

Duplin County Airport Commission Meeting Minutes-July 27, 2021 @ 7:00PM

Members Present:

Jack Alphin, A.J. Connors, Roger Davis, Bob Quinn, and Jerry Tysinger

Members Absent:

Joe Bryant, Larry Debose, Dexter Edwards, and Ricky Kennedy

Staff Present:

George Futrelle, Assistant County Manager / Airport Director
Josh Raynor, Airport Operations Manager

Visitors/Guests Present:

Courtney St. Pierre, River Landing Builders, LLC
Marty Wynn, AVCON, Inc.

Agenda-July 27, 2021

1. Call to Order – Invocation - Introductions
2. Approval of June 22, 2021 Minutes
3. Airport Operations Financial Report
4. NCFS Project Update – Marty Wynn
5. Master Plan Update
6. Drainage Assessment Project Update
7. Airport Rules & Regulations
8. NCFS Lease Agreement
9. Miscellaneous
10. Adjourn

Business Conducted as Follows:

1. The meeting was called to order by Chairman Bob Quinn at 7:16pm. An invocation was given by A.J. Connors.
2. The minutes of the June 22, 2021 meeting were approved upon a motion made by Roger Davis and seconded by A.J. Connors.
3. The financial report for the Airport Operations Budget was presented and reviewed. (Exhibit A) A motion to enter as a part of the minutes was made by Jerry Tysinger and seconded by A.J. Connors. The motion carried.
4. The NC Forest Service project was discussed after a brief update by George Futrelle and Marty Wynn. Courtney St. Pierre also addressed the board regarding the progress, current issues and project delays.
5. Master Plan update: Futrelle reported that the project was at the 70% completed/invoiced status and that all was going well. The board took the opportunity to discuss the several alternatives and directed George and Josh to relay the desired concept to Parrish and Partners.
6. The Drainage Assessment Project was briefly discussed with Futrelle advising the board that a Work Authorization from AVCON would be forthcoming.
7. The proposed revised Airport Rules and Regulations and Minimum Standards document was discussed. There was a brief discussion about our FAA approved aerobatic box and it was the consensus of the Board to continue to support that aeronautical activity. It was pointed out that a typo correction needed to be made on page 35. The revised rules and regulations were approved upon a motion by A.J. Connors, seconded by Jerry Tysinger. The motion carried.
8. The proposed lease agreement with NC Department of Agriculture / NC Forest Service was discussed. Futrelle reminded the Board that we had our appraisal completed in May of 2020 and that the NC Department of Administration, Property Office, elected to have their own appraisal completed in May of 2021. There is a major discrepancy in the appraised ground lease values, with our appraisal value at .20/.25 cents per square foot per year, or beginning at \$54,000 per year, and their appraisal value at .05 cents per square foot per year, or \$13,500 per year. Our appraisal included an adjustment every 5 years but theirs had no adjustment or escalation factor. Futrelle further advised the Board that he had checked with a few other airports to make sure our appraisal was not out of line and had found that we appear to be in line with others. Discussion followed. The Board directed Futrelle to continue to gather comparable ground lease rates from other comparable airports and to notify Representative Dixon of the issue as a matter of information.
9. Under Miscellaneous information, Josh Raynor reported on fuel sales. The topic of fuel tank refurbishing was discussed. Futrelle advised that Campbell Oil had given us a proposal to clean inside of our existing fuel tanks, sand blast the outside and paint with 2-part urethane paint and repair a few minor mechanical issues. An alternate bid will need to be received for the outside paint and we may need to wait until we get the tank(s) from the NC Forest Service and do them all at one time.
10. There being no further business to discuss, the meeting was adjourned after a motion by Jack Alphin and a second by Roger Davis. The motion carried and the meeting was adjourned at 9:26 pm.