

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

June 3, 1998

The regular meeting of the Peachtree City Airport Authority, was held in the City Hall Council Chambers, Peachtree City, on June 3, 1998, at 7:00 p.m. Those present were: Chairman Robert B. Patterson; Members Daniel E. Carr, David M. Good, H.E. Buffington and Janet E. Wells; Airport Manager James H. Savage; Recording Secretary Shirley R. Comer; and Authority Attorney Douglas B. Warner.

I. ANNOUNCEMENTS

None.

II. ADDITIONAL AGENDA ITEMS

None.

III. APPROVAL OF MINUTES

A motion was made by Mr. Good and seconded by Mr. Buffington to approve the minutes of the May 7, 1998, and May 21, 1998, Authority meetings 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 - JUNE 3, 1998

1. I was recently contacted by two different parties that have shown an interest in operating a restaurant at the Aviation Center. I subsequently met with Mr. Bill Foley, the architect that designed the Aviation Center, to have him prepare sketches and cost estimates for adding approximately 1,500 square feet to the "restaurant" end of the facility for a kitchen and a sun deck, plus closing-in the existing patio area for a serving area. When his estimates are available, I will meet with both parties to discuss their continued interest and report back to the Authority.

2. I met with Mr. Roger Austin, an engineer for Wilbur Smith and Associates to discuss two projects.

The first project involves the design of the concrete base and pedestal for displaying the F-16 we will be receiving. Based on drawings obtained by the Air Force Association from McDill AFB, and pictures of an F-16 that is on display near the entrance to that base, Mr. Austin will provide the drawings necessary to build such a pedestal at our entrance.

The steel cradle that attaches to the aircraft, and then subsequently to the pedestal, will have to be fabricated on site once the aircraft has been delivered.

Mr. Tom Dunleavy of Davis Monthan AFB, has advised that delivery of the aircraft has been delayed until late June or early July by "circumstances beyond his control."

The second project involves the design of the concrete slabs for the Civil Air Patrol's temporary buildings.

Members of the CAP, local representatives of the USAF at Dobbins AFB, Mr. Austin and myself met at the current location of the buildings to inspect them, so Mr. Austin could determine if they are "of sound construction" for relocation. Initial inspection shows that despite their age of over 40 years, they have been maintained well and are indeed sound.

The city's building department has required that the buildings be certified of sound construction by a registered engineer prior to their relocation.

Drawings for both projects should be available by the end of June.

3. I met with Mr. Tate Godfrey of Pathway Communities to discuss the sketches we prepared of Hangar Area "B" on the southeast end of the airport, to determine the cost and feasibility of developing this commercial hangar area.

Mr. Godfrey has indicated that their planning staff will review the design and he will let us know what the cost will be of the approximate 1.8 acres of land we must acquire to make the design work. He hopes to have that information soon.

4. The Omni Directional Approach Light System (ODALS), that has been out of service during construction of the rail spur for AT Plastics, Inc., is now back in service. The total cost to AT Plastics to move the #2 tower and realign the lights accordingly, was approximately \$25,000.

5. On May 29, 1998, I filed a new Notice Of Intent with the Georgia Department of Natural Resources, Environmental Protection Division, to participate in the State's permit for a Storm Water Pollution Prevention Plan. This SWPPP is required by the Federal Environmental Protection Agency.

We have been participating in an existing plan with the EPD for the last five years, which expires this year. One of the requirements to participate with the EPD is that we have a master plan for the airport to control storm water pollution.

During the previous period, we adopted a plan developed by Hunting Aircraft, Inc. as the standard for the airport. With the departure of both Stevens and Hunting, we will need to have our own plan in place. Wilbur Smith and Associates has been developing such a plan for the Authority which is still in draft form, but is near completion.

Under the new rules, our plan must carry the stamp of approval from a certified engineer, something not required previously.

6. The local chapter of the Experimental Aircraft Association will sponsor a "Young Eagles" rally on the Falcon Field Second Saturday, June 13, 1998. Plans call for some 50 young people to take their first flight with over 15 pilot volunteers who supply their own aircraft at their own expense. Times are from 9 a.m. to 1 p.m.

On Saturday, June 20, 1998, the Flying Rebels will hold a picnic for current members and anyone interested in joining their club at the Aviation Center from 12:00 noon, until 3 p.m.

7. Senator Paul Coverdell will hold an informal "town hall" type meeting at the Aviation Center, this coming Saturday, June 6, to discuss current events and to solicit public comments. Times are from 2:30 p.m. to 3:30 p.m., with the Authority members, other local dignitaries and the public invited to attend.
8. Finally, we received our "Notice to Proceed" from the GaDOT on the crack sealing and re-striping project this morning. The next step is to hold a pre-construction conference with the contractor, then proceed. This meeting will be held in July.

