

Minutes of Fairhope Airport Authority
February 11, 2019

The Fairhope Airport Authority met February 11, 2019 at 230PM in the Council Chambers at 161 N Section Street.

Present: Pam Caudill, Vice Chairman, Jack Burrell, Vince Boothe and Ray Hix. Will Bruce joined the meeting at 2:53PM. Absent was Joe McEnerney and Chip Groner. Joe McEnerney was unable to attend but listened by phone conference. He did not vote on any agenda items and was not counted for the purpose of establishing a quorum. Also present was Josh Myrick, attorney, and Amy Pearson, Authority Treasurer. Cynthia A Boothe took the minutes.

The minutes of the January 15th, 2019 meeting were considered, and a change was requested by Vince Boothe to add the words “procedure for” in the first sentence concerning payment and fee structure on agenda item titled ‘Update on “Request for Qualifications” for Airport Engineering/Consultants. A motion was made by Jack Burrell to accept the minutes as amended, second by Vince Boothe and unanimously passed.

Update of the East Side construction project at the Airport: Vince Boothe reported that the East side taxiway is now tied in and they are working on the main grated drainage culvert that runs down the center, north and south of the large ramp.

Review and approval of the “Notice of Availability” for East Side hangar ground leases: Josh Myrick stated that the lease is ready except that the Authority needs to decide the methodology by which to advertise the increase of the rent over the term of the lease. After a group discussion it was decided that the lease rent would increase 12.5% every five years. A couple of other items concerning wording in the lease were also cleared up. A motion to approve the lease as edited was made by Ray Hix, second by Vince Boothe and unanimously passed.

Recommendation and approval of an Airport Engineering/Consultant for the Fairhope Airport: Vince Boothe stated that he and Bill Pennington had interviewed the three Airport Engineering/Consultant applicants and praised them all for being very qualified and that they are recommending that the

Authority should continue to use Volkert, Inc with a five year renewal. A motion was made by Vince Boothe to retain Volkert, Inc for the Airport Authority Engineering/ Consultant, second by Ray Hix and after a group discussion it passed unanimously.

CJAA Presidential Invitational Fly-in February 27th- March 4th: Joe Baggett of Continental Motors stated that they expect to have 35 vintage “war birds” fly in for the event as well as several corporate jets. There will be a static display of the aircraft for viewing.

Airport Manager and Continental Motors Group Report:

Maintenance and upkeep of the back-up generator-Joe Baggett stated that Joe McEnerney had someone look at the generator who made some recommendations which he will discuss with Joe. He also reported that the generator is running once a week to self-check.

Replacement of sky lights in South hangar (Avionic hangar)-Joe Baggett stated that he had talked to the contractor and they are having to wait for better weather to replace the six sky lights.

Repaint/refurbish exterior of T-hangars-Joe Baggett stated that he David Shear, and Joe McEnerney will be meeting to discuss what is needed.

Repair of weather stripping on T-hangar doors-Joe Baggett reported that all T-hangar doors are done. All other doors are being done as needed.

Replacement of “sound card” in AWOS-Joe Baggett stated that they have a repairman looking for a replacement.

Update on Taxiway and Runway light bulb replacements and related repairs: Joe Baggett stated that he had talked to Kyle Klinner and that they are waiting on parts to repair some of the lights.

Discussion of the City of Fairhope Ordinance 1140 “2003 Noise Overlay District”: Pam Caudill stated that on July 31, 2017 Joe McEnerney wrote to Wayne Dyess, City of Fairhope Planning and Zoning Director, asking about how the ordinance

addresses building standards in the overlay district and if property owners or prospective buyers were informed that they are in the overlay district. Mr Dyess stated that he would refer the matter to Erik Cortinas, the City of Fairhope Building Official for discussion. On January 18, 2019 Joe McEnerney again approached Mr Dyess about the ordinance as he had seen property up for sale along County Road 13 which is in the overlay district. Mr Dyess responded that the City of Fairhope would ensure the ordinance would be complied with if and when a property is developed. On February 1, 2019 Erik Cortinas commented in an email that when the current ordinance was written it required an engineer sign off on any “new” construction stating that it met the requirements of the Ordinance. He also added that when the City adopted the 2012 International Energy Conservation codes those same specifications became the base code requirements and the default standards for all new construction.

Because this does not include existing structures that predate the Ordinance the Fairhope Airport Authority would like to suggest the following:

1)That the City of Fairhope review the existing Ordinance 1140 (i.e. 2003 Noise Overlay District) and update it to include a notice is given to individuals purchasing existing houses and other structures that they are within the noise overlay district not just to those with land being developed in the overlay district.

2)When a City wide Comprehensive Land Use Plan is formulated that it consider incompatible land usage adjacent to the Airport in planning for development and address the issue of purchase or transfer of development rights.

3)That the Airport Authority, City of Fairhope and Baldwin County Board of Realtors work together to educate the public about the special aspects of purchasing land, homes and structures within the noise overlay district and ensure at the time of purchase or construction a signed acknowledgement of the ordinance is obtained.

After remarks from Authority members and Wayne Dyess it was decided that all the comments and suggestions would be looked into and a report would be made in the next several months.

Treasurer's Report: Amy Pearson stated that because the meeting was a week early that the numbers were not ready and that she would send the Authority members the report by email next week after they are prepared.

Other Business: Will Bruce reported that he and Joe McEnerney met with some education officials at the Airport about possibly adding a second building at the Academy. They have 135 students attending at this time and they want to include AMP certification in their curriculum so more space will be needed to make this possible. The problem will be in financing the project. The group will meet again in May.

Ray Hix mentioned the erosion problem behind the Continental Motors building. Joe Baggett reported that they are no longer parking in that area and are taking measures to address the problem.

Joe McEnerney, Chairman

Submitted by: Cynthia A Boothe