

**PEACHTREE CITY AIRPORT AUTHORITY  
MINUTES OF MEETING**

**August 6, 1997**

The regular meeting of the Peachtree City Airport Authority, was held in the City Hall Council Chambers, Peachtree City, on August 6, 1997, at 7:00 p.m. Those present were: Chairman Robert B. Patterson; Members Michael E. Amos, David M. Good, Daniel E. Carr and Janet E. Wells; Airport Manager James H. Savage; Recording Secretary Shirley R. Comer; Authority Attorney Kimberley S. Flynt; and Consulting Engineer David W. Lowe of Wilbur Smith and Associates.

**I. ANNOUNCEMENTS**

None.

**II. ADDITIONAL AGENDA ITEMS**

None.

**III. APPROVAL OF MINUTES**

A motion was made by Mr. Good and seconded by Ms. Wells to approve the minutes of the July 17, 1997, Authority meeting as presented. The motion passed unanimously.

**IV. REPORTS**

**A. Airport Manager**

Mr. Savage briefed the Authority on the following issues:

1. In addition to the flooding problem experienced at the Aviation Center on July 16, a similar incident occurred on Wednesday, July 30. Heavy rain began falling at 4:30 p.m. and continued until 6:00 p.m., with over three inches accumulating during the period. This caused the drainage system to back up and the Aviation Center was flooded for a second time, with water reaching a level of 6 inches at the front doors. The carpet was cleaned again and after several days it now appears that there is no noticeable odor or signs of water damage. New agenda item 97-08-01 addresses this issue further.

2. Mr. Savage has continued to meet with Mr. Harold Bost to develop plans for the "Air Fair" scheduled for the September 13, Falcon Field /Second Saturday (FF/SS). It looks like we will have a C-130 for static display, furnished by the Air Force Reserve unit at Dobbins Air Force Base, in addition to some 10 aviation organizations who will participate in the event. The National Weather Service will hold an Open House that same day. The Kiwanis Club of Peachtree City will provide food and drink for the public.
3. Mr. Savage reminded everyone that on Saturday, August 9, from 9:00 a.m. until 3:00 p.m., the Authority is holding a "Tenant Family Fun Day" for this month's FF/SS. BBQ chicken breasts, baked beans, chips and cold slaw will be available for participants. A spot landing contest and poker run are planned, and the Civil Air Patrol will be washing airplanes for a donation to their building fund. Plus, door prizes and much, much, more.
4. Mr. Savage reported that Mr. John Nelms has purchased Falcon Flight School from Mr. Ray LaRocque for an undisclosed figure. Mr. Nelms hopes to expand the operation by adding additional aircraft and instructors, and is talking with Stevens Aviation to move his operation to the old FBO site in the FBO maintenance hangar. Mr. Nelms also plans to offer for sale to the public, some small aircraft parts, such as oil and air filters, spark plugs and aircraft batteries, plus expand the line of pilot supplies the school has been carrying for some time.

#### **B. Tenant Liaison**

Ms. Janet Wells gave a brief overview of the attached Liaison Report which is made a part of these minutes. Chairman Patterson requested Mr. Savage to follow up on the report of the theft of more than \$100,000 worth of computers from Stevens Aviation and verify the frequency that the Peachtree City Police Department patrols the airport during the nighttime hours.

**V. OLD AGENDA ITEMS**

**97-07-02 Consider contracting with Wilbur Smith and Associates to do engineering on access road to southeast end of airport.**

After considerable discussion by the Authority members, Mr. Good moved to authorize the Chairman to create a multi-agency proposal to do the engineering and construction of a two phase paving project along Stallings road on the southeast end of the airport. The motion was seconded by Mr. Amos.

It was the intent of the motion that the following entities be included: Peachtree City Airport Authority; City of Peachtree City; Fayette County (perhaps through the Fayette County Development Authority); Peachtree City Development Corp.; and the Peachtree City Water and Sewerage Authority. It was further intended that the five entities will share in the cost of designing and constructing the road in equal percentages, with the engineering work to begin when letters of intent have been received from each organization.

The motion passed unanimously.

**97-07-03 Consider audit reports for FY 1995 and 1996.**

Mr. Good gave several comments on various aspects of the reports, highlighting the effects that depreciation of assets has on the bottom line, which reflects a significant loss for both years, even though the Authority is quite solvent with over \$100,000 in cash reserves.

A motion was made by Mr. Good and seconded by Ms. Wells to accept the audit reports for FY 1995 and FY 1996 as submitted.

The motion passed unanimously.

**VI. NEW AGENDA ITEMS**

**97-08-01 Consider proposals to build new storm drainage line at Aviation Center.**

Mr. Savage described the apparent problems with the drainage system in front of the Aviation Center and described his approach to eliminating part of the water flow that currently runs in front of the building. It is Mr. Savage's opinion that the described action is not a complete solution to the problem, but is a necessary first step to solving the overall problem.

Mr. David Lowe agreed that the additional pipe will help in reducing the flooding problem, but additional work will be required to bring the system into compliance with the "100 year storm" design requirements of the City.

A motion was made by Mr. Good and seconded by Mr. Carr to authorize the Chairman to spend up to \$10,000 to make emergency repairs to the drainage system in front of the Aviation Center as outlined by Mr. Savage and to contract with Brent Scarbrough and Company to make those repairs.

The motion passed unanimously.