B. Tenant Liaison - Janet Wells

Ms. Wells stated that she had nothing new to report.

V. OLD AGENDA ITEMS

- 98-04-01** Review hangar area "A" lease policies and lease rates, including application of the 2% fee for "on-field" commercial operators.

Due to the volume of issues to be discussed during the meeting and the need to establish the Authority's cash flow needs prior to discussing rates, the Chairman called for a motion to table this item.

A motion was made by Mr. Good and seconded by Mr. Carr to table this item until a future meeting. The motion passed unanimously.

VI. NEW AGENDA ITEMS

The Chairman announced to the public attending the meeting that the following agenda items involved subjects that were still under negotiation and that the Authority would meet in Executive Session to discuss the items with Authority Attorney Douglas Warner, and that should any action be required, the Authority would return to open session to consider such actions:

- 98-06-01** Consider lease termination agreement with Stevens Aviation, Inc.
- 98-06-02** Consider lease termination agreement with Hunting Aircraft, Inc.
- 98-06-06** Consider lease agreement with Falcon Flight School to lease space in FBO hangar.

Hearing no objection, the Chairman called for the above items to be moved to the bottom of the agenda and called for item **98-06-03** to heard first.

- 98-06-03** Hear proposal from AJC Aerospace, Inc. to operate an FBO at Peachtree City-Falcon Field.

Mr. William P. Woodall, President of AJC Aerospace, Inc. gave a brief review of a proposal to operate an FBO and maintenance facility at Peachtree City-Falcon Field Airport. Mr. Woodall indicated that it would take 90 to 120 days for their company to set up operations should the Authority decide to contract for these services.

The Chairman thanked him for his presentation but indicated that with the pending departure of Stevens Aviation by June 20, and the difficulty in terminating the lease agreements currently in place, the Authority would most likely operate the FBO itself - at least for the short term.

He did indicate however, that should the Authority decide to seek an operator for the FBO, that a "Request For Proposals" would be issued and all interested parties would be given the opportunity to bid for that service, and that the Authority would encourage AJC Aerospace to participate.

98-06-04 Consider authorizing Airport Manager to hire employees, and to purchase equipment and supplies necessary to operate FBO.

98-06-05 Consider contract with T. Joe Byrd for employee health insurance bid and review.

Mr. Good pointed out that until the leases with Stevens Aviation and Hunting Aircraft were terminated as outlined on agenda items **98-06-01** and **98-06-02**, action on agenda items **98-06-04** and **98-06-05** would be premature.

The Chairman agreed, and at 7:25 p.m. he called for the Authority to recess and reconvene in Executive Session to discuss items **98-06-01** and **98-06-02** as previously discussed.

At 8:40 p.m., the Authority returned to open session and the Chairman announced that after discussing both termination agreements, they found only minor problems with the wording of certain portions of the environmental protection language in the Stevens document, and that for the most part, the Hunting document was acceptable as written, except for questions on a companion document that will allow for the transfer of certain physical assets to the Authority from Stevens, that must be signed by Hunting.

The Chairman called for the Authority Attorney and the Airport Manager to continue negotiations on these minor points, with the intent of calling a special meeting on June 8, to consider final documents if possible.

Chairman Patterson stated that since the remaining published agenda items were contingent upon the passage of items **98-06-01** and **98-06-02**, he called for no action on items **98-06-05** and **98-06-06**, and that he believed that action on **98-06-04** should be limited to providing for a continued operation of the FBO, should the above lease termination agreements not be signed prior to June 20.

A motion was made by Mr. Good and seconded by Mr. Carr that the Airport Manager and the Chairman be given authority to continue operation of the FBO on short notice should no agreements be reached with Stevens Aviation prior to June 20, 1998, without reconvening the Authority; and, that a capital contingency fund be established in the amount of \$10,000 to allow for the purchase of basic equipment needed to run the FBO.

The motion passed unanimously.

Chairman Patterson then called for the addition of a late agenda item, to be called **98-06-07**, to allow the Airport Manager to hire a "summer" employee to fill the position of Airport Grounds Technician.

98-06-07 Authorize the Airport Manager to hire a "summer" employee to fill the position of Airport Grounds Technician.

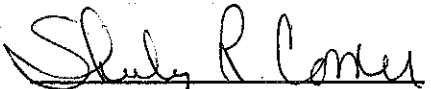
A motion was made by Ms. Wells and seconded by Mr. Good to approve the filling of the position of Airports Grounds Technician for the summer months as has been done for the past two years.

The motion passed unanimously.

Hearing no other business to be considered by the Authority, the Chairman called for a motion to adjourn.

At 9:02 p.m., a motion to adjourn was made by Ms. Wells and seconded by Mr. Carr.

The motion passed unanimously.


Attested by:


Robert B. Patterson, Chairman