

**PEACHTREE CITY AIRPORT AUTHORITY
MINUTES OF MEETING**

December 1, 1998

The December meeting of the Peachtree City Airport Authority, was held at the Aviation Center, Peachtree City-Falcon Field Airport, on December 1, 1998, at 7:00 p.m.

Those present were: Chairman Robert B. Patterson; Members: Susan M. Cates, David M. Good, Daniel E. Carr and H.E. Buffington; Airport Manager James H. Savage; Recording Secretary Clair I. Ford 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 Ms. Cates to approve the minutes of the November 12, 1998, Authority meeting 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 - DECEMBER 1, 1998

1. AMARC of Davis Monthan AFB reports that the F16 has been "de-militarized" and is ready for delivery to Terry Shelton, who will prepare and load the aircraft for shipment. Well almost – someone must due a "classified check" of the aircraft to be sure that no classified materials have been left in the aircraft. Mr. Bill Dado of the de-mil facility says that the check is scheduled for tomorrow, after which it should be just a matter of days before the aircraft can be delivered to Mr. Shelton.

Last month I said we might see the aircraft by Christmas. Maybe?

2. We have installed a satellite receiver for movies and sports entertainment in the pilot's lounge. Cost of the equipment was \$200 and the monthly fee will be less than \$50. Of all of the pilot comments we have received since the Authority took over the FBO, the lack of a good selection on the TV in the lounge was our most frequent complaint.
3. On November 18, Mr. Good and I flew his aircraft to "flight check" the PAPI and REILS for runway 13. We had received reports that the PAPI was misaligned, however our observation was that the system appeared normal. Both systems were returned to service that evening. We incurred nearly \$8,000 in expense in the repair of these systems, which will be billed to the pilots and their insurance companies as soon as we have received all invoices from our suppliers.
4. The ramp lights were rearranged on Wednesday before Thanksgiving with the understanding that the installers would return on Monday the 30th to finish the installation. As I write this report that has not yet occurred, but the three-way horn will be replaced with a two-way horn and the lights adjusted to prevent blinding pilots of taxing aircraft.
5. Members of the CAF have asked if the Authority would consider a lease arrangement for the "blimp hangar" whereby the CAF would install a usable door in exchange for the right to use the facility for some period of time rent free.

I met this afternoon with an engineer from Megadoor who says that we should budget approximately \$50 per square foot of door opening to build a usable door for that facility. This price would include the additional structure necessary to support the door.

As an example, a 70' by 22' door would cost approximately \$77,000.

V. OLD AGENDA ITEMS

98-09-04 Authorize Airport Manager to negotiate service agreement with LaGrange Aero, Inc., dba Thrifty Car Rental.

Mr. Savage briefed the Authority on the proposals received from Thrifty Car Rental and Enterprise Leasing and reviewed the Rental Car Proposal Comparison chart which is attached to, and made a part of these minutes.

After considerable discussion, including a question and answer period with Mr. John Rexhausen of Enterprise Leasing (although invited, no representative of Thrifty Car Rental was present for the meeting), a motion was made by Mr. Good and seconded by Mr. Carr that due to the following factors: (1) Thrifty being the current supplier of cars at the airport; (2) they quoted lower rental rates; (3) they will provide computer access for reservations; and (4) they will keep a greater number of cars on hand at the airport, the Chairman is authorized to sign an agreement with Thrifty Car Rental for rental car services at Peachtree City-Falcon Field Airport.

The motion passed on a vote of 4 to 1, with Ms. Cates voting against the motion.

98-11-02 Consider proposal from Falcon Flight Services, Inc. to modify lease agreement for office space in FBO hangar.

Mr. Savage presented the Authority with a finished copy of the modified lease agreement with the flight school. During the discussions that followed, Mr. Good requested that stipulation number four from the November 12, meeting (which requires that the flight school provide an immediate and continuing list of aircraft associated with the school) be included in the new lease agreement.

Mr. Good also inquired if the flight school was current on all rents and fees. Mr. Savage advised that a daily fuel payment check written on November 25, for \$299.64 had been returned by the bank for non-payment.

In discussions with an employee of Falcon Flight Services, Inc. (FFS) on Monday, November 30, Mr. Savage had reminded them that the agreement requires that a bad check be settled by payment of certified funds, plus a penalty of \$50, immediately, or the tenant is in default of its agreement. As of the meeting, no such payment had been received.

Following additional discussions regarding the efforts of the Authority to work with FFS on reaching a mutually agreeable lease, in spite of the fact that FFS has frequently been late on rent payments and moved to change the existing lease agreement only weeks after signing it, a motion was made by Chairman Patterson and seconded by Mr. Carr to approve the lease agreement as

prepared, including the additional language described above, and to require that FFS sign the document by close of business on Friday, December 4, 1998.

The motion passed unanimously.

Mr. Warner was requested to contact Ms. Greenway's attorney on Wednesday, December 2, to provide the modified agreement and to request that the agreement be executed by close of business on Friday, December 4.

No further actions were taken.

VI. NEW AGENDA ITEMS

98-12-01 Consider proposal from Andrew Conwell to erect runway remaining markers as Eagle Scout project.

Mr. Conwell presented his proposal to erect runway remaining markers that meet FAA criteria, utilizing Scouts as a labor force. He gave several reasons why he believes the markers would enhance safety on the airport and how he would proceed with the project. He estimated the cost of the project to be \$4,195.

