

PEACHTREE CITY AIRPORT AUTHORITY MINUTES OF MEETING

December 12, 2001

The December meeting of the Peachtree City Airport Authority was held at the Aviation Center, Peachtree City-Falcon Field Airport, on December 12, 2001, at 7:00 p.m.

Those present were Chairman Catherine M. Nelmes; Secretary/Treasurer H.E. Buffington; Members: Douglas A. Fisher and Mark H. Harris; Airport Manager James H. Savage; Assistant Manager Andrew Bolton.

Member Jerry R. Cobb and Authority Attorney Douglas B. Warner were absent.

I. ANNOUNCEMENTS

Chairman Nelmes announced that Mr. Cobb was attending the ICAS show in Orlando, Florida, representing the Airshow Committee, the Confederate Air Force and the Authority. He will be reviewing the many acts that are available for booking for the September, 2002, airshow and festival.

Mr. Savage announced that Mr. Warner has a wife and son that have the flu and would be unable to attend the meeting, but would be available by telephone if needed.

II. APPROVAL OF MINUTES

A motion to approve the minutes of the November 14, 2001, meeting as presented, was made by Mr. Fisher and seconded by Mr. Harris.

The motion passed unanimously.

III. REPORTS

Mr. Savage gave the following report:

AIRPORT MANAGER'S REPORT DECEMBER 12, 2001

1. Progress on the Airport Improvement Project #12 continues on an actual time line that is slightly behind the one estimated by Cline Construction, the general contractor. Cline has placed much of the first lift of stone on the taxiway, taxilanes and some of the auto parking areas in Hangar Area "B", but has yet to begin grading in Hangar Area "A" near the airport beacon.

He has installed all of the sewer lines and most of the water lines on the southeast end, but we are awaiting shop drawings of the meter box from Cline, that must be approved by our engineers before Cline can connect to the 10 inch water main running along Stallings Road. Those drawings were promised last week, but at the time this report was written, they have not been presented.

Cline has begun the work necessary to lower the existing 2" water line where needed in Hangar Area "A" and grading is scheduled to begin next week, weather permitting.

It is my opinion that Cline wasted several weeks of perfect building weather during October and November because of his failure to provide adequate manpower and equipment during that period. It appears that this week we have started the normal winter weather cycle of a few days of rain followed by a few days of fair weather, which never allows the ground to dry enough to be worked. How additional grading will be accomplished over the next several weeks remains to be seen.

While we warned Mr. Cline of this probability during a meeting on November 14th, he expressed the belief that he could complete the project on time. The calendar date for completion of this project is March 6, 2002, after which we can impose a fine of \$750 per day in liquidated damages. There are no provisions in the contract for extending the deadline for inclement weather.

We will provide monthly updates on the progress of the project until completed.

2. The Atlanta TRACON held a road show here in the lobby of the Aviation Center on December 4th, to describe for the aviation community their operation at the new facility located on State Highway 74, just south of the airport.

The briefing was attended by more than 75 pilots and interested citizens, which was a better than expected turn out, and lasted just over two hours. They discussed the operation of the new facility as well as a brief overview of how it interfaces with Atlanta Center's operation and the national airspace system.

Similar such briefings are scheduled at other locations around the Atlanta Area over the next year.

3. Former County Commissioner Harold Bost, who is now President of the American Bonanza Society, is planning a regional fly-in to Peachtree City-Falcon Field for the first weekend in May, 2002. He expects 75 or more Bonanzas and Barons to attend, with most of the participants staying at the Wyndham Conference Center. It should be an interesting weekend.
4. I want to remind everyone that the Airport Authority's Christmas party is scheduled for next Monday, December 17th, starting at 6:00 p.m., here in the Aviation Center. Authority members, employees, tenants and everyone's "significant others" are invited. If you plan to attend, please let Andrew or Debbie know so they can coordinate the covered dish assignments. Please bring a "white elephant" type gift if you wish to participate in the gift swap.
5. And finally, the public is invited to attend a reception for retiring Mayor Bob Lenox, to be held in the Council Chambers at City Hall, Thursday, December 20th, starting at 4:00p.m. Mayor Lenox has been a strong supporter of the airport and I encourage the aviation community to attend to show our appreciation for his 10 years of dedicated service.

IV. FINANCIAL REVIEW

Mr. Savage gave a very brief overview of the financial report for the month of November, noting that Jet "A" sales were slightly less than budget, but Avgas sales were \$7,358 better than forecast, helping to generate a gross profit of \$3,885 over estimates.

With the exceptions of three extraordinary expenses, two of which were authorized by the Authority (the purchase of several new fire extinguishers and the repairs to the restrooms in the flight school, which totaled \$5,700) expenses remained under budget. Repairs of \$600 to Enterprise Rent-A-Car's air conditioning unit was the third unanticipated expense. The majority of the cost of the 2001 audit was paid in November, but was actually budgeted in December, which also increased monthly expenses.

\$4,500 was budgeted in November which included the anticipated payment of airshow expenses incurred in September. That payment was actually received in October.

All of these adjustments contributed to an estimated negative cash flow of a \$721 versus the budgeted positive cash flow of \$7,001.

V. OLD AGENDA ITEMS

- 01-11-01 **Consider proposal from Mr. Tom Strauch to clean and paint outside of office area next to FBO hangar, and to review invoice for repairs to restroom facilities in the flight school area.**

Chairman Nelmes reviewed the actions of the Authority at its last meeting regarding the invoice for the repairs to the rest rooms in the flight school, which totaled \$6,020.00. She indicated that the Authority had voted to pay \$3,500 towards the bill based on the opinion that since the invoice did not give a complete itemized breakdown showing structural repairs versus cosmetic repairs, but did show additional work authorized by the Airport Manager, the Authority would pay only one half of the refurbishment charges, plus the additional work authorized.

