

Deaton

Jesse Vinson - Airport

From: Randy Fender <rfender@tbiilm.com>
Sent: Wednesday, September 7, 2022 8:23 AM
To: Jesse Vinson - Airport
Subject: RE: Deaton 68

Yes, it's a 2-day effort. Quick math puts the cost at \$2,730. That includes preparation of the stormwater permit minor modification package and project narrative report, submission to the NCDEQ, and coordination with the NCDEQ through the receipt of the minor modification.

THESE CHARGES
TO BE PAID
BY DEATON

Randy Fender, PE
Talbert & Bright, Inc.
4810 Shelley Drive
Wilmington, NC 28405
910-763-5350 phone
910-762-6281 fax

From: Jesse Vinson - Airport <airportmanager@kmrhairport.org>
Sent: Tuesday, September 6, 2022 3:37 PM
To: Randy Fender <rfender@tbiilm.com>
Subject: RE: Deaton 68

Will there be a charge for that modification?

From: Randy Fender <rfender@tbiilm.com>
Sent: Tuesday, September 6, 2022 1:26 PM
To: Jesse Vinson - Airport <airportmanager@kmrhairport.org>
Subject: RE: Deaton 68

Yes, the expansion falls within the limits of the existing stormwater permit. A minor modification to the permit would need to be prepared and submitted to the NCDEQ for this expansion.

Randy Fender, PE
Talbert & Bright, Inc.
4810 Shelley Drive
Wilmington, NC 28405
910-763-5350 phone
910-762-6281 fax

From: Jesse Vinson - Airport <airportmanager@kmrhairport.org>
Sent: Tuesday, September 6, 2022 1:17 PM
To: Randy Fender <rfender@tbiilm.com>
Subject: Deaton 68

Can you confirm that Jeff Deaton's Hangar expansion for Ground Lease No. 68 will fall under the existing stormwater plan?

Janie

Janie Mason
Airport Business Manager
Carteret County-Beaufort Airport Authority
Michael J. Smith Field
180 Airport Road
Beaufort, NC 28516
Office 252-728-1928
airportmanager@KMRHairport.org
www.flythecrystalcoast.org

Jesse Vinson - Airport

From: Jeff Deaton <jdeaton1@ec.rr.com>
Sent: Wednesday, August 31, 2022 3:56 PM
To: Jesse Vinson - Airport
Subject: Re: Expansion Letter

Jesse as I explained to Bucky the following morning, that was a complete typographical error on my part, as I was typing information to him during the meeting.

I did that because I did not know any of the current board members other than Bucky Oliver. I wanted him to have a outline of what i what I was looking for... I did not pick up on the fact that I mistyped the 2032 which should've read 2042 ... the 10 additional years past my current lease being compensation for the proposed significant investment that I am making on the hanger.

Bucky was the board member that called me and suggested that I offer a revised proposal via an appeal of the current one due to the obvious mistake. I felt like I expressed clearly what I was looking for in my oral presentation, but my text did not match that obviously...

I will also add, that I've been working on this project for well over a year in good faith due to the fact I was given multiple thumbs up and green lights at every intersection from several of the board members that once I had my engineering plans and estimates in order that they totally would have no problem approving it and also the lease extension which typically goes hand-in-hand. Ive spent a couple thousand dollars to date just getting the plans drawn up , which took three times longer than what originally was told to me.

Covid has messed up everybody's timeline and as a result it pushed everything back... had things gone on time , this would've already been submitted and approved.

I certainly would not have proceeded this far had anyone of the board members given me any indication that I was not going to be approved on both requests...

I feel like I'm being caught up in the divorce so to speak of the old airport board and the new one while I've done everything in good faith as well as everything that was asked of me to do and accomplish to get this approval... The glaring optics of another owner being awarded a 10 year extension with absolutely no improvement investment being made would be magnified if I get disapproved with my proposed expansion investment.

So yes please add me to the Calendar for next month.

And again Jessie, I appreciate all your help. I feel like you've always been very professional and square with me and all I'm asking for is a fair deal and to be treated fairly and right..

Again Jesse, I appreciate your help.

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

On Aug 31, 2022, at 2:11 PM, Jesse Vinson - Airport <airportmanager@kmrhairport.org> wrote:

Jeff –

I am currently watching and working on the minutes from Thursday nights' meeting and when you spoke you specifically said that your lease expires in 2023 and you wish to have a 10 year extension ending in 2033. Your current lease expires March 31, 2032.

