



Airport Committee Meeting

AGENDA

January 9, 2018
City Hall

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- I. **CALL TO ORDER**
 - II. **MATTERS BEFORE COMMITTEE**
 - 1. 12/13/17 Airport Commission Minutes
 - 2. Civil Air Patrol Lease Agreement
 - III. **ADJOURN**

City of Monroe
Airport Commission Meeting Minutes
December 13, 2017
10 AM – City Hall Conference Room

The meeting was called to order at 10:05 AM by Chairman Larry Fussell. In attendance were members Bill Scott, Bill Stone, Rodney Etheredge Dan Nugent as well as City Administrator Logan Propes, City Purchasing Manager Chris Bailey, City Councilmen Jimmy Richardson and Ross Bradley.

There were no Minutes from the October 11 meeting since a quorum was not present. Today's agenda was approved as presented.

Committee Reports:

Fuel Farm: Chris reported that the months of October and November had 105 and 132 transactions respectively. Revenue was \$10,250 and \$16,400 yielding a combined net profit of \$697. Chris announced that the recent rise in fuel cost from our supplier will result in a new retail price of \$379 (from \$367). This will keep us close to the other local airports that are expected to raise their prices also. Covington is our closest fuel competitor.

Old Business:

NPIAS : (National Plan for Integrated Airport Systems) report has been updated and submitted showing 34 aircraft based at D73 now.

CIP : was submitted to GDOT in November for requesting federal funding for the year beginning July 1, 2018.

Identifier Resolution and Application : has been submitted to FAA with the City's choice of KUMW or KMZW requested. When finalized, new airport signage will be provided by the City.

Hangar Progress : Chris stated that City consultant Barge-Waggoner has requested assistance from GDOT to develop a standard T-hangar design to be used for soliciting contractor estimates for the proposed new 8 unit hangar. Rodney has seen estimates for a steel 8 unit hangar in Baxley, GA at \$139,000 - \$154,510 that includes everything but the slab and dirt. Chris estimates that the total cost for Monroe will include site preparation, dirt removal, and slab at \$280,000 - \$300,000.

Larry and Rodney discussed an article in the Covington newspaper concerning the financial issues surrounding their 12 unit hangar that had a total loan cost of \$400,000 to be paid off in 15 years with annual payments of \$32,799 with rent income of \$43,500 that yields an annual gross profit / cash flow of \$10,701. This has been misconstrued as an unreasonable debt for Covington in the article rather than a profitable investment for the airport and city. Larry sees

this as a good example for Monroe to consider and that waiting has already cost the City additional costs with the rise in interest rates and construction costs now. Logan and Chris agree that the planning is needed and are moving ahead now. The use of ground leases for private hangars is low revenue for the city as demonstrated by other GA airports.

Rodney asked, "What does it take for Monroe to attract corporate business?" It was unanimously agreed by the committee that a LVP approach is needed now and continues to be first priority. Logan said that it would cost the City \$80,000 to put the LVP in place. Bill Scott said we must compete with Covington and Winder who have built their airports over a longer period of expansion than D73. Covington has new industry coming into their city that require more hangars and amenities. Winder has mostly ground leases and had National Guard operations that financed much of its growth years ago. We agreed that Monroe has made numerous improvements that will enhance our opportunities and we must promote D73 through commercial real estate channels and other sources for prospects. Dan noted that the "first impression" to potential corporate renters is not only the standard amenities offered by other airports but the physical appearance of the entire property. Cracked pavement, unmowed grass (sometimes) and limited parking space could be negative factors. Chris said that the long-awaited repaving of the tarmac areas is now part of the 2020 CIP. Ross and Jimmy asked if we should have a public viewing area but airport security would become a concern. Dan pointed-out that spectators often park at the ball field across the fence at SW end of runway #3 to watch flight operations.

Fuel Truck Lease: Chris reported that the Jet A fuel truck lease has been cancelled due to lack of use. It was a 3 month trial to see if we could attract turbine traffic and we did not. Bill Scott has his own 4,000 gallon truck and will work with the FBO to offer Jet A when he gets advance notice through the FBO.

New Business:

Apron Rehabilitation Design Application: on east side with expansion area is at GDOT now. Larry asked if the west side runway connector could also be included.

Storm Water Drainage Project: Toller Street drainage is being redesigned and will be a big project beyond Monroe Public Works so an outside contractor will be needed.

Open Discussion:

Bill Stone and Larry commented that the timber near the runway and beacon area obscures vision and produce turbulence. Removal is needed. Unfortunately, timber prices have dropped significantly. Runway edges need dressing for safety and aircraft damage prevention. The west gate may need adjustment. Jimmy Richardson was not re-elected and bid us farewell after many years of loyal support for our committee. Ross Bradley was welcomed as a new councilman assigned to our committee and is a pilot very interested in the future of D73.

Respectfully submitted:
Dan Nugent, Secretary



To: Airport Committee, City Council
From: Chris Bailey, Central Services Manager
Department: Airport
Date: 01/02/18
Description: A request is being made for the approval of allowing the lease with the Civil Air Patrol to continue for a period of one (1) year at the Community Building. The City of Monroe has provided the facility for use over the previous two (2) years at the request of the Civil Air Patrol.

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Purchase:** N/A

Recommendation:

Staff recommends the approval of allowing the lease with the Civil Air Patrol to continue for a period of one (1) year at the Community Building.

Background:

It is the practice of the City of Monroe to continually support the efforts of the Civil Air Patrol to train and conduct meetings pursuant the overall mission of the Civil Air Patrol as a non-profit organization, and part of the United States Air Force.

Attachment(s):

N/A