

PEACHTREE CITY AIRPORT AUTHORITY MINUTES OF MEETING

March 9, 2005

The March meeting of the Peachtree City Airport Authority was held at the Aviation Center, Peachtree City-Falcon Field Airport, on March 9, 2005, at 7:15 p.m.

Those present were Chairman Jerry Cobb; Members Greg Carroll, Doug Fisher, Matt Davis, and Rick Mendenhall; Airport Manager John Crosby; Assistant Manager Andrew Bolton; Authority Attorney Douglas B. Warner, and Alternate Larry Hunt.

I. ANNOUNCEMENTS

Chairman Cobb asked if there were any announcements. Mr. Crosby explained that it was almost determined that the Commemorative Air Force would be holding a formation flying clinic April 29-May 1 2005. Mr. John Currenti of the CAF estimated 20-25 T-6s would come to participate. Mr. Crosby also announced the discussions with Players Air, a company that was looking to locate an Embraer Brazilia at Falcon Field. Mr. Crosby stated that since the Authority did not have adequate hangar space to house the aircraft, he gave the principals at Players Air Mr. Gess' and Mr. Smith's contact information for them to verify pricing and availability. Mr. Crosby also stated that he had been in discussions with a Mr. Mark Ritchie, who is interested in starting a Cessna pilot center at Falcon Field. Mr. Ritchie was also referred to Mr. Gess and Mr. Smith.

Chairman Cobb apologized, stating he should have done this at the beginning of the meeting, and introduced new Authority member Mr. Greg Carroll and Mr. Larry Hunt, the Authority alternate for 2005.

II. APPROVAL OF MINUTES

Mr. Stan Smith has written a letter to the Authority, disputing the accuracy of the draft copy of the minutes of the February 9, 2005 meeting. Mr. Fisher stated that to the best of his recollection, the presented minutes appeared to be correct. However, in fairness to Mr. Smith he was not opposed to attaching Mr. Smith's rebuttal to the official minutes as an alternative. Chairman Cobb agreed with Mr. Fisher stating the minutes were only to capture the general discussions and not exact quotes. He was also agreeable to attaching the rebuttal letter from Mr. Smith to the official minutes.

Mr. Smith stated that the draft copy inaccurately stated that he wanted the Chippewa Access agreement when in actuality he stated he wanted the Standard Access Agreement drafted before Chippewa.

Mr. Fisher made a motion to approve the minutes as written, and to add Mr. Smith's rebuttal letter to the minutes. Mr. Davis seconded the motion. Chairman Cobb asked that a small typographical error be corrected in the minutes adding the word "not" into a paragraph that was inadvertently left out. The minutes were approved with the addition of the rebuttal letter and typographical error corrected with a vote of 4 yea, 0 nay and Mr. Carroll abstaining since he was not a member at the time of the February 9 meeting.

III. REPORTS

AIRPORT MANAGER'S REPORT

Mr. Crosby stated that meetings have been underway with several vendors for computer upgrades, FBO carpet replacement, and copier upgrades. He also summarized on going discussions with State and Federal officials that are reviewing the NAVAIDS study. The study is acceptable to the State and Federal officials. The expectation is that the study could also double as a cost-benefit analysis for an ILS. There are also discussions and reviews ongoing regarding future instrumentation and the impact on it from development on the west side of the airport.

IV. FINANCIAL REVIEW

Mr. Crosby highlighted several budgetary items in the financial report. Jet-A fuel sales for February were approximately \$8,900 over budget. Conversely, Avgas sales were approximately \$8,500 under budget. The Avgas volume is roughly the same gallonage as February 2004. Mr. Crosby stated in talks with the FBO's fuel supplier, Eastern Aviation, the price of fuel is not expected to decrease in the near future.

\$36,000 was received from the State DOT for their portion of the NAVAIDS study and reimbursement on the 60 acres purchase.