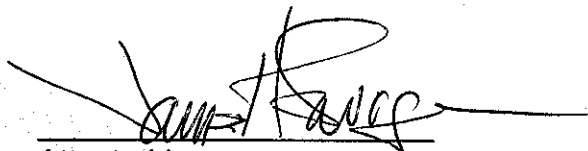
It was agreed by the members that a meeting with the principals of Group VI and the Chairman and Airport Manager should be scheduled as soon as possible to address a permanent solution to this item.

**VII. EXECUTIVE SESSION**

There being no further business for executive or regular session, at 8:37 p.m., a motion to adjourn was made by Ms. Wells and seconded by Mr. Good.

The motion passed unanimously.

Attested by:



Robert B. Patterson, Chairman



# Memo

**To:** PCAA Members  
**From:** Janet E. Wells, "Ombudsman"  
**CC:** Stevens Aviation  
**Date:** 08/06/97  
**Re:** Stevens Aviation status & update

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Recent conversations with Larry Baker, VP Stevens Aviation and acting director at the Peachtree City facility indicate that the reason for the downturn in fees from the facility resulted from a complacent sales effort in early 1997. Larry stated that sales efforts are churning and that we should see a return to normal income levels in the fourth quarter of 1997. Stevens Aviation has also experienced difficulty maintaining a work force at the PTC facility. Sheet Metal, A&Ps and Avionics have all been hit by airlines hiring away Stevens Aviation's workers.

Marketing efforts to fill the lower hangar with larger aircraft that can be maintained by Stevens Aviation have resulted in at least one Hawker locating here and agreeing to have Stevens Aviation do its maintenance work.

Larry indicated his displeasure with the flooding of the Aviation Center. According to him, the facility was flooded three times in recent months. (I had only been aware of the one incident.) I assured him that we had addressed the issue at last month's meeting and were working toward an engineering solution. He also indicated there is a leakage overhead above the counter at the FBO which also affects the pilot briefing area. He was not clear where the leak originated, but it is a current problem.

Larry was encouraged by the new Aviation Center management. Sandra Johnson has been able to keep a better eye on records and cost factors. He was enthusiastic about her presence at the facility.

In conversations about the possibility of the FBO being run by the Airport Authority, Baker was also agreeable and offered a very open dialogue. Stevens Aviation would not require its own fuel farm, but would send its maintenance customers to the FBO for refueling. (He added that it would be up to us to have competitive fuel pricing so that customers wouldn't fly off for a better deal.) They would want a deal for its hangar tenants, say, 25 cents per gallon over our cost. He stated that they would not have a problem with us seeking a maintenance tenant that would do single and light twins (even avionics).

We discussed spec hangars. Stevens Aviation has built a hangar for a tenant in Tennessee, but has no desire to do so at PTC. Should we proceed in attracting corporate aircraft for hangaring at PTC, Stevens Aviation would prefer that any corporate aircraft which come to the field with maintenance workers not do maintenance on other corporate aircraft. Stevens Aviation would like to have exclusivity on "turbo and above" aircraft.

Another issue we discussed was security at Falcon Field. Larry was not convinced that the PTC Police Department patrols the area adequately. Stevens Aviation was burglarized in recent months. Engineering computers were stolen from the main building valued at about \$100,000. Because of the nature of some of the equipment at the FBO, Larry was concerned about exposure due to the remoteness of the site. I told him I would call Chief Jim Murray to ascertain what the patrol frequency is at Falcon Field.

As a summary, Baker offered Stevens Aviation's tentative support of a plan to be relieved of responsibility for running the FBO at Falcon Field. Kurt Herwald was apprised of these conversations and supportive of the concept. It was my suggestion to Larry that perhaps a near future meeting of Baker, Herwald and members of the Airport Authority to discuss goals, motivations and how we can work together in a win-win arrangement for both parties should be a priority for our calendars. Larry Baker expects to be back in PTC the end of next week and the following week. Herwald's schedule has not been checked at this point. To avoid a public meeting, perhaps two representatives of the Authority and its Airport Manager could meet with Baker and Herwald for discussions. (We owe them dinner this time.)

In response to much speculation by PCAA members and the airport manager, I asked Larry about the status of talks with Hunting. He indicated that they are still talking. The contractual price Stevens Aviation agreed to with Hunting was not validated upon closer inspection after taking on the facilities and operations. With this in mind and after appraisals from both parties came back very far apart, Stevens Aviation feels justified in pursuing a negotiation mode. Again, Larry emphasized that the two parties are still talking and that Stevens Aviation has not abandoned a future at PTC - Falcon Field.

**PEACHTREE CITY AIRPORT AUTHORITY**

**RECORD OF ATTENDANCE AS OF:**

**August 31, 1997**

Members	Regular Meetings Last 12 Months	Meetings Attended	Regular Attendance %	Special Called Meetings Last 12 Months	Special Called Meetings Attended	Total Attendance %
David M. Good	11	10	91%	0	0	91%
Janet Wells	11	11	100%	0	0	100%
Bob Patterson	11	11	100%	0	0	100%
Dan Carr	11	11	100%	0	0	100%
Mike Amos	11	9	82%	0	0	82%

Members	Dates Absent	Type
David M. Good	2/5/97	Regular
Janet Wells		
Bob Patterson		
Dan Carr		
Mike Amos	4/2/97	Regular
	5/14/97	Regular

Meeting Dates	Type
1/2/97	Regular
2/5/97	Regular
3/5/97	Regular
4/2/97	Regular
5/14/97	Regular
6/11/97	Regular
7/17/97	Regular
8/6/97	Regular
9/4/96	Regular
10/2/96	Regular
11/6/96	None
12/4/96	Regular