

**CARTERET COUNTY – BEAUFORT AIRPORT AUTHORITY MINUTES**

**REGULAR MEETING**

**SEPTEMBER 22, 2022**

**Members Present:** Pat Joyce, Randy Ramsey, Bucky Oliver, Dean Graham, Robin Comer

Present on ZOOM: John Floyd, Jay Talbert of Talbert & Bright

Others Present: Jimmy Falwell – new Board Member, Jesse Vinson – Airport Manager, Janie Mason – Airport Business Manager, Anthony Held – Building & Grounds, Chad Noble – FBO.

A quorum was established.

**Call to Order:**

Jesse Vinson called the meeting to order on behalf of John Floyd. Pat Joyce led the meeting in the Pledge of Allegiance.

Jesse Vinson read the conflict-of-interest statement. No conflicts of interest were noted.

**Approval of Agenda:**

Mr. Ramsey made a motion to approve the agenda. Mr. Oliver seconded. It passed unanimously.

**Consent Agenda:**

A correction was made to correct the August 25, 2022, minutes to reflect that the number of available larger hangars is 8 not 5 as was reported in the minutes.

It was decided that the discussion of the EDA Hangar Project be moved to Old Business.

Mr. Comer made a motion to accept the consent agenda with the corrections above. Mr. Graham seconded the motion. It was passed unanimously.

**Public Comment:**

Anthony Held, Maintenance and Grounds Technician introduced himself to the Board.

**Old Business:**

Jeff Deaton – Appeal of Boards decision at the August 25, 2022, meeting for denial of lease extension.

Mr. Deaton passed out folders with information and had pictures of his current hangar on a display board for everyone to look at.

Mr. Deaton requested a ten-year lease extension in addition to the expansion of his current hangar. That would make the ending date 2042.

Mr. Deaton spoke of his love of aviation. He spoke of being here at this airport since the 80's. He spoke of his community service.

He proposed that he would be willing to pay the current ground lease rate for the entire hangar. He spoke of the signage he has placed on the hangar and the fact that he has it air conditioned and heated. He also added a large windsock to help other pilots. He spoke of the curb appeal his hangar provides the airport.

Mr. Deaton spoke of the proposed improvements. \$51,200.00 including HVAC system, Exterior signs, and windsock to equal \$77,200.00 total investment. If lease extension was approved, he would also consider putting in new hydraulic doors at an approximate cost of \$24,500.00. Total proposed investment \$101,700.00. He invited everyone to come and look at his hangar. He stated his vision is to continuously improve the hangar with nostalgic charm.

John Betts spoke on behalf of Mr. Deaton encouraging them to grant Mr. Deaton the 10-year extension. He also spoke of how things had been done in the past when he was on the Board and when he was Airport Manager.

Mr. Joyce said that he told Mr. Deaton what he needed to do to extend the hangar regarding sealed drawings and bringing it to the full Board. He stated that Mr. Deaton did not speak to him about an extension to the lease. He stated that his main concern in granting the additional 10 years is setting a precedent. He stated that Mr. Deaton took over the ground lease knowing when the lease was to end. Mr. Joyce complimented Mr. Deaton on how well he takes care of his hangar. Mr. Joyce stated that the purpose of the ground leases is that when the leases are over that they are then owned by the County Airport. He stated that the Board never agreed to an extension of Mr. Deaton's lease. Mr. Floyd stated he was not aware of an extension until it was brought up by Mr. Deaton in a previous meeting.

Mr. Vinson said that there was nothing anyone could do about what was done in the past. He stated that since he has been with the airport that he has tried to do things correctly and by the book. He stated that the extensions to leases that Mr. Deaton had referred to being done in the past were researched and their leases were all written with the 10-year option to renew written in the leases. He stated that Mr. Deaton's lease did not have that written in it. Mr. Deaton said he understood that. Mr. Vinson stated the position the airport is in is that there are three older wooden hangars – one of those being Mr. Deaton's. He stated he knew that Mr. Deaton has taken very good care of his and it's in good shape, decorated nicely but it is still an older wooden hangar, and a good storm is going to knock it down. Mr. Deaton said he didn't agree with that. Mr. Vinson stated if the Board was to extend Mr. Deaton's lease that it would put his time beyond the other two older wooden hangars and that the Airports ultimate growth plan is replace those hangars with modern metal buildings.