V. OLD AGENDA ITEMS

None

VI. NEW AGENDA ITEMS

05-03-01 Review and approve Intergovernmental agreement with the Peachtree Water and Sewer Authority to complete paving of Aviation Way.

Mr. Crosby stated that the document was essentially an agreement to partner with Peachtree City Water and Sewer (WASA) and pay for ½ of expenses associated in paving the remaining section of Aviation Way from the Hangar B access area to the Water treatment plant. WASA intends to lead the engineering and contracting efforts but has invited the Airport Authority and City officials to be participants if they wish. Mr. Crosby also stated that there is approximately \$194,000 remaining in the Tax Exempt account for funding. WASA is pushing for completion of the road to be 60 days after bid selection, weather permitting.

Mr. Davis questioned if the FAA had viewed and approved the plans for the roadwork, citing concerns that may arise and cause delay to the project or eventual loss of utility for the airport, similar to the TDK Boulevard extension. He also questioned the accuracy of estimates on utility relocation.

Mr. Crosby assured the Authority that Mr. Phil Cannon of the FAA would review plans for Aviation Way and approve them. He also promised to get with WASA and the utility companies to verify relocation costs.

Mr. Fisher questioned about an estimated completion date for the project. Mr. Crosby stated that WASA estimates to complete the road by August 1, 2005. Mr. Fisher made a motion to approve the Intergovernmental agreement as written with verification of the cost of utility relocation. Mr. Davis seconded the motion and passed unanimously.

05-03-02 Review and approve bid for computer equipment upgrades.

Mr. Crosby explained that quotes have been received from several vendors to replace the computer equipment. The Capitol Improvement Plan (CIP) had \$5,000 budgeted for the upgrades. Mr. Crosby stated that the majority of quotes were more than the budgeted amount. The reason for the added expenditure was, the original budget amount was for computer upgrades and not replacement. Due to the age of the equipment, replacement seems to be the better choice. He believed that in reviewing preliminary quotes for other CIP projects, money from those projects can be saved and would be useful to use in the upgrades.

Mr. Fisher made a motion to authorize the Chairman or Airport Manager to spend up to \$6,500 for computer system replacement. Mr. Mendenhall seconded the motion and passed unanimously.

05-03-03 Review Airport Access policy for adjacent property owners.

Mr. Crosby led a review of Airport Access policy requirements that Authority members would consider when discussing Access Agreements. Mr. Crosby detailed the following points.

1. Any policy should strictly follow FAA guidelines.
2. Each request for thru-the-fence should continue to be developed on a case-by-case basis.
3. Fees associated with thru-the-fence agreements should be equal to or greater than on-airport commercial operators.
4. Fees should be developed for operational and non-operational areas.
5. Fees would not apply to undeveloped land unless used for aeronautical purposes.
6. Fees should be paid on a monthly basis.
7. Agreements should be subject to a three (3) year cumulative Consumer Price Index (CPI) increase.
8. Exemption from fees should be by addendum and tied to an activity for a specific time.
9. Term of any agreement should not exceed five (5) years.
10. Agreements should be subject to semi-annual review and necessary adjustments.
11. Agreements should not be transferable or assignable.
12. Agreements should prohibit any commercial storage or sale of fuel.
13. Agreements should prohibit airport related unauthorized aeronautical activities.
14. Agreements should include access security measures at Adjacent Owners expense.


Mr. Crosby also reminded the Authority of the FAA's position on "through the fence" operations. The FAA does not condone through the fence operations but tolerates them so long as the sponsor does not let off airport business compete unfairly with business based on the field. After considerable discussion and questions answered, no official action was needed or taken. The agenda item was deemed satisfied.

Regular business was concluded at 9:05 pm. Mr. Cobb stated he would entertain a motion to move to Executive Session to discuss personnel issues and matters protected by attorney-client privilege. The motion was made by Mr. Fisher and seconded by Mr. Davis. The motion passed unanimously.

