

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

August 3, 1999

The rescheduled August meeting of the Peachtree City Airport Authority, was held at the Aviation Center, Peachtree City-Falcon Field Airport, on August 3, 1999, at 7:00 p.m.

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

Recording Secretary Clair I. Ford, Authority Attorney Douglas B. Warner and Member H.E. Buffington were absent due to conflicts caused by the rescheduled meeting date.

I. ANNOUNCEMENTS

None.

II. APPROVAL OF MINUTES

Ms. Cates and Chairman Patterson offered minor changes to the minutes as presented and a motion was made by Ms. Nelmes and seconded by Ms. Cates to approve the minutes of the July 7, 1999 meeting as amended.

The motion passed unanimously.

III. REPORTS

A. Airport Manager - Jim Savage

Mr. Savage presented the following report:

AIRPORT MANAGER'S REPORT - AUGUST 3, 1999

1. I am happy to report that we have received our "Tentative Allocation" from the FAA for Phase II of the taxiway and taxilane project on the southeast end of the airport. The allocation is for \$426,000 which will be used to update the Airport Master Plan, acquire and additional 1.8 acres of land for the project and build as much taxiway as the remaining funds permit. We are soliciting bids now with a deadline of August 18, at 2:00 p.m., with a planned starting date of September 15. A third phase will be necessary to complete the project, which should be funded in FY 2000.

2. Several airport maintenance projects loom in the near future. I have been seeking proposals for the repair of the roof and upper wall sections of the Aviation Center to stop the leaks that have plagued this facility since it was built. I have one proposal, but have yet to find a second roofer that is willing to even look at the problem. The proposed cost is \$5,600 which includes eleven different actions to provide permanent solutions to the leaks. Group VI has apparently decided that it is not their problem, and subsequently failed to respond to my requests for action.

A second leak problem exists between the FBO hangar and the Annex hangar which is associated with a gutter drain between the buildings. Based on the sole bid, the cost to repair this leak will be \$3,200.

The air conditioning system in the northwest end of the Aviation Center still does not function as promised. After a \$4,500 modification to the system to add an additional thermostat and an electronic diverter valve to balance the temperature between the east and west sides of the building, the system has failed. A motor in the damper began making noises some nine months after installation, which was inspected by Shumate Mechanical, who subsequently made a repair. The noise returned within 30 days, but the valve continued to function until it failed some 14 months after installation. Neither Shumate nor the manufacturer will honor the one year warranty. The price to repair the motor has been quoted as approximately \$1,000.

The issue stems from the fact that even with the damper working as designed, the temperatures are still not balanced between the east and west sides of the building and additional modifications will be necessary. One recommendation from Shumate was to add a resistance heater in the ductwork to reheat the air flowing to the east side when the west side is calling for cold air. This cost was estimated to be approximately \$4,000.

I had recommended to Shumate and to Group VI when we first began efforts to resolve this problem, that we install a separate system to heat and cool the east side and leave the existing system to handle the west side. The estimate at that time was \$5,000 to make those changes. Both groups however, assured us that their plan would work best and because it was approximately the same cost, we chose to follow the ideas of the "professionals."

We have manually opened the valve to allow air to the west side of the building, however the thermostat that controls the unit is the one located in the conference room. Currently, little or no air flows to the east side of the building, so at times the temperature on the west side becomes quite cold. It does not seem logical to repair the existing system since it has never performed as advertised.

It is my recommendation that we seek bids to separate the northwest end of the building into east/west zones and add a second independent system.

And finally, we have two continuous leaks in the foam sprinkler system in the FBO hangar. Apparently, the foam agent is somewhat corrosive and has damaged a drain plug and pipe located on the bottom of the storage tank. To replace this pipe with stainless steel to prevent future leaks, it will require draining the tank. The only source that we can locate to make this repair has given us a bid of \$1,970.

I seek your recommendations.

3. Mr. Andrew Conwell has begun installation of the runway remaining markers as part of his Eagle Scout Project. The concrete pads for the signs will be poured this week and the signs, which are completed, will be installed soon. This project has been planned and executed in a first class manner and when completed will add significantly to our airport's appearance and safety of operation. Mr. Conwell is to be commended for a job well done. I might add, that completion of this project was a prerequisite for his next step which is to take flying lessons, with his ultimate goal being an appointment to the Air Force Academy. Mr. Conwell just turned 16.
4. I recently met with Colin Halterman, Director of Public Works for the City, to discuss placing a Severe Weather/Tornado warning siren on or about the airport. The device would be one of several located throughout the city that would be sounded in the event of a severe weather warning. The site that appears to work best would near Dividend Drive at the driveway entrance to hangar area "A". This site would cover most of the industrial park and Planterra Ridge subdivision. Installation and maintenance would be performed by the City.
5. Gilbert Southern is building an office and storage yard on the northwest side of our driveway to hangar area "A". They have offered to donate approximately 40,000 cubic yards of fill dirt to the Authority if we allow them to haul it down the strip of land that was also donated to the Authority when they purchased their building site. They will clear the path, place the appropriate erosion control fabric and re-seed the area when completed. Most of the dirt will be placed where we current "borrow" dirt for other projects on the airport. This action will also correct part of an erosion problem that has developed along our property line with the Fayette County Water System.