It appears that your current lease meets what you wanted.

I will be glad to put you on the Board agenda for next months meeting if you wish. Just let me know.

Thanks.

Janie

From: Jeff Deaton <jdeaton1@ec.rr.com>
Sent: Tuesday, August 30, 2022 8:42 PM
To: Jesse Vinson - Airport <airportmanager@kmrhairport.org>
Subject: Re: Expansion Letter

Jesse, after talking to one of the board members regarding this matter, I'd like to formally appeal this decision and revisit the matter at the next board meeting in sept.
Please advise that I have been included onto the agenda regarding this matter,
Thank you sir

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

On Aug 30, 2022, at 11:31 AM, Jesse Vinson - Airport
<airportmanager@kmrhairport.org> wrote:

Janie Mason
Airport Business Manager
Carteret County-Beaufort Airport Authority
Michael J. Smith Field
180 Airport Road
Beaufort, NC 28516
Office 252-728-1928
airportmanager@KMRHairport.org
www.flythecrystalcoast.org

Jesse Vinson - Airport

From: Jesse Vinson - Airport <airportmanager@kmrhairport.org>
Sent: Thursday, September 1, 2022 8:13 AM
To: 'Jesse Vinson'
Subject: FW: Questions

He did send this – I had him on the agenda and then we decided that it would need to be discussed in closed session so I took him off the regular agenda.

From: Jeff Deaton <jdeaton1@ec.rr.com>
Sent: Wednesday, August 31, 2022 5:05 PM
To: AirportManager@kmrhairport.org
Subject: Fwd: Questions

Jesse, This was formal request letter that I sent to Janie earlier in the month of August at her request.

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

Begin forwarded message:

From: Jeff Deaton <jdeaton1@ec.rr.com>
Date: August 15, 2022 at 2:00:31 PM EDT
To: Jan e Mason - Airport <airportmanager@kmrhairport.org>
Subject: Re: Questions

Jainie, per our phone conversation this afternoon, I would like to have my hanger extension project and plans submitted before the board for approval at the next board meeting,

I also am looking to request a extension on my current lease of 10 additional years to compensate for the significant investment that I have made and am making into the hanger to improve and expand it.

Thanks for your help.

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

On Jul 27, 2022, at 10:37 AM, Janie Mason - Airport <airportmanager@kmrhairport.org> wrote:

I apologize. I'm new and still learning terminology etc.!

From: Jeff Deaton <jdeaton1@ec.rr.com>
Sent: Wednesday, July 27, 2022 10:32 AM
To: Janie Mason - Airport <airportmanager@kmrhairport.org>
Subject: Re: Questions

They are actually rolled up plans that I gave to Jesse

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

On Jul 27, 2022, at 7:18 AM, Janie Mason - Airport
<airportmanager@kmrhairport.org> wrote:

If you don't mind, since I am new, could you please send me the extension plans again? I have searched this computer and can't seem to locate them.

Thank you so much.

From: Jeff Deaton <jdeaton1@ec.rr.com>
Sent: Tuesday, July 26, 2022 5:10 PM
To: Janie Mason - Airport <airportmanager@kmrhairport.org>
Subject: Re: Questions

My plan is to use Mark Hanula Contruction company. Bucky Overton is the general contractor...

Once extension is approved I can provide all that information as they will have to pull the permits, etc... very simple addition so should be very straightforward. Bucky has already reviewed the extension plans that I submitted to you..

Let me know how I can help.

Jeff Deaton
President - Deaton's Yacht Service
Professional Yacht Care at Your Dock
www.deatonsyachtservice.com
252-504-1080

On Jul 26, 2022, at 3:20 PM, Janie Mason - Airport
<airportmanager@kmrhairport.org> wrote:

I'm sure I am going to be asked about the following
items with your hangar project:

Who is your contractor? W/C coverage?
Building Permit – we need a copy
Builders Risk insurance?

Thank you for your help as I am trying to navigate.

Janie Mason
Airport Manager
Carteret County-Beaufort Airport Authority
Michael J. Smith Field
180 Airport Road
Beaufort, NC 28516
Office 252-728-1928
airportmanager@KMRHairport.org
www.flythecrystalcoast.org