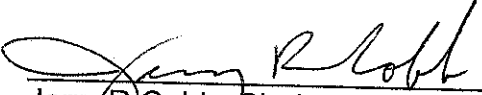
VII. EXECUTIVE SESSION

After discussions were concluded in the Executive Session, Mr. Davis made a motion to return to open session. The motion was seconded by Mr. Mendenhall and passed unanimously, with Chairman Cobb not present at the vote.

The Authority returned from executive session to open session at 10:05 pm. Mr. Davis made a motion to adjourn at 10:05 pm. The motion was seconded by Mr. Fisher and passed unanimously.



Attested by:



Jerry R. Cobb, Chairman

PEACHTREE CITY AIRPORT AUTHORITY

EXECUTIVE SESSION AFFIDAVIT

The undersigned hereby states under oath, in the presence of a notary public, as subscribed below, that the undersigned presided over a meeting of the Peachtree City Airport Authority, in the capacity set forth below, on the meeting date set forth below.

A portion of this meeting was held in executive session and closed to the public, pursuant to motion duly made, seconded and passed by the Authority. The closed portion of such meeting, held in executive session, was devoted to matters within the exceptions provided by law, specifically as initialed below:

- Discussing matters protected by the attorney-client privilege. O.C.G.A. §50-14-2(1).
- Discussing the future acquisition of real estate. O.C.G.A. §50-14-3(4).
- Discussing or deliberating the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee. O.C.G.A. §50-14-3(6).

The closed portion of the meeting was held in compliance with the law, based upon the advice of legal counsel for the Authority, and based upon observation of all members present.

In witness whereof, the undersigned has signed this affidavit on the date indicated below.

Sworn to and subscribed
before me this date: 3/9/05
Duane Adolph
Notary Public

Jerry R Cobb
Signature

Chairman
Capacity

Date of meeting: 9 MAR 2005

CONCURRENCE OF AUTHORITY MEMBERS

The undersigned confirm that the statements contained in the above affidavit are true and correct.

Jerry R Cobb
[Signature]
[Signature]
Mark M. [Signature]

Douglas [Signature]
[Signature]
[Signature]
[Signature]

OPINION OF LEGAL COUNSEL

The closed portion of the meeting of the Peachtree City Airport Authority referenced in the above affidavit was appropriate under Georgia law and was held pursuant to my advice and counsel.

[Signature]
Legal Counsel

PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

March 31, 2005

Members	Regular Meetings Last 12 Months	Meetings Attended	Regular Attendance %	Special Called Meetings Last 12 Months	Special Called Meetings Attended	Total Attendance %
Jerry R. Cobb	12	12	100%	3	3	100%
Matt M. Davis	12	12	100%	3	3	100%
Douglas A. Fisher	12	9	75%	3	2	73%
Greg Carroll*	1	1	100%	0	0	100%
Rick P Mendenhall	12	12	100%	3	2	93%
Larry Hunt (Alternate)	1	1	100%	0	0	100%

Greg Carroll was appointed to complete the unexpired term of Catherine Nelmes *

Members	Dates Absent	Type	Meeting Dates	Type
Jerry R. Cobb			1/12/2005	Regular
			2/11/05	Regular
			3/9/2005	Regular
Matt M. Davis				
			4/21/2004	Regular
Douglas A. Fisher	4/21/2004	Regular	5/19/04	Regular
	5/19/2004	Regular		
	8/25/2004	Special	6/02/04	Regular
	9/29/2004	Special		
	10/19/2004	Regular	7/14/04	Regular
Greg Carroll			8/6&7/2004	Workshop
			8/16/04	Regular
			8/25/2004	Special
			9/8/2004	Regular
			9/29/2004	Special
Rick P. Mendenhall	9/29/2004	Special		
			10/19/04	Regular
			11/19/04	Regular
			12/08/04	Regular
Larry Hunt (Alternate)				