B. Airshow Committee - Jim Friday

Col. Jim Friday of the Confederate Air Force briefed the Authority on current plans and expectations for the upcoming airshow planned for September 11, & 12. He presented a ramp layout plan showing the planned positions for each part of the show and reviewed a long list of aircraft that are expected to attend. He stressed that with the local Kiwanis Club sponsoring the vending this year we will have 100% of the funds raised from the show remaining with local non-profit organizations.

IV. OLD AGENDA ITEMS

99-07-02 Establish ground lease rates and method for awarding site leases for Hangar Area "B".

The Authority spent over one hour discussing the issues involved in this agenda item. Mr. David Milton rose from the audience to ask questions and provide his comments on the subject. Mr. Savage was requested to provide estimates of the infrastructure improvements needed, in addition to the taxiway and taxilane construction being funded by the FAA, prior to the regular meeting in September.

It was also agreed that the Members would provide Mr. Savage with several dates in August after the receipt of the construction bids on the 18th, so a workshop can be scheduled prior to September 1, 1999.

No further actions were taken on this item.

99-07-03 Review airport security methods and consider improvements as necessary.

In order to accommodate Mr. John Rexausen of Enterprise Rent-A-Car who was present to address the next agenda item, this item was delayed.

V. NEW AGENDA ITEMS

99-07-01 Consider proposals from rental car agencies to provide rental cars for "fly-in" customers only.

Mr. Savage briefed the Authority on the request for proposals for rental car service for "fly-in" customers only. The Authority had received only two proposals out of the seven solicited.

One of the two was from Caroline Ford, Inc. which had been received prior to the time that RFP was mailed. In conversations with the manager of the rental division, Mr. R.J. Poole, it was learned that they had not responded to the RFP because they did not wish to lease space at the airport for an operation, but agreed somewhat reluctantly to honor their original proposal. The RFP did not require the operator to lease space, but offered office or lobby space if the operator wished to do so to provide cars. No representative of Caroline Ford was present during the meeting.

The second proposal from Enterprise Rent-A-Car, addressed the RFP directly and included a desire to lease space in the FBO hangar for an office to rent cars

to the public, with the agreement that the Authority would handle cars leased to "fly-in" customers only. Mr. Rexausen rose to address his proposal and answer questions, explaining that his company had a strong desire to expand into Peachtree City and that he thought that locating at the airport, but out of the terminal building, would benefit both entities.

After considerable discussion, Chairman Patterson moved to accept the proposal from Enterprise Rent-A-Car as presented and to authorize the Airport Manager to negotiate an agreement with the company for office space and car-wash facilities.

The motion was seconded by Mr. Good and passed unanimously.

99-07-03 Review airport security methods and consider improvements as necessary

The Authority reviewed the proposals received for security equipment and additional fencing and discussed at length the cost versus benefit considerations of each. It was agreed by consensus that due to other financial considerations, that a decision on additional fencing should be delayed indefinitely, however Mr. Savage was requested to further research video equipment pricing and report his findings at the next meeting.

No further actions were taken.

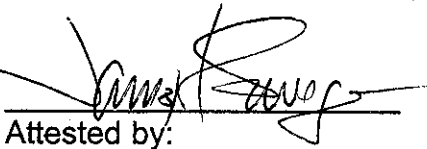
Following the last agenda item, a brief review was held of the monthly financial report and the Authority discussed how it might improve cash flow. It was agreed that every effort should be made to contain expenses and maximize revenues, especially in the aircraft maintenance area.

EXECUTIVE SESSION

At 9:31 p.m., hearing no additional items for discussion in either open or Executive Session, Chairman Patterson made a motion to adjourn.

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

Attested by:



Robert B. Patterson, Chairman



PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

August 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	12	10	83%	2	2	86%
Susan M. Cates	12	9	75%	2	2	79%
Robert B. Patterson	12	12	100%	2	2	100%
Catherine M. Nelmes *	8	8	100%	1	1	100%
H.E. Buffington	12	10	83%	2	2	86%

Note: * New member as of 1/1/99

Members	Dates Absent	Type
David M. Good	6/2/99	Regular
	7/7/99	Regular
Susan M. Cates	10/7/98	Regular
	1/6/99	Regular
	5/5/99	Regular
Robert B. Patterson		
Catherine M. Nelmes		
H.E. Buffington	11/12/98	Regular
	8/3/99	Regular

Meeting Dates	Type
1/6/99	Regular
2/10/99	Regular
2/24/99	Special
3/3/99	Regular
4/7/99	Regular
5/5/99	Regular
6/2/99	Regular
7/7/99	Regular
8/3/99	Regular
9/1/98	Regular
9/17/98	Special
10/7/98	Regular
11/12/98	Regular
12/1/98	Regular