Mr. Floyd stated that the thought process on the ground leases is the airport being able to receive the hangars back and that there is still useful life left so the airport can collect higher rents for the hangar.

Mr. Floyd said that any contract negotiations needed to be discussed in closed session. Mr. Vinson asked for a motion to move Mr. Deaton's request to closed session. Mr. Comer made the motion; it was seconded by Mr. Ramsey. It passed unanimously.

Mr. Vinson spoke of the NOAA Effects of Sea Level Rise Program. He stated there is no cost to us and they work through Anthony. The Board asked that they give us a work scope and a written agreement. It was asked that they attend a Board meeting and explain what their program entails to the Board.

#### **Talbert & Bright Update – Jay Talbert**

Fuel Farm – There are warranty items that need to be completed. Sunland has been contacted several times to do this. They have assured us that they will get these items corrected as soon as possible.

T-Hangar & Taxilanes – Final inspections done – all issues are being addressed.

Runway 321 Rehabilitation Project – The Division of Aviation asked that a separate engineers report be completed. It has been submitted and are waiting for comments from them.

Taxilane Widening Project – Four contractors attended the pre-bid meeting for this project. Sunland, Trader, S.T. Wooten, S. Benton. Bid opening is scheduled for October 12<sup>th</sup> at 2:00 p.m.

Project Little Fish – Is moving forward. Plans and specs are being reviewed and Randy Fender is sending those out.

Laughton Property – in the process of coordinating Environmental part of this project. DEQ scoping meeting being set up. We have requested quotes for chain link fencing.

Hangars - Mr. Vinson spoke of the radio system that is being required for the new hangars. Engineer is working on design. Mr. Vinson stated that we are hoping once we know the timeline for getting the necessary equipment and installation time that it will fall within a 90-day window, and we will request a temporary 90-day certificate of occupancy. The problem with the temporary CO is that there is a hard stop and if it isn't completed then the hangars will have to be vacated. Mr. Vinson stated that his hope is that within a week we should be able to get this information.

SCIF – Money is supposed to be in during the month of October. \$5,000,000.00.

It was discussed that there are still 30 people on a hangar waiting list and 20 people on the ground lease waiting list at this time.

Mr. Joyce commented that this was his official last meeting. He said it had been a pleasure working on this Board. He said he thought they had come a long way and made significant strides in getting this operation on solid ground and headed in a good solid direction and he hopes it continues. Everyone thanked him for his service.

A motion was made by Mr. Comer to go into closed session. Mr. Graham seconded, and it passed unanimously.

Mr. Comer made a motion to return to open session. It was seconded by Mr. Oliver and passed unanimously.

Mr. Oliver made the motion that Mr. Deaton's ground lease not be extended but continue until 2032 at the present ground lease rate. Subject to receiving sealed drawings, the Board will authorize him to complete his addition to the hangar at the then current ground lease rate for the addition. If Mr.

Deaton completes the addition the Board will therefore grant him a hangar rental agreement in one-year terms after the ground lease expires at fair market value subject to CPI thereafter and until such time the airport decides to do something else with the property. If at such a time the Airport should desire to destruct and replace the three wooden hangars, Mr. Deaton shall have the right of first refusal to occupy one of the replacement structures. The replacement structures may either be owned entirely by the Airport Authority or structured as a ground lease. The Airport Authority shall determine the ownership type prior to construction of the new units.

The stormwater cost (\$2730.00 estimate) will be Mr. Deaton's expense. He will be responsible for paying all costs related to the construction of said addition and acquire any and all associated permits and provide the Airport with a copy of the final certificate of occupancy from the Town of Beaufort. This motion was seconded by Mr. Ramsey and passed unanimously.

A motion was made by to adjourn the meeting, it was seconded and passed unanimously.

Minutes prepared by Janie Mason