Several members of the Authority agreed that safety would be enhanced by installation of the signs and by consensus agreed to review the project at its meeting in January. They requested Mr. Conwell to seek funding from the private sector (including such sources as Home Depot, Inc., Coweta/Fayette EMC and civic clubs such the Rotary Club), with the possibility of the Authority providing any additional funds needed to complete the project.

No further actions were taken.

98-12-02 Consider revised budget for the first half of FY99 & review the FBO and aircraft maintenance operations.

Mr. Savage provided a quick overview of the new format for budget and financial information that he and Ms. Ford have been developing from the new accounting system.

After several questions and comments by the Authority, it was agreed by consensus that a budget workshop should be scheduled to look at the information in detail and to review the budget assumptions made by Mr. Savage.

It was the intent of the members to schedule this workshop in December if possible, depending on the members travel and work schedules.

No further actions were taken.

98-12-03 Consider proposal from Jim Toombs and Harry Mitchell to build hangar on lot D26.

Mr. Toombs reviewed his proposal to build a hangar on lot D26 similar in design and materials to the hangar he and another partner erected on lot D27.

Mr. Savage reviewed the problems he had recently encountered regarding the interpretation of what "similar" meant to tenants when choosing colors for their buildings. He also described a potential problem regarding land speculators who might lease a lot with no intention of building a hangar, but instead holding the lot for future "sale".

He recommended that the lease agreements specify the choice of colors and materials by samples provided by the building manufacturers, and that language specifying a start date of no less than 90 days from signing of the lease, with a completion date of no more than one year from start of construction be added as well.

A motion was made by Mr. Good and seconded by Mr. Buffington to approve the lease agreement with Mr. Toombs and Mr. Mitchell as presented, provided the recommendations made by Mr. Savage are added, including a clarification of what actions would be necessary should the tenant fail to adhere to the stipulations placed in the agreement.

The motion passed unanimously.

At 8:53 PM, hearing no other business to consider in Open Session, Chairman Patterson called for a five minute recess to reconvene in Executive Session to discuss personnel matters and to confer with the Authority Attorney.

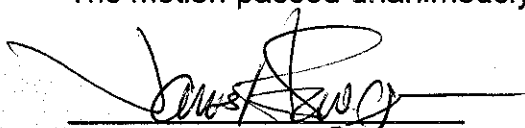
VI. EXECUTIVE SESSION

The Authority and the Attorney discussed a proposal from an employee that was considered a conflict of interest by the employee in question. The employee withdrew his proposal and no further action was taken.

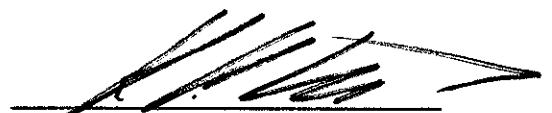
At 9:32 PM a motion to adjourn was made by Ms. Cates and seconded by Mr. Good.

The motion passed unanimously.

Attested by:



Robert B. Patterson, Chairman



RENTAL CAR PROPOSAL COMPARISON

December 1, 1998

<u>ITEM</u>	<u>ENTERPRISE</u>	<u>THRIFTY</u>
<u>Prices</u>		
Compact:	Escort/Neon \$35/day - 200 miles	Neon \$39/day - unlim, (\$30/100)
Standard size:	Grand AM/Stratus \$45/day - 200 miles	Stratus/Breeze \$43/day - unlim, (\$34/100)
Mini Van	Caravan \$65/day - 200 miles	Voyager \$75/day - unlim, (\$56/100)
Sports UV	Rodeo \$65/day - 200 miles	Grand Cherokee \$60/day - unlim, (\$50/100)
Extra miles	\$.25/mile	\$.25/mile
<u>Price Control</u>	No - prices set once a year	No - prices set annually. Will listen to PCAA input.
<u>Commission</u>	10%	10%
<u>Cleaning fee</u>	\$3.00/car	Included in commission
<u>Method</u>	Cars delivered by ERAC as needed, ERAC makes res, normally cleans cars, fills out forms, keeps 1 to 2 cars on hand for walk-ins(fly-ins) & after hours	PCAA makes res on our computer, cleans cars, fills out forms, keeps 7 or more cars on hand as needed
<u>Hours of Ops</u>	Mon-Fri: 7:30 am to 6:00 pm Sat: 9:00 am to 12:00 noon	PCAA hours
<u>Computer access</u>	No	Yes, after Jan 1999
<u>Furnish supplies</u>	Yes	Yes
<u>Furnish signage</u>	Yes	Yes
<u>Fuel replacement</u>	\$3.00/gallon	\$2.25/gallon

PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

December 31, 1998

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 **	4	3	75%	1	1	80%
Robert B. Patterson	11	11	100%	6	6	100%
Daniel E. Carr	11	9	82%	6	5	82%
H.E. Buffington *	11	10	91%	6	6	94%

* Note: New member as of 1/1/98 ** New member as of 8/6/98

Members	Dates Absent	Type
David M. Good		
Susan M. Cates	10/7/98	Regular
Robert B. Patterson		
Daniel E. Carr	2/4/98 4/28/98 9/1/98	Regular Special Regular
H.E. Buffington	11/12/98	Regular

Meeting Dates	Type
1/7/98	Regular
2/4/98	Regular
2/21/98	Special
3/4/98	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