-0146-10; and request and accept FAA grant to complete project.

Mr. Savage briefed the Authority on the need to complete the bidding process and FAA grant documents prior to March 31, 1999, in order to acquire some \$250,000 in federal funds for Phase 1 of the Hangar Area "B" taxiway and taxilane project.

After discussion, a motion was made by Mr. Good and seconded by Ms. Nelmes to authorize the Chairman to: (1) accept the lowest and best bid for work described in Phase 1 of AIP 3-13-0146-10; (2) submit a grant request to FAA for funds to complete said work; (3) accept a grant offer from the FAA for funds to complete said work, with the intent that all such actions be completed prior to March 31, 1999.

Be it further moved, that once a grant has been accepted from the FAA, the Authority will then review and approve any contract with the successful bidder prior to signing such document.

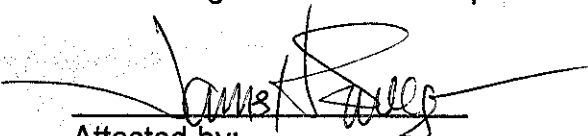
The motion passed unanimously.

EXECUTIVE SESSION

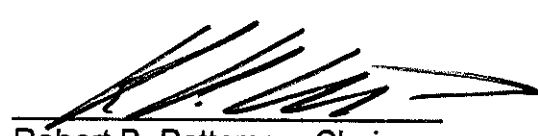
Hearing no additional items for discussion in either open or Executive Session, he called for a motion to adjourn.

At 7:40 p.m., a motion to adjourn was made by Chairman Patterson and seconded by Mr. Buffington. The motion passed unanimously.

Attested by:



Robert B. Patterson, Chairman



AIRPORT USER FEES FOR COMMERCIAL OPERATIONS

February 24, 1999

- Eliminate all current exceptions to "through-the-fence" fees for commercial operations.
- Fees to apply equally to commercial operations from facilities on airport property or facilities on private property ("through-the-fence").
- Fees would apply to any aviation related business that is operated for profit.
- Fees would be applied to commercial operations as follows:
 - (1) Aircraft comes to the facility, regardless of where it is based, to have work performed on it: fee is 2% of gross revenue generated.
 - (2) Aircraft is stored in the facility: fee is 2% of gross revenue generated.
 - (3) Aircraft leaves facility to perform work elsewhere: no fee.
- Fees shall not exceed a maximum cap based on an annual rate of \$.50 per square foot, times the facility's total area of finished hangar and aircraft parking apron.
- Fees to commercial operators leasing PCAA owned facilities would be established as appropriate to the type of business conducted, and would be included in the rate established in the lease agreement.
- "Through-the-fence" operators would be subject to a fee equal to 7% of the delivered price of any fuel stored or dispensed for aviation purposes. Fee would be due at time of delivery to storage facility.

David M. Good

PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

March 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 **	7	5	71%	2	2	78%
Robert B. Patterson	11	11	100%	6	6	100%
Catherine M. Nelmes *	3	3	100%	1	1	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
2/10/99	Regular
2/24/99	Special
3/3/99	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