Those repairs totaled to \$3,497.50, which was rounded to \$3,500.00.

Mr. Dale Donegan speaking for Peachtree Flight Center, reviewed Mr. Tom Strauch's letter of December 7th, which outlines the work Mr. Strauch did in these areas. That letter, which does not give an item by item breakdown in costs, does provide more detail than was provided at the last Authority meeting. It was Mr. Donegan's opinion that the majority of the work was structural, except for new flooring in the Men's room, and the cost of painting the walls in both units. Mr. Donegan stated that he would provide the cost associated with the floor and painting.

After considerable discussion by the members, a motion was made by Mr. Fisher and seconded by Mr. Buffington, to approve an additional payment of up to \$2,500.00 towards the total invoiced amount of \$6,020.00, less the amount Mr. Donegan presents as the cost of the flooring and painting. The motion further stated that Mr. Savage should meet with Mr. Strauch and Mr. Donegan to negotiate that final payment.

The motion passed unanimously.

VI. NEW AGENDA ITEMS

01-12-01 Review options for coordinating storm water drainage from Aviation Center and adjacent property being developed by Jet Limo, LLC., and hear comments from Mr. Mike Rossetti and Dr. Jeff Curtis on the same subject.

Mr. Savage gave a brief review of the history of how the drainage system for the Aviation Center was originally placed on the land now owned by Jet Limo, and a review of the options available to resolve the current drainage issue.

Mr. Rossetti explained that it was Jet Limo's opinion that the option of leaving the existing drain pipes in place and building a new junction box to handle the discharge of the three intake pipes plus the one discharge pipe, was acceptable provided that the cost of such structure would be paid by the Authority. Mr. Rossetti also stated that the Authority would have to indemnify Jet Limo for any failure of the system; that Jet Limo should receive an unspecified financial "consideration" for a drainage easement to allow the Authority's drainage lines to remain in place; and that Jet

Limo should be reimbursed for an estimated \$2,000 in additional engineering fees that they say they have incurred during the discussions on this issue.

Chairman Nelmes offered the opinion that since the Authority's engineers have stated that the option of using the existing lines as outlined above, would not handle the additional storm water flow from any future expansion of the Aviation Center's parking lot, that the Authority should take the necessary steps to correct the drainage system in such a way as to accommodate existing drainage and to provide for future expansion. This should be accomplished by placing new lines entirely on Authority property and either plugging the old lines or removing them as necessary. The cost estimate for the second option is \$17,163, plus engineering costs.

After considerable discussion by the Authority, Mr. Fisher moved to proceed with the option to re-locate all drainage lines onto Authority land as proposed by Wilbur Smith and Associates (WSA) in their memo of December 4, 2001. The motion also called for the removal, or plugging and abandonment in place, of the existing drainage lines that currently discharge onto Jet Limo's property, as necessary. The motion further stated that Mr. Savage and WSA should proceed with the project as soon as possible so as not to exceed a total cost of \$25,000. Funds for the project will be taken from the Reserve Fund.

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

Chairman Nelmes stated that Mr. Savage and Mr. Warner should review the claim that the Authority should reimburse Jet Limo for their additional engineering expense and report their findings to the Authority for consideration.

VII. EXECUTIVE SESSION

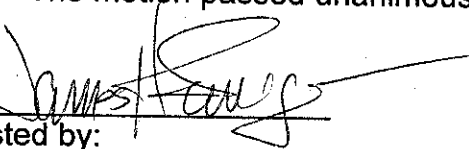
01-12-02 Discuss personnel matters.

Chairman Nelmes stated that after reviewing certain items with individual members of the Authority, she had determined that it would not be necessary to hold an Executive Session as expected, and hearing of no additional items for consideration, called for a motion to adjourn.

At 7:48 p.m., Mr. Fisher moved to adjourn, which was seconded by Mr. Buffington.

The motion passed unanimously.

Attested by:




Catherine M. Nelmes, Chairman

PEACHTREE CITY AIRPORT AUTHORITY

RECORD OF ATTENDANCE AS OF:

December 31, 2001

Members	Regular Meetings Last 12 Months	Meetings Attended	Regular Attendance %	Special Called Meetings Last 12 Months	Special Called Meetings Attended	Total Attendance %
H.E. Buffington	12	12	100%	2	2	100%
Jerry R. Cobb	12	11	92%	2	2	93%
Douglas A. Fisher	12	12	100%	2	2	100%
Mark H. Harris*	7	7	100%	0	0	100%
Catherine M. Nelmes	12	12	100%	2	2	100%

* New Member as of 5/18/01

Members	Dates Absent	Type
H.E. Buffington		
Jerry R. Cobb	12/12/2001	Regular
Douglas A. Fisher		
Mark H. Harris		
Catherine M. Nelmes		

Meeting Dates	Type
1/10/2001	Regular
2/14/2001	Regular
3/14/2001	Regular
4/11/2001	Regular
4/19/2001	Special
4/25/2001	Workshop
5/9/2001	Regular
6/13/2001	Regular
7/11/2001	Regular
8/8/2001	Regular
9/12/2001	Regular
10/10/2001	Regular
11/14/2001	Regular
12/12/2001	Regular