

Duplin County Airport Commission Meeting Minutes-August 24, 2021 @ 7:00PM

Members Present:

Jack Alphin, Joe Bryant, A.J. Connors, Roger Davis, Larry Debose and Dexter Edwards

Members Absent:

Ricky Kennedy, Bob Quinn, and Jerry Tysinger

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-August 24, 2021

1. Call to Order – Invocation - Introductions
2. Approval of July 27, 2021 Minutes
3. NCFS Project Update – Change Order #3
4. Master Plan Update
5. NCFS Lease Agreement
6. Miscellaneous
7. Adjourn

Business Conducted as Follows:

1. The meeting was called to order by Acting Chairman Jack Alphin at 7:19 pm. An invocation was given by A.J. Connors.
2. The minutes of the July 27, 2021 meeting were approved with correction upon a motion made by Larry Debose and seconded by Roger Davis. The necessary correction was to reflect Joe Bryant as absent rather than present as previously recorded.
3. 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. Change Order #3 was presented and discussed. It was noted that the reduction of \$75,000 was decreasing in the quantity of asphalt for the add-on taxiway entrance on the apron in order to have sufficient funds to fill the sedimentation pond. The net change order was a decrease of -\$12,700 but an increase in contract time by 85 days, pushing the new completion date to October 19, 2021. A motion to approve Change Order #3 as presented was made by A. J. Connors. The motion was seconded by Roger Davis and the motion carried.
4. Master Plan update: Futrelle reported that the project was still at the 70% completed/invoiced status and that all was going well. The board reviewed the preferred alternative 5.11 again and took the opportunity to change the long-term parking lot configuration. The change will be communicated to Parrish and Partners who will plan to be present at the next meeting to finalize the preferred alternative layout.
5. The proposed lease agreement with NC Department of Agriculture / NC Forest Service was discussed once again. Futrelle presented a spreadsheet summary of fair market rent from comparable airports across the state, a task that had been directed by the Board. Discussion followed. Futrelle reported favorably on his contact with Representative Dixon as directed by the Board. Futrelle then recommended the Board use the .20 cents per square foot / per year, as recommended by the appraisal by TELICS, for all property being leased but to consider cutting back on the amount of total leased space for various reasons, one being to maintain right-of-way opportunities for future growth as shown on the proposed Marty Wynn had prepared exhibits showing the proposed leased space from ~6 acres to 5.25 acres. It was the consensus of the Board that an invitation be extended to Representative Dixon to join us for a future meeting. Futrelle will contact him and extend the invitation. Roger Davis expressed his support and recommendation of the .20 cents per square foot, per year with the required escalation. Acting Chairman Jack Alphin asked the board for a consensus vote by hand and all agreed, thus we will proceed with the rate accordingly.
6. Under Miscellaneous information, Josh Raynor reported on fuel sales.
7. There being no further business to discuss, the meeting was adjourned after a motion by Joe Bryant and a second by Dexter Edwards. The motion carried and the meeting was adjourned at 9:10 pm.